



Meeting	Planning Committee
Date and Time	Tuesday, 18th February, 2020 at 9.30 am.
Venue	Walton Suite, Guildhall, Winchester

AGENDA

PROCEDURAL ITEMS

1. **Apologies and Deputy Members**

To record the names of apologies given and Deputy Members who are attending the meeting in place of appointed Members.

2. **Disclosures of Interests**

To receive any disclosure of interests from Members and Officers in matters to be discussed.

Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests, personal and/or prejudicial interests, and on Predetermination or Bias in accordance with legislation and the Council's Code of Conduct.

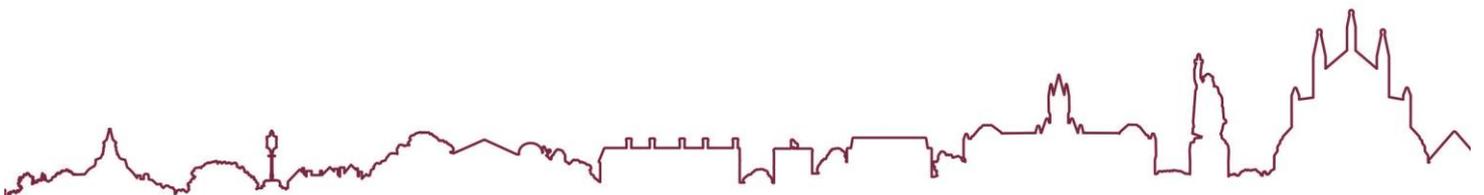
If you require advice, please contact the appropriate Democratic Services Officer, prior to the meeting.

3. **Membership of Sub-Committees etc**

To give consideration to the approval of alternative arrangements for appointments to bodies set up by the Committee or the making or terminating of such appointments.

4. **Minutes** (Pages 9 - 18)

of the previous meeting held on 18 December 2019



5. **Where appropriate, to accept the Update Sheet as an addendum to the Report.**

Public speaking is allowed on individual planning applications, subject to certain restrictions – please contact the Public Speaking Co-ordinator as soon as possible, but **prior to 4.00pm Monday 17 February 2020**, on (01962) 848 339 to register to speak and for further details.

BUSINESS ITEMS

	Report Number	Ward
6.	Planning Applications (WCC Items 7 - 10) and (PDC1157 and Update Sheet refers)	
7.	Whiteley Town Centre, Whiteley Way, Whiteley (Case no. 19/01194/FUL) (Pages 19 - 46)	Whiteley & Shedfield
8.	Shady Oaks Farm, Durley Brook Road, Durley (case no: 19/02419/FUL) (Pages 47 - 54)	Bishops Waltham
9.	Sunpatch, Chapel Road, Swanmore (Case no: 19/02288/HOU) (Pages 55 - 62)	Central Meon Valley
10.	Land To Rear of 5 Hillside, Kitnocks Hill, Curdridge (Case no. 19/02468/FUL) (Pages 63 - 70)	Whiteley & Shedfield
11.	Planning Applications (WCC Items 12- 14) (PDC1157 and Update Sheet refers)	
	<p>The following items will not be considered before 2.00pm: (Depending on the Committee's progress, some of the morning's items may overrun into the afternoon session. Nevertheless, the following items will not be considered <u>before</u> 2.00pm).</p>	
12.	Land to the East of Sun Lane, Alresford, Hampshire (Case No. 17/01528/OUT) (Pages 71 - 156)	Alresford & Itchen Valley

- | | | |
|-----|-------------------------------------------------------------------------------------------------|-------------------------------|
| 13. | Bramble Cottage, 41 Stratton Lane, East Stratton (Case no.19/01772/FUL) (Pages 157 - 172) | Wonston & Micheldever |
| 14. | Silkstede Priors, Shepherds Lane, Compton, Winchester (Case no. 19/02175/TPO) (Pages 173 - 178) | Badger Farm & Olivers Battery |
| 15. | Planning Appeals PDC1156 (Pages 179 - 188) | |

Lisa Kirkman
Strategic Director: Resources and Monitoring Officer

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10 February 2020

Agenda Contact: Dave Shaw, Senior Democratic Services Officer
Tel: 01962 848 221 Email: dshaw@winchester.gov.uk

**With the exception of exempt items, Agenda, reports and previous minutes are available on the Council's Website www.winchester.gov.uk*

MEMBERSHIP

Chair:
Evans (Liberal Democrats)

Vice-Chair:
Rutter (Liberal Democrats)

Conservatives
Cunningham
McLean
Read
Ruffell

Liberal Democrats
Bronk
Clear
Laming

Deputy Members

Brook, Pearson and Scott

Bentote and Gottlieb

Quorum = 3 members



Working in Partnership



THE HUMAN RIGHTS ACT 1998:

Please note that the Human Rights Act 1998 makes it unlawful for the Council to act in a way incompatible with any of the Convention rights protected by the Act unless it could not have acted otherwise.

In arriving at the recommendations to grant or refuse permission, careful consideration has been given to the rights set out in the European Convention on Human Rights including Article 6 (right to a fair trial), Article 8 (right to respect for private and family life), Article 14 (prohibition of discrimination in enjoyment of convention rights) and Article 1 of the first Protocol (the right to peaceful enjoyment of possessions).

The Council is of the opinion that either no such rights have been interfered with or where there is an interference with the rights of an applicant or objector, such interference is considered necessary for any of the following reasons:-

- ◆ The protection of rights and freedoms of others
- ◆ Public safety
- ◆ The protection of health or morals
- ◆ The prevention of crime or disorder
- ◆ The economic well being of the country.

It is also considered that such action is proportional to the legitimate aim and in the public interest.

GENERAL GUIDANCE ON THE WORK OF THE COMMITTEE:

Background

The Planning Committee meets on average once every four weeks. The membership of the Committee is drawn from elected City Councillors.

The Council's Constitution states that the vast majority of applications will be determined by the Planning officers (which are sometimes known as "delegated decisions"). However, if certain criteria are met from the Constitution, some applications (about 5%) are referred to Committee for determination, rather than officers.

As part of the Winchester District includes the South Downs National Park (SDNP), the Committee can also determine applications from this area on behalf of the National Park Authority.

At the meeting

At the start of the Committee meeting, the Chair will introduce the Councillors and officers at the table. Any Councillor's declarations of interest will also be announced at this point. If the interest is considered by the Councillor to be significant, he/she will leave the meeting when it reaches that item on the agenda.

Timing

The Committee considers many applications and scrutinises each one thoroughly. However, to prevent waiting unnecessarily through other people's applications, where work demands it, agendas will be split into morning and afternoon sessions. The morning session will usually start at 9.30am and, where applicable, the agenda will set out those items which the Committee will *not* consider before 2.00pm in the afternoon. Further details are set out below.

The Officer's presentation

On each item, the planning case officer will introduce the application to the Committee. They will concentrate on showing details of the proposals with the aid of projected visual material, including photographs of the site and plans. The length and details of the presentation at the meeting will be proportionate to the nature and scale of the proposal. The officer will make a recommendation to the Committee to either approve or refuse the application and, in the latter case, will state the reasons for this.

The officer is required to make a recommendation and the presentation will include material to explain why the scheme is being recommended for permission or refusal. However, officers will not restate the information set out in the report which relates to the assessment of the planning merits of the case. Specialist officers dealing with issues such as landscape, design and historic environment may also be available at Committee to provide advice on such matters and a legal representative will attend all Planning Committee meetings.

Public participation:

There will be then a period of public participation, as follows:

- Objectors (3 minutes in total),
- Parish Council representatives (3 minutes),
- Ward Members (local District Councillors)/Cabinet Members (5 minutes each),
- and supporters of the application (3 minutes in total).

Please keep to the time allocated.

The process is controlled by procedures to ensure fairness to both objectors and supporters. To register to speak, please contact the Public Speaking Co-ordinator on 01962 848 339 by 4pm one clear working day before the meeting.

After each speaker's category, there will be an opportunity for the Committee to ask questions of the speakers, if the Committee considers it necessary to clarify any matters of fact that arise.

Aside from this, the Committee will not enter into any further discussion with members of the public.

The names of members of the public etc who have registered to address committee meetings will appear in the minutes as part of the public record, which will be included on the Council's website. Those wishing to address a committee meeting who object to their names being made available in this way must notify the Democratic Services Officer either when registering to speak, or within 10 days of this meeting.

Members' Questions

After the officers' presentation and public participation there will be an opportunity for the Councillors on the Committee to ask questions of the officers and clarification, if necessary, of public speakers.

The Councillors' Debate

The Councillors will then debate the application and may pick up any issues raised during public participation before a vote is taken to either;

- permit,
- refuse or
- defer (usually for a site visit or for further information). If a site visit is required then the item will usually be deferred to the next meeting of the Committee to allow it to be reconsidered after the site visit has been held.

If the Committee votes against the officer's recommendation, the reasons for this will be discussed and explained. Usually the precise wording for the reasons for refusal will be delegated to the Development Manager in consultation with the Chair. A summary of the Committee's reasons will be included in the minutes.

Voting:

Every Member has one vote when a matter before the meeting requires a decision. In the event of an equality of votes, the Chair may exercise a casting vote and that vote may be cast in any way they wish.

A Member may abstain from voting, or vote differently from how they may have indicated during the debate, without further explanation. The way each Member voted will not be recorded in the minutes, unless a motion to have a Recorded Vote has been passed.

After the meeting

After the meeting, the minutes will be available from the Council's website and a decision notice will be sent to the applicant/agent. Applicants have a right of appeal against a Committee decision to refuse planning permission, or any conditions imposed on permission, and any appeal will be considered by an Inspector appointed by the Secretary of State. Where an application has been permitted, there is no opportunity for objectors to appeal, other than to the Court by way of judicial review on a point of law.

FILMING AND BROADCAST NOTIFICATION

This meeting may be recorded and broadcast live on the Council's website. The meeting may also be recorded and broadcast by the press and members of the public – please see the Access to Information Procedure Rules within the Council's Constitution for further information, which is available to view on the [Council's website](#).

DISABLED ACCESS:

Disabled access is normally available, but please phone Democratic Services on 01962 848 264 or email democracy@winchester.gov.uk to ensure that the necessary arrangements are in place.

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PLANNING COMMITTEE

18 December 2019

Attendance:

Councillors:

Evans (Chair)

Bronk (except items 14 – 19)
Cunningham
Clear
Laming

McLean
Read (except items 17 – 19)
Ruffell (except items 11 and 14 – 19)
Rutter (except items 18 – 19)

Others in attendance who did not address the meeting:

Councillor Porter (Cabinet Member for Built Environment and Wellbeing)

Others in attendance who addressed the meeting:

Councillors: Achwal, Cutler and Mather

1. **FORMER COUNCILLOR NEIL BAXTER**

The Committee stood in silence to commemorate former Councillor Neil Baxter whose funeral was to be held on this day. Mr Baxter had been a former Mayor of Winchester and Vice Chairman of the Planning Committee.

2. **MINUTES**

The committee agreed the minutes of the meeting held on 14 November 2019 subject to a minor typographical correction under Item 15 first sentence that: 'and to highlighted that' should be amended to read: 'and to highlight that'.

RESOLVED:

That subject to a minor typographical correction under Item 15 first sentence that: 'and to highlighted that' being amended to read: 'and to highlight that', the minutes of the previous meeting held on 14 November 2019 be approved and adopted.

3. **PLANNING APPLICATIONS SCHEDULE**
(Report PDC1153 and Update Sheet refers)

A copy of each planning application decision is available to view on the council's website under the respective planning application.

The committee agreed to receive the Update Sheet as an addendum to Report PDC1153.

Councillor Bronk declared a personal (but not prejudicial) interest in respect of Item 17 (2 Chapel Cottages, Hill Lane, Colden Common) as he was a Ward Councillor but he had not had any significant discussion about the application itself.

Councillor Clear declared a personal (but not prejudicial) interest in respect of Item 14 (New Barns Farm, Drove Road, Southwick) as she was a Ward Councillor but she had not participated in any prior discussion about the application itself and she took part in the discussion and voted thereon.

Councillor Evans declared a personal (but not prejudicial) interest in respect of Item 14 (New Barns Farm, Drove Road, Southwick) as she was a Ward Councillor but she had not participated in any prior discussion about the application itself and she took part in the discussion and voted thereon.

Councillor Ruffell stated that he had predetermined the application in respect of Item 11 (Hurst Farm, Hurst Lane, Owslebury) and he sat apart from the committee during the consideration of this application, taking no part in the discussion or vote thereon.

For transparency, the Public Law Manager commented that Mr Ian Tait who was registered to speak on items 9 and 10 (Black Rat, 88 Chesil Street, Winchester) was a former Councillor and member of the Planning Committee and would be known to Members.

Applications outside the area of the South Downs National Park (WCC):

Item 7: Internal and external alterations to dwelling, including demolition and enlargement of rear extension; replace rear doorway to ground floor; enlarge 1no.rooflight; remove and replace stairs to basement; lowering basement floor and garden levels to create a second basement access. Demolition of existing garage to rebuild with parking and ancillary studio above; partial demolition and rebuilding of outbuilding; removal of 2no. apple trees and pruning of 1no. silver birch.

The Old Farmhouse, Cripstead Lane, Winchester

Case number: 19/01751/HOU

The Chair reminded the committee that a site visit for committee members had taken place prior to the meeting on 16 December 2019.

During public participation, Clive Irwin and Andrew Scott spoke in objection to the application and Mariza Daouti (agent) and Jamie Brookes (applicant) spoke in support of the application and answered Members' questions thereon.

During public participation, Councillor Mather spoke on this item as Ward Member.

In summary, Councillor Mather highlighted:

- The considerable concerns of close neighbours;
- The impact of the garage on the St Cross Conservation Area;
- The garage was unsympathetic to the Conservation Area as it was too dominant and would transform views to the Water Meadow;
- The proposal would result in the overlooking of a neighbouring property, Mole End;
- The resultant loss of amenity for neighbours.

At the conclusion of debate, the committee agreed to refuse permission for the proposal as the proposed garage/ancillary structure did not accord with the local distinctiveness of the area in public views of the Conservation Area and did not respond positively to the character, appearance and variety of the local area in terms of design, scale and layout. It was therefore contrary to DM15 and DM16 of the Local Plan. Furthermore, the balcony resulted in an adverse impact to the residential amenities of the occupiers of Mole End (5 Cripstead Lane) by overlooking and was therefore contrary to DM27 (vii) and the Council's High Quality Places SPD. It also had an unacceptable impact on the historic settlement pattern, views and roof scape and did not relate well to other buildings in terms of height, massing, materials, plan form and roofscape and was therefore contrary to DM27 (i-ii). The precise wording of the reasons for refusal were delegated to the Service Lead Built Environment in consultation with the Chair.

Item 8: Internal and external alterations to dwelling, including demolition and enlargement of rear extension; replace rear doorway to ground floor; enlarge 1 no. rooflight; remove and replace stairs to basement; lowering basement floor and garden levels to create a second basement access. Demolition of existing garage to rebuild with parking and ancillary studio above; partial demolition and rebuilding of outbuilding; removal of 2 no. apple trees and pruning of 1 no. silver birch.

The Old Farmhouse, Cripstead Lane, Winchester

Case number: 19/01752/LIS

The Chair reminded the committee that a site visit for committee members had taken place prior to the meeting on 16 December 2019.

The Public Law Manager reminded the committee that this application was the listed building application and was linked to Item 7 above.

During public participation, Clive Irwin and Andrew Scott spoke in objection to the application and Mariza Daouti (agent) and Jamie Brookes (applicant) spoke in support of the application and answered Members' questions thereon.

At the conclusion of debate, the committee agreed to refuse permission for the reasons outlined in respect of case number 19/01751/HOU as the

proposals did not benefit from planning permission the proposal was unacceptable with the precise wording for the refusal of Listed Building Consent delegated to the Service Lead Built Environment in consultation with the Chair.

Item 9: Two storey rear extension
Black Rat, 88 Chesil Street, Winchester
Case number: 19/01072/FUL

The Service Lead Built Environment gave a verbal update that Ward Members Councillors Gottlieb and Murphy had indicated their support for the application.

During public participation, Ian Tait and Huw Thomas (agent) spoke in support of the application and answered Members' questions thereon.

At the conclusion of debate, the committee agreed to grant permission as the proposal reflected the building opposite (The Black Hole) and did not result in harm to heritage as it made a positive contribution to the Listed Building and the Conservation Area.

In granting permission conditions would be included to include that no works beyond ground works be commenced before details of materials (to complement those in the area) had been received and that samples of materials be received including panels, doors, windows, joinery details at a scale of 1-5; details of working hours, arrangements for construction traffic (via Hampshire County Council) and times of operation of the kitchen extractors with the precise details delegated to the Service Lead Built Environment in consultation with the Chair

Item 10: Two storey rear extension
Black Rat, 88 Chesil Street, Winchester
Case number: 19/01073/LIS

The Public Law Manager reminded the committee that this application was the listed building application and was linked to Item 9 above

During public participation, Ian Tait and Huw Thomas (agent) spoke in support of the application and answered Members' questions thereon.

At the conclusion of debate, the committee agreed to grant permission as the proposal reflected the building opposite (The Black Hole) and did not result in harm to heritage as it made a positive contribution to the Listed Building and the Conservation Area.

In granting permission conditions would be included as in the case of case number 19/01072/FUL with the precise details delegated to the Service Lead Built Environment in consultation with the Chair including the division of Conditions between the Full Application and Listed Building Consent.

Applications inside the area of the South Downs National Park (SDNP):

Item 11: Erection of an equestrian barn and construction of manege
Hurst Farm, Hurst Lane, Owslebury
Case number: SDNP/19/02508/FUL

During public participation, John Chapman and also Councillor Paul Bowes and Councillor Roger Page representing Owslebury Parish Council spoke in objection to the application and Alexandra Webb, Agent and Nick Culhane on behalf of the applicant spoke in support and answered Members' questions thereon.

At the conclusion of debate, the committee agreed to refuse permission due to the visual intrusion resulting from the positioning of the barn and manege in the countryside and the impact on the amenity of residents of neighbouring properties due to the close proximity of the barn, with the precise details delegated to the Service Lead Built Environment in consultation with the Chair.

Item 12: Retrospective permission for alterations to the annexe under the approved plans under application ref: SDNP/18/05427/HOUS
Long Ash, Pitcot Lane, Owslebury
Case number: SDNP/19/03770/HOUS

The Service Lead Built Environment referred Members to the Update Sheet which set out that one additional neighbour comment of support had been received (17/12/19), stating that the build was in accordance with the plans and the proposal did not adversely impact their views.

During public participation, Councillor John Chapman representing Owslebury Parish Council spoke in objection to the application and Mr Churcher (applicant) spoke in support and answered Members' questions thereon.

At the conclusion of debate, the committee agreed to grant permission for the reasons and subject to the conditions and informatives set out in the Report and the Update Sheet.

Applications outside the area of the South Downs National Park (WCC):

Item 14: Change of Use of Brick Barn, inclusive of internal and external alterations, from general industrial use (B2) to a personal training studio (D2) and shared ancillary use of the associated welfare unit to provide ancillary toilet and shower facilities.
New Barns Farm, Drove Road, Southwick
Case number: 19/01801/FUL

The Service Lead Built Environment referred Members to the Update Sheet which set out clarification of the committee report and wording of condition 5 with application 15/00659/FUL:

Within page 91 of the committee report it is stated that 'The use of this building and deliveries to and from it are currently restricted to 07:00 and 18:30 Monday to Friday and 08:00 and 13:00 on Saturdays and at no time on Sundays and recognised public holidays.'

This statement misinterprets condition 5 of permitted application 15/00659/FUL which states:

5 No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site except between the hours of 07:00 and 18:30 Monday to Friday and 0800 and 1300 on Saturdays and at no time on Sundays and recognised public holidays.

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

During public participation, Councillor Jim Watson representing Southwick and Widley Parish Council and Naomi Bazeley (applicant) spoke in support of the application and answered Members' questions thereon.

During public participation, Councillor Cutler spoke on this item as Ward Member.

In summary, Councillor Cutler stated that he was in support of the application for the following reasons:

- The farm complex was on the urban fringe, with 2 other farms further to the south;
- In terms of Policy CP9 there was considerable provision of B2 use in the local area and a lack of demand, and although a tenant might be found for the unit it would probably not be a sustainable use.
- There was demand for D2 use in the village of Southwick as it was a comparatively isolated village with few services and little public access.
- Over half of the village was Military Housing which also generated demand for the personal training studio.

At the conclusion of debate, the committee agreed to grant permission with Conditions that the use be restricted to use as a gym/personal training studio only with hours of operation between 6:30am to 9:30pm 7 days per week, with details of lighting if proposed to be submitted with precise wording being delegated to the Service Lead Built Environment in consultation with the Chair.

Item 15: Proposed Erection of a Replacement Detached Dwelling with Carports, Parking and Landscaping following demolition of existing bungalow and garage
The Spinney, Lady Bettys Drive, Whiteley
Case number: 19/02483/FUL

The Service Lead Built Environment referred Members to the Update Sheet which set out a comment received from Whiteley Town Council dated 04.12.2019 providing comments on the application and a further comment

received from Whiteley Town Council on 11.12.2019. There were also two additional comments from one address received (07.12.2019) objecting to the proposal. The matters raised in the further comments did not alter the recommendation to Committee.

During public participation, Robert Siddall and Lorraine Bielckus spoke in objection to the application and Bryan Jezeph (agent) spoke in support of the application and answered Members' questions thereon.

During public participation, Councillor Achwal spoke on this item as a Ward Member.

In summary, Councillor Achwal stated that:

- The application was confusing as it was previously for 7 dwellings and it was now for 1;
- There had been no public consultation;
- The access was a narrow and single track lane, was unmade and potholed with no provision for its future adoption by Hampshire County Council;
- There was no access for pedestrians;
- The replacement dwelling was large and trees had been removed from the site;
- The Bat Survey referred to Fareham Borough Council and was required to be redone
- The application was rushed and may result in 7 dwellings being built over time.

At the conclusion of debate, the committee agreed to grant permission for the reasons and subject to the conditions and informatives set out in the Report and the Update sheet.

Item 16: Change of use of existing dwelling (C3 Use Class) into residential care home (C2 Use Class) incorporating the erection of a 2 storey side extension and a single storey rear extension and a new first floor extension and new roof.

Hamelin, Hambledon Road, Denmead, Waterlooville

Case number: 19/01573/FUL

During public participation, Councillor Kevin Andreoli, Denmead Parish Council spoke in objection to the application and Philip Dudley (Agent) spoke in support and both answered Members' questions thereon.

At the conclusion of debate, the committee agreed to grant permission for the reasons and subject to the conditions and informatives set out in the Report.

Item 17: Retrospective planning for alterations to existing garage by raising the roof

2 Chapel Cottages, Hill Lane, Colden Common

Case number: 19/01900/HOU

During public participation, Councillor Maggie Hill, Colden Common Parish Council spoke in objection to the application and answered Members' questions thereon.

At the conclusion of debate, the committee agreed to grant permission for the reasons and subject to the conditions and informatives set out in the Report and subject to an additional condition that there should be no internal boarding at first floor level of the garage to prevent it being used so that it could result in overlooking, with the precise details delegated to the Service Lead Built Environment in consultation with the Chair.

Item 18: 4 No. Beech (G1) - Reduce back overhanging branches on the west canopy extents only, by up to a maximum of 2m back to suitable growth points. Crown lift up to 5m (west canopy extents) by the removal of tertiary and secondary branches only (maximum thickness 50mm). Reason: To reduce dominance over Gunn-Barrell Estate. Woody Lodge, Alresford Drove, South Wonston, Winchester
Case number: 19/01767/TPO

At the conclusion of debate, the committee agreed to grant permission for the reasons and subject to the conditions and informatives set out in the Report.

RESOLVED:

That the decisions taken on the Planning Applications in relation to those applications inside and outside the area of the South Downs National Park be agreed as set out in the decision relating to each item, subject to the following:

- (i) That in respect of item 7 (The Old Farmhouse, Cripstead Lane, Winchester - Case number: 19/01751/HOU) permission be refused as the proposed garage/ancillary structure did not accord with the local distinctiveness of the area in public views of the Conservation Area and did not respond positively to the character, appearance and variety of the local area in terms of design, scale and layout. It was therefore contrary to DM15 and DM16 of the Local Plan. Furthermore the balcony resulted in an adverse impact to the residential amenities of the occupiers of Mole End (5 Cripstead Lane) by overlooking and was therefore contrary to DM27 (vii) and the Council's High Quality Places SPD and had an unacceptable impact on the historic settlement pattern, views and roofscape and did not relate well to other buildings in terms of height, massing, materials, plan form and roofscape and was therefore contrary to DM27 (i-ii) with the precise wording delegated to the Service Lead Built Environment in consultation with the Chair.
- (ii) That in respect of item 8 (The Old Farmhouse, Cripstead Lane, Winchester - Case number: 19/01752/LIS) permission be

refused for the reasons outlined in respect of case number 19/01751/HOU as the proposals did not benefit from planning permission and were therefore unacceptable with the precise reasons and wording for the refusal of Listed Building Consent delegated to the Service Lead Built Environment in consultation with the Chair.

- (iii) That in respect of item 9 (Black Rat, 88 Chesil Street, Winchester – Case no. 19/01072/FUL) permission be granted subject to conditions to include that no works beyond ground works be commenced before details of materials (to complement those in the area) had been received and that samples of materials be received including panels, doors, windows, joinery details at a scale of 1-5; details of working hours, arrangements for construction traffic (via Hampshire County Council) and times of operation of the kitchen extractors with the precise details delegated to the Service Lead Built Environment in consultation with the Chair.
- (iv) That in respect of item 10 (Black Rat, 88 Chesil Street, Winchester – Case no. 19/01073/LIS) permission be granted with the precise details delegated to the Service Lead Built Environment in consultation with the Chair.
- (v) That in respect of item 11 (Hurst farm, Hurst Lane, Owslebury) permission be refused due to the visual intrusion resulting from the positioning of the barn and manege in the countryside and the impact on the amenity of residents of neighbouring properties due to the close proximity of the barn, with the precise details delegated to the Service Lead Built Environment in consultation with the Chair.
- (vi) That in respect of item 14 (New Barns Farm, Drove Road, Southwick) permission be granted with Conditions that the use be restricted to use as a gym/personal training studio only with hours of operation between 6:30am to 9:30pm 7 days per week, with details of lighting if proposed to be submitted with precise wording being delegated to the Service Lead Built Environment.
- (vii) That in respect of item 17 (2 Chapel Cottages, Hill Lane, Colden Common) permission be granted for the reasons and subject to the conditions and informatives set out in the Report and subject to an additional condition that there should be no internal boarding at first floor level of the garage to prevent it being used so that it could result in overlooking, with the precise details delegated to the Service Lead Built Environment in consultation with the Chair.

4. **CONFIRMATION OF TREE PRESERVATION ORDER 2268 – LAND THICKETS FARM, BOTLEY ROAD, BISHOPS WALTHAM**
(Report PDC1155 refers)

Councillor McLean made a personal statement that he knew the owner of Thickets Farm, Botley Road, Bishops Waltham but he had not participated in any prior discussion about the application itself and he took part in the discussion and voted thereon.

RESOLVED:

That, having taken into consideration the representations received, Tree Preservation Order 2268 be confirmed.

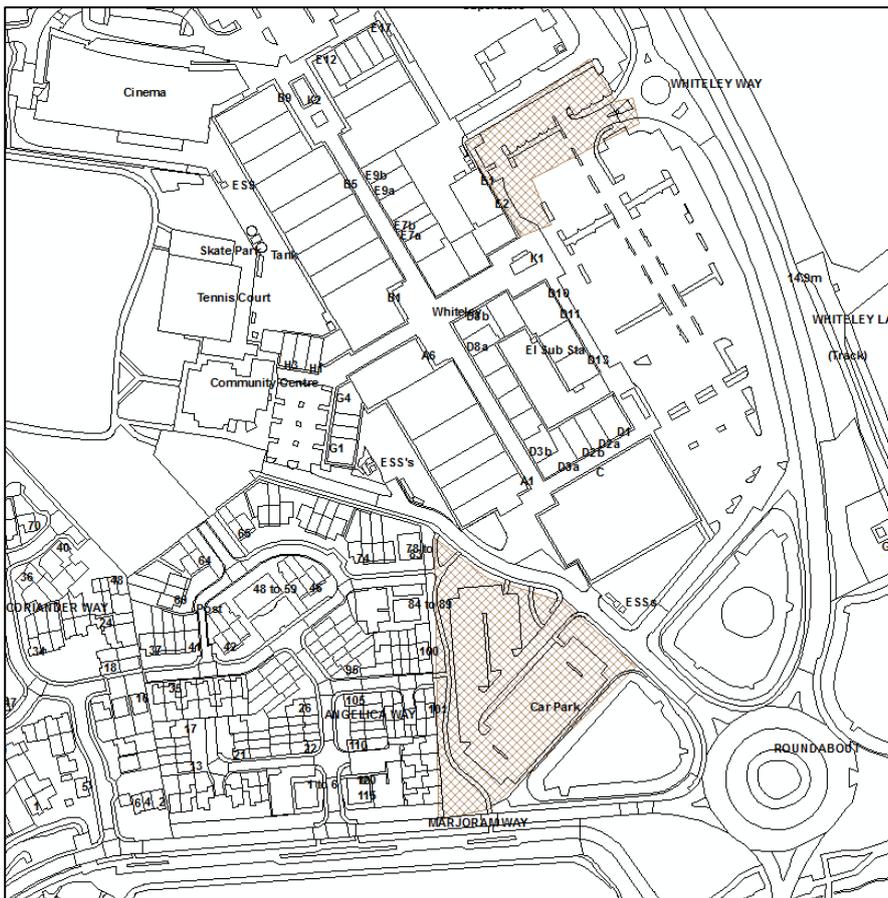
The meeting commenced at 9.30am, adjourned between 13.05pm and 2.00pm and concluded at 4.45pm.

Chair

WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: 19/01194/FUL
Proposal Description: Proposed new multi-storey car park over 4 floors, a new 2 storey retail block (Use Classes A1; A2; A3; A4; A5 & D2) with space for provision of a mezzanine floor, external works with changes to existing surface car parking and landscaping (revised detail).
Address: Whiteley Town Centre Whiteley Way Whiteley Hampshire
Parish, or Ward if within Winchester City: Whiteley Town Council
Applicants Name: The Whiteley Co- Ownership
Case Officer: Mr Simon Avery
Date Valid: 30 May 2019
Recommendation: Application permitted

Pre Application Advice: Yes



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General Comments

Application is reported to Committee due to the number of comments received contrary to the Officer's recommendation.

Amended plans have been received altering the design of the multi storey car park to try and reduce its impact on properties on Angelica Way and also removing the proposal to signalise the Tesco junction with Bluebell Way.

Site Description

The application relates to two sites within the Whiteley Shopping Centre. The shopping centre is located on the eastern edge of the town. It is surrounded by mainly residential development to the north, west and south with Whiteley Pastures woodland located to the east on the other side of Whiteley Way, the main spine road serving the town.

One of the sites proposed to be developed is the south car park which is a surface car park located immediately to the south of the shopping centre and to the east of residential properties on Angelica Way. The boundary of the car park adjoining the properties on Angelica Way is a 2.3 metre tall brick wall. Vehicular access to the car park is via the Leisure Centre access road from the Whiteley Way / Majoram Way roundabout. To the south of the car park is a balancing pond known as West Pond. South car park is well landscaped with a strong framework of trees and hedgerows. West Pond also has lines of trees along its northern edge adjacent to the car park. A footpath runs inside the northern boundary of the car park which links the shopping centre to Majoram Way to the south. The car park currently contains 187 parking spaces. The car park is roughly triangular in shape.

The other site within the centre proposed to be developed is part of the north car park. The north car park is located to the eastern side of the buildings in the shopping centre adjacent to Whiteley Way. This car park is accessed via a roundabout off Whiteley Way. The area proposed to be developed is adjacent to this access and to the south of the service yard of the Tesco Store.

Proposal

The proposals are for a multi storey car park (MSCP) and new retail unit.

Multi Storey Car Park

- The MSCP is proposed to be located in the south car park adjacent to the south eastern boundary next to West Pond on a North-East/South-West alignment.
- It will consist of 4 decks of parking providing a gross external floor area over these 4 levels of 10,680sqm. The height of the building varies from 10.8 to 12.5m in height and it is 83.5m in width and 32.5m deep. It would provide 441 new parking spaces over 4 levels but result in the loss of 112 of the existing 187 spaces in the south car park, leaving 75 existing spaces remaining.
- There will be staircases on the north and south corners with the one on the north corner also containing a lift. The vehicular access to the MSCP will be at the western corner.
- The building will be clad in vertical metal panels with varying profile depths from

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the 1st to 4th floor on all elevations apart from the south west where a more solid cladding treatment will be provided for acoustic reasons. The staircase towers on the two corners will be clad in timber to match that in the main shopping centre. Climbing plants are proposed on the south west elevation.

- The existing footpath along the western edge of the south car park will be retained as will a substantial amount of planting along this edge. Additional planting is proposed along the western and northern edges of the car park.

Block J

- The proposed new retail unit (referred to as Block J) would be located at the northern end of the north car park adjacent to the service yard of the Tesco store. It would provide a gross external floor space area of 2,965sqm. Of this 988sqm would be ground floor but with enough height to allow the potential for a mezzanine space above this to provide a further 826sqm. This ground and potential first floor space would be to accommodate A1 to A5 Uses. Above this there is an upper floor which would provide another 1,151sqm and would be for possible use as a gym (D2 Use Class).
- The block will be 12.7m in height, 52.3m in width, and 22 m deep. The area around the block will be extensively landscaped to address levels, parking and planting requirements and will result in the loss of 56 car parking spaces.
- The block will be finished in materials to match the other retail units in the centre with timber cladding and large glazed openings.
- The construction of Block J would result in the loss of approximately 56 car park spaces in the north car park.

Overall Parking Provision

- The initial submission proposed a MSCP providing 457 spaces which would have given a net gain of 289 spaces when subtracting the spaces lost from the south car park (112) and from the north car park due to Block J (56). The revised scheme now proposes a MSCP providing 441 spaces giving a net gain of 273.

Relevant Planning History

10/02481/FUL - Redevelopment of Whiteley town centre. **PER 1st February 2011**

13/00157/FUL - Development comprising 9 screen multiplex cinema. **PER 17th May 2013**

Consultations

WCC Strategic Planning:

- The proposal relates to land which is within the settlement boundary of Whiteley and within the defined town centre.
- The proposal is for various town centre uses which are not out of scale with the centre, so the principle of development is acceptable, subject to design and other considerations.

WCC Landscape:

- There is no objection to these proposals providing all landscape and external works are carried out in accordance with the submitted suite of planting and general arrangement plans.

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WCC Trees

- A more appropriate tree species has been requested for the new planting outside Block J.

WCC Ecology

- No objections subject to suitably worded conditions requiring the submission of a BMEP (Biodiversity Mitigation and Enhancement Plan) and a lighting plan.

WCC Environmental Protection

- No objections.
- The revised noise impact assessment has calculated the Lmax associated with door slams and vehicle manoeuvring from the multi-storey car park (MSCP) and has assessed that at the nearest residential dwelling the noise levels will be 45LAm_{ax} - this is considered a worst-case scenario as the acoustic model does not include the proposed acoustic barrier which will be constructed along the western façade of the MSCP and partly along the northern façade. The acoustic barrier will reduce noise levels from inside the MSCP further but it is not known at this stage how much noise attenuation the barrier will provide, nevertheless, the maximum and hourly predicted noise levels are within current guideline values and are therefore considered acceptable from an amenity perspective.
- The applicant has submitted a detailed lighting schedule which demonstrates that the proposed lighting will not have an adverse impact on the nearby residential dwellings.

WCC Sustainable Development

- The energy study shows a 5% reduction in CO₂ emissions due to PV and an overall predicted CO₂ reduction compared with building regulations of 32%, both of which will help to achieve the BREEAM target of 'excellent' standard.

WCC Drainage

- The site is within Flood Zone 1 and is at very low risk of surface water flooding.
- Foul drainage will drain to the sewer.
- Surface water drainage should be commented on by HCC, statutory consultee on surface water drainage for major developments.

WCC Archaeology

- The proposal raises no archaeological concerns and as such there are no objections to the proposal nor are any conditions required.

WCC Contaminated Land

- No objections but a condition should be attached to any consent to deal with the event of unexpected contamination being encountered during construction works.

Natural England

- There will be no significant impact on the Botley Wood and Everett's and Mushes Copse SSSI due to increases in traffic and the associated increases in air pollution as a result of the proposal, and therefore Natural England has no objection to the application in regards to impacts on air quality.
- Natural England recommends that the application is supported by a Biodiversity Mitigation and Enhancement Plan (BMEP).

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HCC Highways :

- No objections.

HCC Flood and Water Management

- No objections.

Southern Water

- Southern Water can facilitate foul sewage disposal to service the proposed development.
- Surface water drainage for the site is proposed via a watercourse.
- Southern Water can provide a water supply to the site.

Representations:

Whiteley Town Council

- Object: The Town Council supports the principle of providing additional car parking as it is urgently needed. However the proposed site will have significant negative impacts on the residential area that adjoins this part of the town centre due to its domineering presence at the entrance to Marjoram Way and its overbearing proximity to Angelica Way due to its height and bulk.
- The private service road to the proposed car park currently suffers congestion which results in poor air quality at peak times. This will be exacerbated if additional parking capacity is provided in this location.
- It is not clear how the proposals for the car park will seek to minimise the impact of noise, light and air quality for the adjoining residential area and pedestrian routes to the shopping centre during its proposed opening times. Further information is required if it is agreed to progress the scheme in this location.
- The proposal to signalise the junction with Bluebell Way is fully supported to ensure those leaving the shopping centre do not choose to turn left and left again through Thyme Avenue and the residential area to avoid waiting to turn right.

On Amended Plans:

- Comment: The applicant's responses to the Town Council's objections are noted.
- The Town Council maintains the views submitted in its previous response.

73 letters from 71 households letters received objecting to the application for the following material planning reasons:

- MSCP will attract Anti-social behaviour / crime.
- Increase in traffic and parking congestion.
- There should be no further development until road improvements are complete.
- An increase in workers will increase parking on local roads.
- Impact of construction works / traffic on residents.
- Overdevelopment / urbanisation of Whiteley / loss of green spaces.
- Loss of trees.
- Scale and height of MSCP excessive/ MSCP out of keeping with area.
- Unattractive building (MSCP) / negative visual impact of MSCP and Retail Unit on character and appearance of the area.
- Adverse impact on residential amenity of nearby properties through loss of outlook

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and openness, overlooking, overshadowing and overbearing impact.

- The submitted plans do not provide an accurate visualisation of the overbearing impact of the development on properties on Angelica Way.
- Noise, light and air pollution.
- The submitted noise report is unsatisfactory / does not address impacts on Angelica Way adequately.
- Impact on wildlife.
- Lack of infrastructure, schooling and transport links.
- The new retail unit is not in a good position for footfall.
- The MSCP will not resolve congestion problems.
- There are more suitable locations for the MSCP.
- The community occasionally use the location for special events and this would again be disrupted or indeed could not be used at all.
- A Park and Ride scheme should be considered as an alternative.
- Allowing more retail would contradict a previous decision refusing expansion of Tesco and result in loss of parking spaces.
- No need for another gym.
- More sustainable means of transport should be provided.
- The proposals conflict with concerns about the environment / sustainability.
- Traffic lights on Bluebell Way are required to enable access to the centre.
- Whiteley is a small town with a shopping centre intended to support the local residential area and there is no need for a multi-storey car park.
- Impact on property values.

Comments received following amended plans:

Following amended plans a further 48 letters were received objecting to the application. Of these, 21 letters were received from 20 households who had already commented on the original plans and there were a further 27 letters from 24 households from people who had not commented on the original submission.

Most of the objections to the amended plans repeated the comments listed above but the following additional reasons were received:

- The separation distances mentioned in the Amenity Impact Document are not accurate.
- Impact of MSCP on light and the skyline of Whiteley.
- The environmental study doesn't address impact of vehicles queuing to leave the shops.
- The proposals conflict with the original Whiteley Plan for Angelica Way which states that no buildings should be above 3 storeys.
- The proposals will increase flooding in the area by removing natural drainage.
- Precedent of another application in area overturned for similar reasons
- The landscaping to reduce impact is unsatisfactory.
- The existing ground car park provides the natural space and dividing point between residential and retail.

1 letter of support received raising the following material planning reasons:

- Need for additional parking in the shopping centre, however first roads need to be widened.
- The location is not ideal, as it will meet objections from the local residents.

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In addition to this the applicant has collected and submitted 59 signatures of support for the proposals.

2 letters of comment received.

- Support for more parking and for businesses but concern that attracting more traffic could be detrimental to existing business.
- The MSCP should be built on the car park outside marks and Spencer's / the restaurants, not next to residential buildings.
- Most people also come to Whiteley as its free parking so hopefully this would still be the case.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1)

- DS1 – Development Strategy and Principles
- SH1 – Development Strategy for South Hampshire Urban Areas
- CP8 – Economic Growth and Diversification
- CP10 – Transport
- CP11 – Sustainable Low and Zero Carbon Built Development
- CP13 – High Quality Design
- CP14 – Effective Uses of Land
- CP16 – Biodiversity
- CP17 – Flood Risk
- CP20 - Heritage and Landscape Character
- CP21 – Infrastructure and Community Benefit

Winchester Local Plan Part 2 – Development Management and Site Allocations (LPP2)

- DM1 – Location of New Development
- DM7 – Town, District and Local Centres
- DM15 – Local Distinctiveness
- DM16 – Site Design Criteria
- DM17 – Site Development Principles
- DM18 – Access and Parking
- DM19 – Development and Pollution
- DM20 – Development and Noise
- DM24 – Special Trees, Important Hedgerows and Ancient Woodlands

Supplementary Planning Guidance:

- High Quality Places March 2015

National Planning Policy Guidance/Statements:

- Revised National Planning Policy Framework (2019)

Planning Considerations

- Principle of development
- Impact on character of area
- Impact on residential amenity
- Landscape / Trees
- Highways / Parking
- Flood and Water Management

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- Sustainable Development
- Biodiversity
- Planning Agreements / Obligations
- Conclusion

Principle of development

Paragraph 47 of the NPPF requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise. The sites are within the defined settlement boundary of Whiteley (policy DM1 of the LPP2) and within the defined town centre (policy DM7), but outside the Primary Shopping Frontages (policy DM8). Policy DS1 of the LPP1 defines Whiteley as a town centre and promotes a 'town centres first' approach to retail and other town centre uses. Policy DM7 also seeks to locate town centre uses (including Classes A1-A5 and D2) within the centres defined on the policies map, including Whiteley.

The proposed uses are defined as town centre uses such as retail, restaurant or leisure uses or are appropriate to a town centre such as parking. Therefore, as the scheme is located entirely within the defined settlement and town centre boundaries of Whiteley, the proposals are acceptable in principle.

However, the explanatory text of policy DM7 also requires that proposals are not out of scale with the size/function of the centre in which they will be located (para 6.3.10). Given the scale of Whiteley and the growth proposed for the settlement, the modest increase in A1-A5 and D2 floorspace proposed in Block J is not considered to be 'out of scale'. However, the proposed multi-storey car park (MSCP) is a substantial building in a prominent position and a key consideration is whether this building would be out of scale in this context. This is considered further below along with other material planning considerations.

Impact on character of area

Policy CP13 of the LPP2, policies DM15-DM17 of the LPP2 and the Council's High Quality Places SPD (2015) require proposals to have an appropriate site layout and high quality design, reflecting local distinctiveness and making a positive contribution to the character of an area.

Multi storey car park

The proposed MSCP is a large building being approximately 80 metres wide and 30 metres deep and 12 metres in height. The scale of the building has been derived from car parking studies undertaken by the applicant within the town centre which have identified that approximately 300 additional spaces are required to prevent parking congestion at peak times within the car parks. The findings of these parking studies are accepted and it is acknowledged that additional parking is required in the centre to prevent congestion which also leads to overspill parking into the surrounding streets.

From wider views, the visual impact of the MSCP will be minimal as it will be screened from views from the south by woodland, and from views from the north and east by the existing shopping centre buildings.

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The visual impact will however be more significant in closer views which are:

- approaching the roundabout at the junction of Whiteley Way and Majoram Way;
- along the service road which runs between the shopping centre and the south car park;
- on the first section of Majoram Way to the south of the site;
- from Angelica Way to the west;
- from within the existing car park itself.

In these views the MSCP will be quite prominent due to its scale and height. The impact of the proposed building on these particular views will however be mitigated to an extent by its design and by existing and proposed landscaping. Views from the approach to the south will be partly softened by existing trees along the edge of West Pond. Additional tree planting along the other edges of the south car park will soften views from Angelica Way, Majoram Way and the shopping centre. The applicant has sought to locate the building as far away from the boundary with Angelica Way as possible (within the constraints of the car park), and has also amended the design to taper the corner edge of the building nearest this boundary so as to reduce the visual impact when viewed from this residential area.

The overall design of the building is also considered to be of high quality mainly through the use of cladding and an interesting roofline. The cladding is proposed to be vertical, perforated metal, finished in bronze coloured tones. These are arranged vertically to echo the vertical tree trunks within the woodland setting and will incorporate varying profile depths, playing on light & shadow, to enhance this effect. Flashes of thin vertical colour bands are interspersed across the elevations to add interest. The two staircases are proposed to be clad in natural oak to match the Town Centre buildings and continue the natural woodland theme. Ground floor screening along the West Pond edge would be formed in vertical oak fins.

This carefully considered design will result in a building which has visual interest. The elements such as the natural oak cladding will also help identify the building as part of the overall architectural group of buildings that form the shopping centre.

Therefore, while the building will clearly change the character of this open surface car park and have a strong presence, it is considered to be a positive addition to the town centre development and in scale will be characteristic of the existing centre buildings. The strong planting framework of existing and proposed trees will help soften the impact of the building and complement the existing green character of the surrounding area.

In terms of scale and visual impact, the MSCP is therefore considered acceptable in the context of the town centre and surrounding views and uses. It will also benefit locality by reducing congestion and overspill parking which itself has an adverse impact on the character and function of the area.

Lighting of the MSCP deck and surface car park areas has also been carefully designed to avoid light pollution. The details include lighting within the car park deck linked to occupancy sensors, low level wall mounted lighting to be used around the perimeter edges of the deck and downward facing lamps where taller lighting columns are proposed within the car park.

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Block J

The proposed new retail building (Block J) would be located in the north car park backing onto the service yard of the Tesco store. The fronts of the retail units would face south east looking across the car park. The scale and mass of Block J would be similar to the retail buildings within the existing town centre, although slightly taller than the nearby ones as it will accommodate an upper floor level (approximately 13m whereas the existing adjacent blocks are 10.5m). This greater height is considered acceptable as it will reflect the height of the M&S block at the opposite end of the car park but still sit comfortably in context with the nearby blocks. The design of Block J would follow that of the existing retail and restaurant blocks in the centre with tall glazed bays broken up by oak clad columns. The area around Block J will be re-landscaped with steps and a walkway to the front and a line of new trees planted in front of this. Through this treatment and by screening the rear of the Tesco service yard and providing an active frontage to this part of the north car park, it will actually improve the appearance and environment of this immediate area.

The proposals are therefore considered to be acceptable in terms of their impact on the character and appearance of the area and accord with Policies CP13 and DM15-DM17.

Impact on Residential Amenity

Policies DM17, DM19 and DM20 of the LPP2 require that development should not to have an unacceptable adverse impact on adjoining property or result in unacceptable levels of pollution to neighbours.

MSCP

The MSCP would be located at an angle of approximately 45 degrees to the western boundary with properties on Angelica Way. This means that the western corner of the MSCP would be in closer proximity to the residential properties. There is a semi detached house (101 Angelica Way) and 4 terraced houses (111 to 114 Angelica Way) on Angelica Way at this point with small rear gardens which either back onto the car park or sit side-on to the car park. No 101 Angelica Way does not have side windows facing the car park, but 111 to 114 all have rear ground and first floor windows facing in this direction. A key consideration therefore is whether the MSCP, due to its height and scale, would appear overbearing and visually intrusive when view from these gardens and properties.

The corner of the MSCP would be closest to No 111 Angelica Way. The ground floor level of the MSCP would be 12.1 metres from the rear boundary of this property. The house itself is then set back by a further 8.8 metres from this boundary. The height of the MSCP, when originally submitted, would have been 10.8m on this corner. There were concerns that this could have resulted in the MSCP appearing overbearing and oppressive when viewed from the rear garden of No 111 and the immediate neighbouring gardens.

In response to this, the applicant has amended the design of this corner of the MSCP. The corner of the car park has now been curved to reduce the amount of built form projecting towards the boundary and in addition to this the upper 2 levels on the corner are now proposed to be stepped back. The top level is set back along the entire length of the south western elevation and on the western corner. This level would now be 19 metres from the western boundary. The third level of the car park is also stepped back on the corner and would be 15 metres from the boundary. The lower two levels would

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remain in the same position (apart from being curved on the corner) but these would be greatly screened from views from the neighbouring gardens and ground floors of these properties anyway by the brick wall enclosing the western boundary of the car park at an average height of 2.3m.

These changes mean that the mass of the MSCP, when viewed from the gardens or from further back inside the properties, would be significantly reduced. The corner of the MSCP would still be visible, but with the upper levels set back and the corner softened into a curve, it is not considered that it would appear unacceptable overbearing or intrusive. The other properties on the boundary with the car park further to the north include a mixture of houses and flats but due to the angled siting of the proposed MSCP in relation to this boundary these are much further away and it is not considered that these would be adversely affected.

The applicant is also proposing to enhance the tree planting along this edge which would provide benefit by partly screening views of the MSCP from these properties. The MSCP would still be visible above these trees (and through them in winter their leaves have fallen), but the planting will assist in softening views of the building. As well as tree planting the proposals include climbing plants on a strained wire system along the south west elevation of the MSCP which will further soften the appearance of the building.

Concern has been raised about loss of privacy for these properties on Angelica Way arising from the possibility of overlooking from the top levels of the car park. However, the MSCP has been designed to have a solid full height barrier for the upper levels behind the external cladding along the entirety of the southwest elevation, around the corner near the residential properties and along the northwest elevation for two bays. At the upper level of the car park deck this will include a 1.8m high perimeter parapet screen to prevent visitors to the MSCP being able to have direct views outwards over the properties to the west. Given these features it is not considered that the MSCP would result in any overlooking over these nearby residential properties.

The applicant has assessed the impact of the MSCP in terms of whether it would result in any overshadowing of these neighbouring properties. Due to the location and orientation of the buildings, the only possibility for such overshadowing would occur in winter months in the early morning but this would be limited and in fact may not result in any additional overshadowing than already occurs from trees along the edge of the car park. It is therefore not considered that the proposals would be unacceptable in this regard.

A concern raised by a number of local residents relates to the possible noise impacts from car door slams and vehicle manoeuvring within the MSCP. The application is supported by a noise report which has been assessed by the Council's Environmental Protection team. As noted above a solid full height barrier is to be installed behind the cladding on the southwest and part of the northwest elevations of the MSCP on the upper 3 levels. As well as preventing overlooking this will act as an acoustic barrier. Where the corner of the building is stepped at the upper levels, the stepped sections will have solid roofs to prevent noise escaping. The main access stair and lift are located away from the western boundary at the far eastern end of the car park. Both staircases are to be fully enclosed in solid construction so as to limit noise break out from these spaces.

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The management of the car park will also help reduce any potential noise from visitors. Access to the upper car park levels will be prevented between the hours 8pm until 6am and this will be controlled by a timed automatic boom, which will lower to prevent any vehicle access into the upper two car park levels. This is the same arrangement that is currently used for the cinema surface car park which is also located close to adjacent existing residences.

The Council's Environmental Protection officer has assessed the noise impacts and concluded that the maximum and hourly predicted noise levels are within current guideline values and are therefore considered acceptable from an amenity perspective.

In terms of light spillage the solid barrier along the southwest edge and on the north corner will prevent any light from headlights spilling onto the nearby properties on Angelica Way. For the remainder of the upper levels, light from vehicle headlights parked against the perimeter of the parking deck and facing out towards properties will be prevented by the use of solid barriers mounted across the front of each perimeter parking bay. These will be set at a height which will accommodate a range of vehicles from standard to larger SUV types.

Lighting within MSCP and remaining surface car park has been designed to avoid light spillage that would affect properties on Angelica Way.

The Council's Environmental Protection officer is also satisfied that these measures are acceptable and demonstrate that the proposed lighting will not have an adverse impact on the nearby residential dwellings.

Noise and light spillage is not proposed to be mitigated against on the ground floor level which will not be enclosed. However, this will be no change from the existing open surface car park where the brick boundary wall enclosing properties on Angelica Way acts as a noise and light barrier.

Another general concern raised in letters of representation is of the potential for increased anti-social behaviour in and around the MSCP. However as noted above, there will be restrictions on the use of the MSCP and in general, the use of the shopping centre premises are subject to management controls which include on-site security staff. The applicant has advised that CCTV will be fitted to the decked car park, being under 24hr security review. The on-site security staff will include the deck within their regular patrol to ensure that any anti-social behaviour is deterred.

Concern has been raised about the potential for the development to increase pollution due to the generation of additional traffic. However, the proposed MSCP is designed to accommodate existing parking demand on site and is not forecast to result in an increase in traffic. An increase in traffic would be likely to occur due the new retail block which is forecast to generate a maximum of 128 additional trips in the Saturday peak hour (1200 to 1300) which is anticipated to be the busiest period of the week. The Highway Authority has not raised any concerns about this increase in traffic movements and it is not considered that this will have a material impact on vehicle emissions.

Furthermore, vehicle emissions are significantly worsened by congestion of the highway network when compared against free-flow emissions. Therefore, as the provision of additional parking through the MSCP should reduce traffic congestion on Whiteley Way

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caused by vehicles queueing to enter the existing car park, the proposals should not result in a significant increase in vehicle emissions. The Council's Environmental Protection team monitor background NO₂ levels in Whiteley and the concentrations are not high enough to require further action so there is no underlying concern regarding traffic pollution in the vicinity, nor do they consider the proposals warrants further investigation with regards to air quality.

Natural England have separately assessed air quality in relation to potential impacts on the Botley Wood and Everett's and Mushes Copse site of special scientific interest (SSSI) on the eastern side of Whiteley Way. They have confirmed that they would not expect the development to bring about a significantly detrimental impact on air quality in the vicinity of the site.

Block J

Block J is proposed located on the eastern side of the shopping centre within the north car par. As such it would be some distance from any residential properties and also screened from these by the existing centre buildings. It would therefore have no impacts on residential amenity.

The proposals are therefore in accordance with policies DM17, DM19 and DM20.

Landscape/Trees

Policy CP20 of the LPP2 and policy DM24 of the LPP2 require that development preserves landscape character and safeguards important trees.

The MSCP and Block J would not result in any serious landscape harm as the setting is urban and they are to be located within the shopping centre. There is a strong existing landscape framework surrounding the shopping centre and within the various car parks. As the MSCP is located on a prominent corner of the site the landscape elements are important in ensuring that this building is softened and anchored into this setting. The existing planting is therefore proposed to be reinforced by additional tree planting and ground cover planting around the south car park and in the north car park to the front of Block J. The proposed planting is considered to be suitable and the new planting in the south car park will ensure a sufficient and robust landscape belt is created between the MSCP and Angelica Way.

The application is therefore in accordance with policy CP20 and DM24.

Highways/Parking

Policy CP10 of the LPP1 and DM18 of the LPP2 requires development to make appropriate provision for parking and access and manage existing transport capacity efficiently.

The scheme is supported by a Transport Assessment and this has been assessed by Hampshire County Council (HCC) as highway authority.

The Transport Assessment identifies that demand for parking spaces in the shopping centre exceeds the current parking provision 30% of the time. The addition of the MSCP which provides a net gain of 273 spaces would reduce this deficit to 4% of the time. HCC are satisfied with these findings and consider that the net increase in parking spaces would be of benefit to the town centre and local area given the established

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demand for parking.

The Transport Assessment also considers trip generation. This includes a forecast of trips resulting from the development proposals and a forecast of likely cross-visitation (linked trips) between existing units at the town centre and the proposed additional units. As noted above, the main trip generator would be Block J which is forecast to generate a maximum of 128 additional trips at the busiest time (Saturday lunchtime). The highway authority accepts the forecast trip generation figures and is satisfied that the Whiteley Way/Marjoram Way Roundabout (known as R2) can accommodate the traffic generated by the proposed development once the wider improvement works have been carried out by the North Whiteley Consortium.

The highway authority have also recommended that an existing traffic calming feature within the private road which provides access to the southern car park and Meadowside Leisure Centre should be amended as its current layout could be misinterpreted as a crossing by visually impaired pedestrians. These works are to be secured via a Section 106 legal agreement.

The original application included the proposal to signalise the existing Bluebell Way/Whiteley Town Centre (Tesco) junction. This was included within the development proposal as a response to concerns that that access and egress to and from the car park here results in congestion.

However, the highway authority has advised that the signalisation at this junction is not necessarily required to mitigate the impact of the proposed development itself. Furthermore, the submitted Transport Assessment does not identify this junction as over capacity. The introduction of signals at this junction would favour vehicles leaving a private car park which would cause delays on Bluebell Way which is going to become one of the main spine roads in the town. It could also actually worsen congestion on the internal shopping centre roundabout leading to congestion in the cinema and southern car parks.

For these reasons, the highway authority has not supported the signalised junction at Bluebell Way and in response to this the applicant has removed this from the proposals. A financial contribution proposed to fund these junction works is now recommended to be reallocated partly towards the Hampshire County Council Scheme at the R1 roundabout which will improve access to Whiteley including the Town Centre. It is also recommended that part of the contribution is retained and allocated to pedestrian and cycle improvements on Bluebell Way to ensure that these modes can safely and conveniently access the Town Centre in perpetuity.

HCC's request that the financial contribution be reallocated towards the R1 Scheme is consistent with other recent Developments in Whiteley which have provided similar contributions. These financial contributions can be secured via the Section 106 legal agreement.

The application therefore accords with policy CP10 and DM18.

Flood and Water Management

The site is within Flood Zone 1 and is at very low risk of surface water flooding. Foul drainage from the development is proposed to drain to the sewer and surface water

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drainage is proposed to drain via a watercourse. These details have been assessed by HCC as the local lead flood authority and Southern Water and have been found to be acceptable.

The application therefore accords with CP17 of the LPP1 in that it will make suitable provision for water management.

Sustainable Development

Policy CP11 of the LPP1 expects non-residential development to be 'BREEAM Outstanding' from 2016, subject to the need for this to be practical and viable. BREEAM is used for the assessment of buildings that are designed to be occupied, therefore the MSCP does not fall under BREEAM, but Block J does.

The applicant has submitted a BREEAM pre assessment report in respect of Block J which estimates that achieving a BREEAM 'Excellent' rating is viable, but challenging as the assessment exhausts all available credits for the proposed development. Achieving a BREEAM 'Outstanding' rating was explored through BREEAM workshop meetings with the design team but deemed unfeasible. A BREEAM 'Excellent' rating is in line with the BREEAM standard achieved in main town centre and it is accepted that the applicant is seeking to achieve the lowest level of carbon emissions and water consumption which is practical and viable in line with policy CP11.

Conditions are attached requiring the developer to provide BREEAM interim and post construction certificates (conditions 6 and 15).

Biodiversity

Policy CP16 of the LPP1 supports development which maintains, protects and enhances biodiversity.

Whiteley Shopping Centre is in close proximity to ancient woodland with the Botley Wood and Everett's and Mushes Copse site of special scientific interest (SSSI) on the eastern side of Whiteley Way. It is also located approximately 1.7 km from the Solent and Southampton Water Ramsar / SPA and Solent Maritime SAC. The applicant has assessed potential impacts on these designated sites through an Ecological Assessment and a Habitats Regulations Assessment. These have concluded that the proposals would not have any significant adverse effects on any of the designated areas. This includes, as noted above, the impact on the adjacent woodland from vehicle emissions.

The areas proposed to be developed within the shopping centre are dominated by hardstanding and amenity landscape planting and so have the habitats are generally of low intrinsic ecological value. While not ideal for use by wildlife, the habitats may be used by foraging and commuting bats, common and widespread amphibian species, breeding birds, badgers and hedgehogs. Mitigation measures relating to the seasonal timing of works, and appropriate methods of site clearance are proposed as well as ecological enhancement measures intended to provide net gain in biodiversity. These include use of native and berry bearing species, and inclusion of bat and bird boxes.

The Council's Ecologist and Natural England are satisfied with the avoidance, mitigation and enhancement measures proposed. The proposals are therefore acceptable in terms of policy CP16.

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Other Matters

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of our duty.

Planning Obligations/Agreements

The following planning obligations and financial contributions need to be secured through a Section 106 legal agreement:

- Provision of a full Travel Plan together with bond, approval and monitoring fees to be based on the agreed Framework Travel Plan.
- Highways works on the private access road as identified in principle on drawing 19873/5504/SK01.
- Provision of an agreed financial contribution towards the identified schemes.

In seeking these obligations / financial contributions the local planning authority has had regard to the tests laid down in para 204 of the NPPF which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Conclusion

The proposals are within the defined settlement and town centre boundaries of Whiteley and the proposed uses are acceptable this location.

The MSCP will be a prominent addition to the shopping centre but it is considered to be acceptable in terms of its impact on the character of the area and on residential amenity.

In highways terms the proposals will benefit the shopping centre and reduce congestion.

The proposals are acceptable in terms of landscape impact, flood and water management, sustainability and biodiversity.

The application is therefore recommended for approval.

Recommendation

Approval subject to the completion of a Section 106 legal agreement for the items listed above and subject to the following conditions:

Conditions

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Timescale for Starting Development

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).

Approved Plans

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 The Landscape Partnership

- 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

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- *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 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

Reason: To define the scope of this permission.

Conditions to be discharged before Development Commences

3 Prior to development starting on site, or other works such as demolition, clearance, groundwork or site preparation, a Construction Management Plan shall be submitted to and approved in writing by the local planning authority. The Construction Management Plan shall include the following details:

- Development contacts, roles and responsibilities
- Public communication strategy, including a complaints procedure.
- Dust suppression, mitigation and avoidance measures.
- Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- Use of fences and barriers to protect adjacent land, properties, footpaths and Highways.
- Provision for contractor's parking, construction traffic access, the turning of delivery vehicles within the confines of the site, lorry routing and a programme of work.

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- Avoidance of light spill and glare from any floodlighting and security lighting installed.
- Pest control

The approved details shall be implemented before the development hereby permitted is commenced and then retained / adhered to throughout the duration of the construction period.

Reason: To ensure that all demolition and construction work in relation to the application does not cause materially harmful effects on nearby land, properties, businesses or highway safety.

4 Prior to development starting on site, or other works such as demolition, clearance, groundwork or site preparation, full details of the vehicle cleaning measures proposed to prevent mud and spoil from vehicles leaving the site shall be submitted to and approved in writing by the local planning authority. The approved measures shall be implemented before the development commences. Once the development has been commenced, these measures shall be used by all vehicles leaving the site and maintained in good working order for the duration of the development. No vehicle shall leave the site unless its wheels have been cleaned sufficiently to prevent mud and spoil being carried on to the public highway.

Reason: In the interests of highway safety.

5 Prior to development starting on site, or other works such as demolition, clearance, groundwork or site preparation, protective measures shall be installed in accordance with the Arboricultural Impact Assessment Report 05112.AIA.19.09.2019 by Aspect Tree Consultancy. The Council's Arboricultural Officer shall be informed once such protective measures have been installed to arrange a site inspection. All works shall be undertaken in accordance with this approved document.

Reason: to ensure protection and long-term viability of retained trees and to minimise impact of construction activity.

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

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

7 Prior to development starting on site, a detailed drainage strategy for the site, based on the principles within 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.

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- 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.
- Maintenance schedules for the entire surface water drainage system including individual SuDS features for the lifetime of the development. This shall include a plan illustrating the organisation responsible for each element and a timetable for implementation.

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

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

8 Prior to development starting on site, an Employment and Skills Plan shall be submitted to and approved in writing by the local planning authority. The Plan must include the contractor for the development and must be adhered to for the duration of the construction phase of the development.

Reason: The Council has adopted the Construction Industry Training Board's approach for large scale planning applications and requires an Employment and Skills Plan to secure a range of local employment, volunteering, apprenticeship, training and development activities during the construction phase.

Conditions to be discharged Prior to Construction above Slab Level

9 Prior to construction 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. The development shall be built in accordance with these approved details.

Reason: To ensure that the external appearance of the building is of a high order on this sensitive edge of village site and in order to comply with the guidance in High Quality Places Supplementary Planning Guidance March 2015.

Conditions to be discharged prior to the Occupation / Use of the Buildings

10 The hard and soft landscaping of the development shall be undertaken in accordance with the following Landscape Plans and Documents RPS:

- *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*

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- *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*

The hard landscaping associated with the relevant part of the application site shall be completed in accordance with the approved plans prior to the occupation of Block J or use of the multi storey car park. The soft landscaping of the relevant part of the application site shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the local planning authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the local planning authority gives its written consent to any variation.

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

11 Prior to the occupation of Block J or use of the multi storey car park, a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all public landscape areas, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out in accordance with the approved details.

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

12 Prior to the occupation of Block J or use of the multi storey car park, an Ecological Mitigation and Management Plan shall be submitted to and approved in writing by the local planning authority. This shall include details of how the enhancement features shall be managed and retained. Works shall be undertaken and maintained in accordance with these approved details.

Reason: In order to retain the special interest and biodiversity of the woodland.

13 Prior to the occupation of Block J or use of the multi storey car park, a Lighting Scheme shall be submitted to and approved in writing by the local planning authority. All lighting shall be installed, maintained and operated in accordance with the approved Lighting Scheme.

Reason: To prevent light pollution in the interests of the appearance of the area, biodiversity and residential amenity.

14 Prior to the occupation of Block J or use of the multi storey car park the roads, parking spaces, service areas, cycleways and footways within the relevant part of the application site shall be constructed, surfaced and marked out in accordance with the approved plans.

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Reason: In the interests of safety and public amenity.

Conditions to be discharged Following Completion of the Development

15 Prior to 3 months after the date of the first occupation of Block J 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.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

Development limits

16 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the development hereby permitted in Block J shall be used only for purposes within Classes A1, A2, A3, A4, A5 and D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to those Classes in any Statutory Instrument revoking and re-enacting that Order with or without modification) and for no other purpose(s).

Reason: To promote sustainable development and retain appropriate uses in this local town centre.

17 Works shall be carried out in full accordance with the specific recommendations, mitigation measures and timetable as set out in Sections 6.0 of the Ecological Assessment Report 19873/3010 dated May 2019 by PBA.

Reason: in order to secure adequate ecological mitigation and enhancement, including with regards to protected species.

18 Development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before a site assessment has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details. NB - potentially contaminated ground conditions include infilled ground, visual evidence of contamination or materials with an unusual odour or appearance.

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

19 Vehicular access to the upper car park levels of the multi storey car park shall not be available between the hours 8pm until 6am each day.

Reason: In the interests of residential amenity.

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20 No unit occupied by an A3, A4, A5 or D2 use as set out in the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended, or in any provision equivalent to the Class in any Statutory Instrument revoking and re-enacting that Order with or without modification, shall be open to customers outside 0700 to 24.00 hours unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of the occupiers of nearby residential areas.

21 Unless otherwise specified in the Travel Plan agreed as part of the Section 106 agreement for the development hereby approved, no commercial deliveries shall be taken at or dispatched from units in Block J except between the hours of 0700 and 2100 Monday to Saturday and 1000 to 1600 on Sundays, unless otherwise agreed in writing by the local planning authority.

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

22 Block J shall at all times be capable of accommodating no less than 4 separate users.

Reason: To promote sustainable development and retain appropriate uses and size of units in this local town centre.

23 Prior to the first occupation of any unit in block J, or any subsequent amalgamation of units, a plan showing the internal layout of block J demonstrating compliance with condition 21 shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure accordance with the requirements of conditions 21 and to provide a mechanism for ensuring compliance without requiring planning applications for changes of use or enlargement or subdivision of units in acceptable circumstances and to promote sustainable development through a locally focussed town centre with a suitable level of floorspace available for all types of typical town centre uses.

Informatives:

01. In accordance with paragraph 38 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.

In this instance the applicant was updated of any issues after the initial site visit.

02. 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.

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

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1)

- DS1 – Development Strategy and Principles
- SH1 – Development Strategy for South Hampshire Urban Areas
- CP8 – Economic Growth and Diversification
- CP10 – Transport
- CP11 – Sustainable Low and Zero Carbon Built Development
- CP13 – High Quality Design
- CP14 – Effective Uses of Land
- CP16 – Biodiversity
- CP17 – Flood Risk
- CP20 - Heritage and Landscape Character
- CP21 – Infrastructure and Community Benefit

Winchester Local Plan Part 2 – Development Management and Site Allocations (LPP2)

- DM1 – Location of New Development
- DM7 – Town, District and Local Centres
- DM15 – Local Distinctiveness
- DM16 – Site Design Criteria
- DM17 – Site Development Principles
- DM18 – Access and Parking
- DM19 – Development and Pollution
- DM20 – Development and Noise
- DM24 – Special Trees, Important Hedgerows and Ancient Woodlands

Supplementary Planning Guidance:

- High Quality Places March 2015

National Planning Policy Guidance/Statements:

- Revised National Planning Policy Framework (2019)

04. 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.

05. 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.

06. Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or

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private roads. Any damage to these areas should be remediated as soon as is practically possible.

For further advice on this please refer the Construction Code of Practice

<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

07. 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

08. It is important to ensure that the long-term maintenance and responsibility for Sustainable Drainage Systems is agreed between the local planning authority and the applicant before planning permission is granted. This should involve discussions with those adopting and/or maintaining the proposed systems, which could include the Highway Authority, Planning Authority, Parish Councils, Water Companies and private management companies. For SuDS systems to be adopted by Hampshire Highways it is recommended that you visit the website at: <https://www.hants.gov.uk/transport/developers/constructionstandards> for guidance on which drainage features would be suitable for adoption. Where the proposals are connecting to an existing drainage system it is likely that the authorities responsible for maintaining those systems will have their own design requirements. These requirements will need to be reviewed and agreed as part of any surface water drainage scheme

08. A formal application for connection to the public sewerage system is required in order to service this development. Please read the Southern Water New Connections Services Charging Arrangements documents via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.

09. A formal application for connection to the water supply is required in order to service this development. For further advice, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119), www.southernwater.co.uk or by email at developerservices@southernwater.co.uk.

Appendix 1

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Comments from Whiteley Town Council:

 Please return this form to the Case Officer: Simon Avery

From:	Whiteley Town Council
Case No	19/01194/FUL
Location	Whiteley Town Centre Whiteley Way Whiteley
Proposal	Multi-storey car park over 4 floors, a new 2 storey retail block (Use Classes A1; A2; A3; A4; A5 & D2) with space for provision of a mezzanine floor, new signalised junction works on Bluebell Way, external works with changes to existing surface car parking and landscaping.

Object: The Town Council supports the principle of providing additional car parking as it is urgently needed. However the proposed site will have significant negative impacts on the residential area that adjoins this part of the town centre due to its domineering presence at the entrance to Marjoram Way and its overbearing proximity to Angelica Way due to its height and bulk.

The private service road to the proposed car park currently suffers congestion which results in poor air quality at peak times. This will be exacerbated if additional parking capacity is provided in this location.

It is not clear how the proposals for the car park will seek to minimise the impact of noise, light and air quality for the adjoining residential area and pedestrian routes to the shopping centre during its proposed opening times. Further information is required if it is agreed to progress the scheme in this location.

The proposal to signalise the junction with Bluebell Way is fully supported to ensure those leaving the shopping centre do not choose to turn left and left again through Thyme Avenue and the residential area to avoid waiting to turn right.

Signed: N Oliver, Town Clerk

Date 25.7.19

Comments on amended plans:

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Please return this form to the Case Officer: Simon Avery

From:	Whiteley Town Council
Case No	19/01194/FUL
Location	Whiteley Town Centre Whiteley Way Whiteley
Proposal	Multi-storey car park over 4 floors, a new 2 storey retail block (Use Classes A1; A2; A3; A4; A5 & D2) with space for provision of a mezzanine floor, new signalised junction works on Bluebell Way, external works with changes to existing surface car parking and landscaping.

Comment: the applicant's responses to the Town Council's objections are noted. The Town Council maintains the views submitted in its previous response and requests that the application is heard by the Planning Committee if the officer is minded to grant permission using delegated powers.

Signed: N Oliver, Town Clerk

Date 9.1.20

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WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: 19/02419/FUL
Proposal Description: Resubmission application for revised storage area. Use of land for storage of caravans/campervans in addition to the agricultural use which would be retained.
Address: Shady Oaks Farm Durley Brook Road Durley SO32 2AR
Parish, or Ward if within Winchester City: Durley
Applicants Name: Mrs Jade Reeves
Case Officer: Liz Marsden
Date Valid: 1 November 2019
Recommendation: Refuse

Pre Application Advice: No



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General Comments

Councillor Miller, request for application to be determined by Planning Committee, see Appendix 1

The application is a resubmission, following the refusal of a previous application (19/01415/FUL), by the Planning Committee on 12.09.19. The primary difference is a reduction in the size of the site from 0.4ha to 0.26ha.

Site Description

The site is an area of around 0.26ha, located along the western edge of a larger open field, from which it has been separated by a post and rail fence. It is long and narrow in shape and would provide parking for a row of caravans/camper vans along the western boundary. At present there are a number of vehicles parked in a line to the east of the site (on land that was included in the previous application), with the current site just laid to grass with a wire fenced area at the northern end containing a few structures to house chickens.

The surrounding area is predominantly rural in character and appearance, with the site set approximately 200m from Durley Brook Road to the north. There is a solid, tall, metal gate blocking the access to the site from the southern part of the courtyard. The site is fairly level, with further open fields to the west, separated by a hedge, and to the south beyond a line of mature trees. A public right of way crosses the access to the site, to the south of the farm buildings, and continues across the open field to the east. The nearest unconnected residential property is Durley Brook Farm, around 130m to the north west of the site, with further dwellings along Durley Brook Road being a minimum distance of 200m away.

Proposal

There are already a number of caravans near the site, though these are parked on the eastern side of the track, in the larger site area that was the subject of the previous application. Given the reduction in the size of the site, it is proposed to restrict the number of vehicles to 40, rather than 60 as originally proposed.

Access to the site is via the existing farm access from Durley Brook Road, through a courtyard of farm buildings, some of which were formerly used as granite workshops. At the southern end of the courtyard there is a solid, tall, metal gate which blocks the access to the caravan site. There is a gravelled track through the centre of the site and an area laid to scalplings near the gate to the site. No information is provided about the potential surfacing of the parking area, though it was confirmed as part of the previous application that it would remain as grass.

Additional hedge planting is proposed along the northern and eastern boundaries of the site, with supplementary planting along other field boundaries.

Relevant Planning History

19/01415/FUL - Use of land for storage of caravans/camper vans in addition to the agricultural use which would be retained – Refused for the following reasons:

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1. The proposed development would result in a commercial open storage use, in a rural area, for which there is no operational or functional need for a countryside location. The development is therefore contrary to Policy MTRA4 of Winchester Local Plan Part 1 – Joint Core Strategy.
2. The development by reason of its size and location represents an incongruous and visually intrusive feature to the detriment of the character and appearance of the rural area.

Consultations

WCC Landscape: Landscape

Objection - Verbal comments. The proposal will decrease the overall area of the storage site slightly reducing its visual impact. However, it is still visible from the footpath and is an introduction of an incongruous and urban feature which will detract from the rural character of the area.

WCC Strategic Planning:

Objection. The proposed development would be contrary to policies DS1, MTRA4, CP8 and CP10 of Local Plan Part 1 and policy DM23 of Local Plan Part 2.

‘The site is not currently in authorised commercial or storage use, but is within the open countryside. There is no requirement for the development to be in this location. Uses of this nature and scale would generally be considered as harmful to the preservation of the countryside. Caravan storage sites are typically situated within or adjacent to existing built-up areas or development. The proposal would represent an unnecessary intrusion into the countryside, detrimental to the rural character’.

Representations:

Cllr Miller – Support

- Will help the farm financially through diversification
- Will be of benefit to the people who store their vehicles, which in turn benefits the economy of the area as vehicles often bought and maintained locally.
- Supports the tourist industry in the area

Durley Parish Council - Support

- Request for application to be considered by planning committee
- Proposal will provide employment in the village
- No justification for refusing a diversification on the farm

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

DS1 – Development Strategy and Principles

MTRA4 – Development in the Countryside

CP8 - Economic Growth and Diversification

CP10 - Transport

CP13 – High Quality Design

CP20 – Heritage and Landscape Character

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Winchester Local Plan Part 2 – Development Management and Site Allocations

DM1 – Location of New Development

DM15 – Local Distinctiveness

DM16- Site Design Criteria

DM17- Site Development Principles

DM18- Access and Parking

DM19- Development and Pollution

DM20 – Development and Noise

DM23 – Rural Character

DM24 – Special Trees, Important Hedgerows and Ancient Woodlands

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Planning Considerations

Principle of development

Paragraph 47 of the NPPF requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise. The site is located outside any settlement boundary and is within the countryside for policy purposes. Policy CP8 (Economic Growth and Diversification) supports development where it accords with the spatial strategy as outlined in Policy DS1 (Development Strategy and Principles), which aims to maintain the rural character of the rural areas. In this case, it is not considered that the open storage of caravans, a use entirely unrelated to the farming of the site, would maintain the rural character of the area and the proposal would therefore be contrary to DS1 and CP8. This issue is discussed in more detail in subsequent sections of this report.

Policy DM1 (Location of New Development) makes it clear that in areas outside of settlement boundaries, only development appropriate to a countryside location will be permitted as specified in relevant countryside policies, in this case MTRA4.

Policy MTRA4 allows for some types of commercial development under limited circumstances:

- where there is an operational need for a countryside location,
- where the proposal is for the reuse of an existing rural building (for a limited range of particular uses) or
- where the development comprises the expansion or redevelopment of existing buildings in relation to the expansion on-site of established businesses, or to meet an operation need or
- Where the development comprises small scale sites for low key tourist accommodation

The proposed development for the use of land for the storage of caravans is not one that has an operational need for a countryside location. The proposal is not for the reuse of a rural building and is not the expansion or redevelopment of an existing building. It is not

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related to tourism. It is therefore not considered that the development proposed falls within MTRA4 and there is no policy justification for the proposed use.

Design/layout

The site will provide parking space for caravans/camper vans in a single long row set between the western boundary of the field and a track which will provide access. This reduces the intrusion into the field of the actual vehicles, though it appears that the boundary fence, which has been constructed around the larger site, refused previously, will be retained, together with the proposed additional planting. A level of security is provided by the locked gate into the site and by a further gate, constructed of sheet metal, which obscures any possibility of views into the site from the road.

Impact on character of area and neighbouring property

Whilst there are a number of properties along Durley Brook Road from which glimpses of the site can be obtained, it is at a sufficient distance to ensure that there is no direct or unacceptable impact on the visual or other residential amenities of these properties. The use of the site is limited to storage and therefore, other than owners dropping and picking up their caravans, there will be minimal disturbance from activity on the site.

It is also accepted that there will be restricted views from the main road, due to intervening hedges and trees. Whilst the relocation of the vehicles will slightly reduce their visibility, the long line of predominantly white caravans will still be apparent in views from sections of the footpath which crosses the field in which the site is located. It should also be noted that the footpath is shown as running along the northern and half of the south eastern boundaries, from where the site would become obscured by the higher land level in the centre of the field. However, the definitive line of the footpath cuts across the corner of the field on the higher land, retaining views of the application site for a greater distance. The vehicles stored within the site appear as intrusive and incongruous urban features which detract from and are harmful to the attractive rural character of the area.

Landscape/Trees

Additional native hedge planting is proposed to screen exposed boundaries of the site together with additional supplementary planting along the northern boundary of the wider field adjacent to the footpath. However, as the footpath, shown on the submitted plan as running along the northern and south eastern boundaries of the field, lies on the southern side of the boundary this supplementary planting will not serve to screen the site from the footpath, though may provide additional screening from properties to the north. The planting along the boundaries of the site will provide little screening from the footpath in the short term and, given the average height of campervans of around 3m, unless the planting is robust and maintained at a higher level than usual for hedgerows, it will not provide effective screening of the site

Highways/Parking

The Highways officer did not raise an objection to the previous application on the grounds of the increased use of the access to Durley Brook Road and its impact on highway safety. As the current proposal is for a more limited number of caravans and consequently fewer vehicle movements generated with no other material change in circumstances, no objection on highways grounds could be sustained.

Other Matters

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Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of our duty.

Conclusion

The proposed development for the use of land for the storage of caravans is not one that has an operational need for a countryside location and will result in an incongruous feature that is detrimental to the character and appearance of the rural area.

Recommendation

Refuse for the following reasons:

1. The proposed development would result in a commercial open storage use, in a rural area, for which there is no operational or functional need for a countryside location. The development is therefore contrary to Policy MTRA4 of Winchester Local Plan Part 1.
2. The development by reason of its size and location represents an incongruous and visually intrusive feature to the detriment of the character and appearance of the rural area. The development is therefore contrary to policy DM23 of the Winchester Local Plan Part 2.

Informatives:

1. In accordance with paragraph 38 of the NPPF, Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:
 - offer a pre-application advice service and,
 - update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.In this instance a site meeting was carried out with the applicant and the agent was kept informed of the progress of the application.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
 - Local Plan Part 1 - Joint Core Strategy: DS1, MTRA4, CP8, CP10, CP13, CP20
 - Local Plan Part 2 - Development Management and Site Allocations: DM1, DM15, DM16, DM17, DM18, DM19, DM20, DM23, DM24

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Appendix 1

**City Councillor's request that a Planning Application be considered by
the Planning Committee**

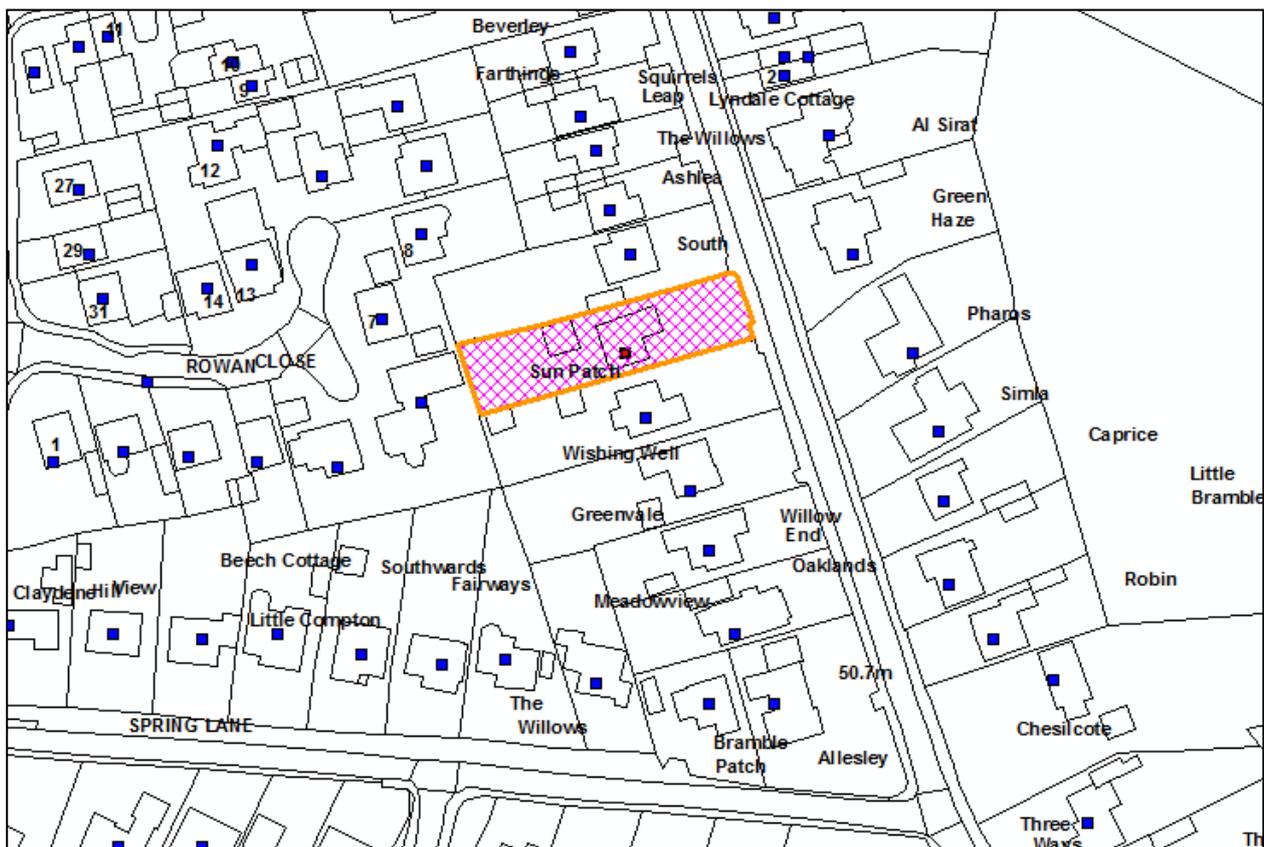
Request from Councillor: Stephen Miller
Case Number: 19/02419/FUL
Site Address: Shady Oaks Farm, Durley Brook Road, Durley
Proposal Description: Storage area of caravans/campervans
Requests that the item be considered by the Planning Committee for the following material planning reasons: I believe that this application should be allowed, the farm needs to diversify as do many farms. This application will not only help the farm financially it will also benefit the people who store their caravans/campervans. They in turn are good for the economy of the area, in the fact that the vehicles are often bought from dealers in the Winchester district and maintained by local garages etc. There is clear evidence from those who store their vehicles/ caravans there, that they support the tourist industry in the Winchester district. Many of them use them in local sites across the district and thus benefit the economy of the district. The Council is keen to boost tourism and this application would contribute to that aim.

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Case No: 19/02288/HOU
Proposal Description: (Amended) Construction of rear single storey extension, removal of front bay windows to existing bungalow.
Address: Sunpatch Chapel Road Swanmore SO32 2QA
Parish, or Ward if within Winchester City: Swanmore
Applicants Name: Mr Robin Pye
Case Officer: Cameron Finch
Date Valid: 12 November 2019
Recommendation: Application Permit

Pre Application Advice: No



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General Comments

Application reported to Committee as the applicant is a Winchester City Council Officer.

Site Description

Sunpatch is a single storey detached residential bungalow. The dwelling is located on Chapel Road, a residential street within the village of Swanmore. This road gently slopes from the North to the South with views of the attractive landscape beyond. It sits among dwellings of a similar architectural style and form. Neighbouring properties to the North and South are chalet bungalows of a similar design and form with modestly sized two storey houses sited further afield.

Dwellings within this street are generally set well back from the public highway with open front gardens with low boundaries (fences, hedges), often used for vehicle parking. This is the case with Sunpatch, which has planting and vegetation on its front (Eastern) boundary which provides screening of the front garden. The area to the front of the dwelling is gravelled and provides parking for the applicant's cars. The proposal site is generous in size with a large garden to the rear of the property boarded by a close boarded timber fence with planting in front. A patio sits adjacent to the rear elevation with a green lawn beyond. The host dwelling is set well away from its neighbours with significant gaps between the properties which is in character with the open nature of Chapel Road.

The host dwelling is traditional in its design and form. The roof is hipped with a small hipped extension sitting forward of the principle elevation, typical of similar bungalows within this area. The roof is clad in plain clay tiles. The lower parts of the external walls are constructed of exposed facing red brick, while the upper part utilises a white render. Fenestration is double glazed with white UPVC frames.

Proposal

The proposal seeks consent to construct a single storey extension to the rear of the dwelling to provide additional living space for the applicants. The proposed extension will extend approximately 6 metres from the rear elevation and will be approximately 8.25 metres wide, expanding the width of the rear elevation. The proposed extension will cover the current patio area. Materials are proposed to match the host dwelling with red brick and render for the external walls and plain tiles for the roof. The proposed roof form will be hipped with a flat section in the centre with rooflights inserted. The external walls of the proposed extension will not extend beyond the side elevations of the host dwelling, maintaining the gap between the neighbours. The existing bay windows on the principal elevation are to be removed and replaced with flat windows to match the existing fenestration. No changes are proposed to landscaping or boundaries.

Previously, a three bay timber framed garage/carport was proposed for the front garden on the existing gravel area and included within the application. Following advice, the garage has been withdrawn and is not considered as part of this application.

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Relevant Planning History

(13/02560/PNHOU) (Prior Approval NOT REQUIRED) Single storey rear extension (length of extension: 4.7m, height of extension: 4.0m and height at eaves 2.45m)

Consultations

None

Representations:

Swanmore Parish Council

- Swanmore Parish Council OBJECT to this application due to the scale and position of the garage.
- Following the withdrawal of the garage, Swanmore Parish Council were re-consulted and have withdrawn their objection.

5 letters received objecting to the application for the following material planning reasons:

- The size, height and scale of the proposed garage.
- The position of the proposed garage in front of the principal elevation.
- Garage would be detrimental to the spacious and open character of Chapel Road. The garage would be out of character with the surrounding area.
- Proposed garage would block light to neighbouring property, South View.

It is noted that the above objections relate only to the proposed garage which has been withdrawn from the application. No objections have been received relating to the proposed rear extension and removal of the bay windows.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy
MTRA1

Winchester Local Plan Part 2 – Development Management and Site Allocations
DM15, DM16, DM17

National Planning Policy Guidance/Statements:
National Planning Policy Framework 2018

Planning Considerations

Principle of development

Paragraph 47 of the NPPF requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise. The dwelling is located within the settlement boundary and residential development is generally acceptable, subject to there being no unacceptable adverse impacts on the character and appearance of the area or neighbouring amenity. The

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proposal is for a single storey rear extension and is compliant with Policy MTRA1 WLPP.

Design/layout

By virtue of its siting, scale and design, the proposed extension is subservient to the host dwelling. The roof is hipped with a flat section containing rooflights to introduce natural light into the extension. The roof measures approximately 2.33 metres in height to the eaves and approximately 3.21 metres at the ridge height, lower than the host dwelling. The proposed rooflights will not protrude above the ridge height and are unlikely to be highly visible from ground level. Materials will match the host dwelling ensuring there is a clear visual relationship between the host dwelling and the extension. The design utilises features present on the host dwelling and others within the immediate surrounding area, sensitively relating the extension to the character of the host and the context of its surroundings. The proposed extension is large, however due to generous size of the plot it is not considered the proposed extension would constitute over development. The proposed windows and brickwork to replace the existing bay windows utilise material to match the existing and are in character with the host dwelling.

Based on the above assessment, it is considered that the design of the proposed development is in keeping with the character of the host dwelling, and therefore complies with policies DM15 and DM16 of WDLPP2.

Impact on character of area

The proposed rear extension will not be highly visible from the public realm with screening provide by the built form of neighbouring properties and vegetation on the boundary with the highway. The proposed extension is subservient and does not extend past the side elevation of the host dwelling; the gaps between Sunpatch and neighbouring dwellings visible from the public realm will be maintained. This will ensure the open and spacious nature of plots within this area is maintained, a key character feature of Chapel Road. It is considered that the proposed extension would have a neutral impact and is unlikely to cause any harm to the character or appearance of the surrounding area.

The existing bay windows to be removed are visible from the public realm. Whilst it was observed that a small number of neighbouring dwellings have bay windows they are not considered to be a key character feature of the surrounding area. The removal of the existing bay windows would not be detrimental to the character or appearance of the surrounding area. Based on the above assessment, it is not considered that the proposal would be detrimental to the character or appearance of the surrounding area, and therefore comply with policies DM15, DM16 and DM17 of the WDLPP2.

Impact on neighbouring amenity

South View is a detached neighbouring property which sits to the North of the proposal site. This property sits slightly forward of the principle elevation of Sunpatch, closer to the public highway. The proposed rear extension would be visible from the rear garden of this neighbouring property. The proposal will sit approximately 3.39 metres away from the boundary with this neighbouring property. This set back combined with the subservient nature of the proposed development would ensure the extension does not appear overbearing from this neighbouring property. The orientation of the two dwellings will prevent an overshadowing impact.

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Wishing Well is a detached neighbouring dwelling which sits to the South of the proposal site. This property sits roughly in line with the principle elevation of Sunpatch. The extension is set approximately 1.6 metres away from the boundary with this neighbour, addressing a side elevation. The roof of the extension would be visible from the rear garden of this neighbouring property, however the extension will not directly address any key amenity space preventing any overbearing impact. Due to the orientation of the dwellings, no overshadowing is expected.

A number of dwellings sit to the rear (West) of the proposal site on Rowan Close. The rear elevation of the proposed extension would address this boundary but is set back far enough that it is unlikely to be visible.

Based on the above assessment, the proposed development would not cause material harm to neighbouring amenity and as a result, complies with Policy DM17 of the WDLPP2.

Other Matters

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of our duty.

Recommendation

Application Permitted subject to the following condition(s):

Conditions

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

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

2 The development hereby approved shall be constructed in accordance with the following plans:

Location Plan received 17 October 2019

Block Plans received 17 October 2019

Proposed Elevations (Rear & Side) received 12 November 2019

Proposed Elevations (Front & Side) received 12 November 2019

Proposed Plan received 12 November 2019

Proposed Site Plan received 24 December 2019

Reason: In the interests of proper planning and for the avoidance of doubt.

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3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

Informatives:

1.

In accordance with paragraph 38 of the NPPF (July 2018) , Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

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

In this instance a site meeting was carried out with the applicant.

2.

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

Local Plan Part 1 - Joint Core Strategy: MTRA1,

Local Plan Part 2 – Development Management and Site Allocations: DM15, DM16, DM17 (add policies as required)

3.

This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out above, 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.

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.

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.

6.

Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

For further advice, please refer to the Construction Code of Practise

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<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

7.

Please be advised that Building Regulations approval may be required for this development. Please contact WCC Building Control Department for more information (T: 01962 848176, E: buildingcontrol@winchester.gov.uk)

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Case No: 19/02468/FUL
Proposal Description: Use of land as residential garden.
Address: Land To Rear Of 5 Hillside Kitnocks Hill Curdridge Hampshire
Parish, or Ward if within Winchester City: Curdridge
Applicants Name: Mr G. Atkinson
Case Officer: Liz Marsden
Date Valid: 8 November 2019
Recommendation: Permit

Pre Application Advice: No



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General Comments

Councillor Bentote, request for application to be determined by Planning Committee, see Appendix 1

Site Description

The application site comprises an area of just under 0.13ha, set predominantly to the rear of the garden of the adjoining property, No. 6 Hillside. This is in two parts, currently separated by a post and rail fence with a field gate. The smaller part of the site (around 350 sq.m in area) is located closer to the dwelling and has been the subject of an application for a certificate of lawful development (LDC). This contains a number of structures including an 'L' shaped shed/storage building along the south eastern boundary, a small greenhouse, rotary clothes drier and a low platform supporting a picnic table. There is no fence or other barrier between this part of the site and the garden of no.5.

The remainder of the site is an open grassed area which rises gradually in land level to the north west. Beyond the boundary of the current application site, there is a further parcel of land covered with fruit trees which is to be retained in its current state. The site is bounded to the south west by a mature, dense, hedge and to the north west by a post and rail fence.

There is a private right of way which runs from Kitnocks Hill, along the rear of properties in Hillside, culminating at the application site, where there is field access in the south western boundary. The section of the right of way in the vicinity of the site has not been used for a considerable number of years and is currently overgrown and impassable. The applicants have confirmed that they have no intention of reopening it.

The surrounding area is predominantly rural in character, resulting in large part from the distance between the properties in Hillside and those along Lockhams Road and the extent of open space between them. Old maps and plans of the area indicate that the majority of this land, including the application site, was included in the extensive gardens of the Lockhams Road properties.

Proposal

The applicant proposes to extend the curtilage of their property to incorporate the land to the north and to use it as garden in connection with the house. This includes the retention of the storage building and greenhouse in the smaller area, the removal of the dividing fence between the two parts of the site, the planting of a new hedge along the north eastern boundary, tree planting and the creation of new planting beds and a pond, designed to attract insects and birds. There are to be no permanent structures in this area, though there is provision for a couple of picnic tables and benches. For clarification, the proposed landscaping is set out in a more detailed plan that was submitted subsequent to the application, but very shortly after it had been publicised.

Relevant Planning History

19/01696/LDC – Continued use of land as residential garden – Refused 15.10.19 as, whilst it was recognised that the land had undergone improvement it was not demonstrated that it had been used as a residential garden for more than 10 years prior to the date of the application.

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Consultations

WCC Landscape (verbal comments) – the proposed landscaping is a responsible and appropriate scheme of planting in this area.

Representations:

Cllr Bentote

- Errors or misdirections in the application
- Does not fall within requirements of Policy MTRA4
- Fear that garden will develop with outhouses leading to houses
- Adverse impact on adjoining property and light pollution (Policy DM17)

Cllr Achwal requested application to be considered by the planning committee but provided no reason.

Curdrige Parish Council

- Concern that if permitted would set a bad precedent within the parish
- Resolved that the Council would decline supporting the application
- If minded to permit would require a condition limiting lighting

2 letters received objecting to the application for the following material planning reasons:

- No need to re-designate the land as garden, given the area already available to the property.
- Field is an important gap between the roadsides and forms a valuable corridor for the safe movement of wildlife
- Concerned that the wildlife area will be impacted by the potential increase in the use of the access track to the rear of properties in Hillside.
- A field gate has been installed in the boundary fence of the new garden area which might indicate that the use of the track could increase in future.
- New plans were submitted which completely changed the proposal.
- Inaccuracies in the plans
- Position of the shared boundary appears to be incorrect
- Would erode the open and rural character of this part of the village
- Adverse impact on neighbours due to the location of the land primarily to the rear of No.6 and its use for socialising
- Illumination of the site causes disturbance and adverse impact on wildlife.
- Not necessary to change the use of the land to improve its biodiversity.

1 neutral letter requesting clarification over red and blue lines and the site area.

Letter received from applicant supporting the proposal and addressing the objections that had been raised.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy
MTRA4, CP11, CP13, CP16

Winchester Local Plan Part 2 – Development Management and Site Allocations
DM1, DM15, DM16, DM19, DM20, DM23

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National Planning Policy Guidance/Statements:
National Planning Policy Framework

Supplementary Planning Guidance
Curdrige Village Design Statement

Planning Considerations

Principle of development

Paragraph 47 of the NPPF requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise. The site is located in the countryside, outside any settlement boundary and there are no specific policies relating to the change of use of land to residential curtilage. Policy MTRA4 of the Winchester Local Plan Part 1 - Joint Core Strategy (LPP1) states that the Local Planning Authority will seek to limit development to that which has an essential need to be located within the countryside. Applications for such proposals must therefore be assessed on their individual merits and potential adverse impacts to the overall character and appearance of the countryside location in accordance with policy DM23 of LPP2.

Policy CP16 supports development which maintains, protects and enhances biodiversity across the area. The proposal will, through its landscaping and planting of species designed to improve the habitat on the site and will serve to enhance the biodiversity of the land which is currently of little ecological value.

Impact on character of the area

The majority of the site, with the exception of the smaller section that was the subject of the LDC, is a featureless grassed area, which it is apparent has been maintained and mowed. The proposed landscaping of the site will, through the introduction of planting beds and a pond feature, result in a more domestic appearance to the land than is currently the case. However, these are natural features, which in the main do not require planning consent and it is not proposed to introduce large areas of hardstanding or buildings.

The site forms part of an area that separates the two rows of houses along Lockhams Road to the north west and Hillside to the south east and appears to have formerly been part of the gardens of properties along Lockhams Road. The rear parts of these plots have are generally less domestic in appearance, being generally left to grass, but the subdivisions between the gardens are still visible and there is no evidence that they have been used for agricultural purposes. Therefore, whilst the land contributes to the open and undeveloped aspect of the area, the proposal to use it as part of the garden of No. 5 will not have a material impact on the appearance on the site or adjacent land. Furthermore, there are no footpaths or other public vantage points in the vicinity of the site and the proposal will not therefore be visible in or detrimental to the character and appearance of the area as a whole.

It is acknowledged that authorised gardens benefit from a range of permitted development rights, including the erection of buildings and enclosures, which could have a more significant impact on the appearance of the site. Whilst no such structures are currently proposed it is considered that a condition restricting permitted development rights, in order

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to enable the LPA to assess the impact of any future proposals, would be appropriate in this case.

Impact on neighbour amenity

No. 5 Hillside is a semi-detached property and has a relatively short boundary with the application site, which is primarily set behind the garden of the adjoining dwelling, No. 6. The house is set about 16m from its rear boundary and, with the exception of the shed building which has been in situ for a number of years, the proposals will not have any direct adverse impact on the occupants of No. 6, through loss of light or overshadowing. The landscaping of the site will alter the outlook from upper windows of the house, but should result in a more varied and attractive view which could not be said to result in loss of visual amenity.

The principal impact would therefore be from the use of the site and concern has been raised about noise and disturbance from the use of the site for socialising together with light pollution. It is understood that the smaller part of the site has been used for a number of years as an extension to the garden, as is evidenced by the picnic table and seating within the shed, and this appears to have caused some issues although there have been no formal complaints to the Council. There is nothing in the proposed layout and landscaping which suggests that the activity in the garden as extended would be so intensified as to result in an unacceptable level of noise or that a planning reason for refusal could be sustained on this basis particularly as such disturbance is subject to other legislation and methods of control.

With regard to light pollution, it is accepted that in rural locations the ambient night time light levels are lower than those within urban areas and therefore additional lighting in currently dark areas is generally more intrusive. However, such intrusion can be minimised to an acceptable level by the use of sympathetically located and designed lighting and a condition has been applied to ensure that no external lighting is installed without the details being assessed and approved by the LPA.

Other Matters

Discrepancies in application.

- There is some comment about a discrepancy in the plans, which appears to suggest that the storage shed extends along the full width of the rear boundary of No. 6's garden, whereas there is a gap, though this is filled by a dense hedge of around the same height as the shed. The submitted plans have used an OS map base which shows the same error and there is no deliberate intention to mislead any interested party. Furthermore, since it is apparent on site where the actual boundary is, it is not considered that this discrepancy has affected the ability of the council to make an assessment of the merits of the application.
- It has also been noted that there was a discrepancy in the overall length of the site between the location plan and the landscape plan submitted on 06.12.19, where the landscape plan showed a larger area. An amended landscape plan has now been submitted which accords with the location plan and ensures that there is no confusion over the application site.

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as

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part of the process of decision-making. The weight given to the Equality Duty, compared to the other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of our duty.

Conclusion

The proposed change of use of the land to form part of the garden to No. 5 will not have a significant or detrimental impact on the character and appearance of the rural area or the residential amenities of occupants of adjacent properties and is therefore in accordance with policies of the Development Plan.

Recommendation

Permit subject to the following condition(s):

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no development permitted by Classes E and F of Part 1 Schedule 2 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

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

3. No external lighting should be located within the application site without the prior written consent of the Local Planning Authority.

Reason: To safeguard the amenities of nearby residential properties.

4. The development shall be carried out in accordance with the following approved plans:

Plan ref. 0879-19 – Proposed landscaping plan

Reasons: For the avoidance of doubt and in the interests of proper planning

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, working with applicants and agents to achieve the best solution. To this end WCC:
 - offer a pre-application advice service and,
 - update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

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In this instance a site meeting was carried out with the agent.

2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Local Plan Part 1 - Joint Core Strategy: MTRA4, CP13, CP16,
Local Plan Part 2 - Development Management and Site Allocations: DM1, DM15, DM16, DM19, DM20, DM23
3. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out above, 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.

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Appendix 1

City Councillor's request that a Planning Application be considered by
the Planning Committee

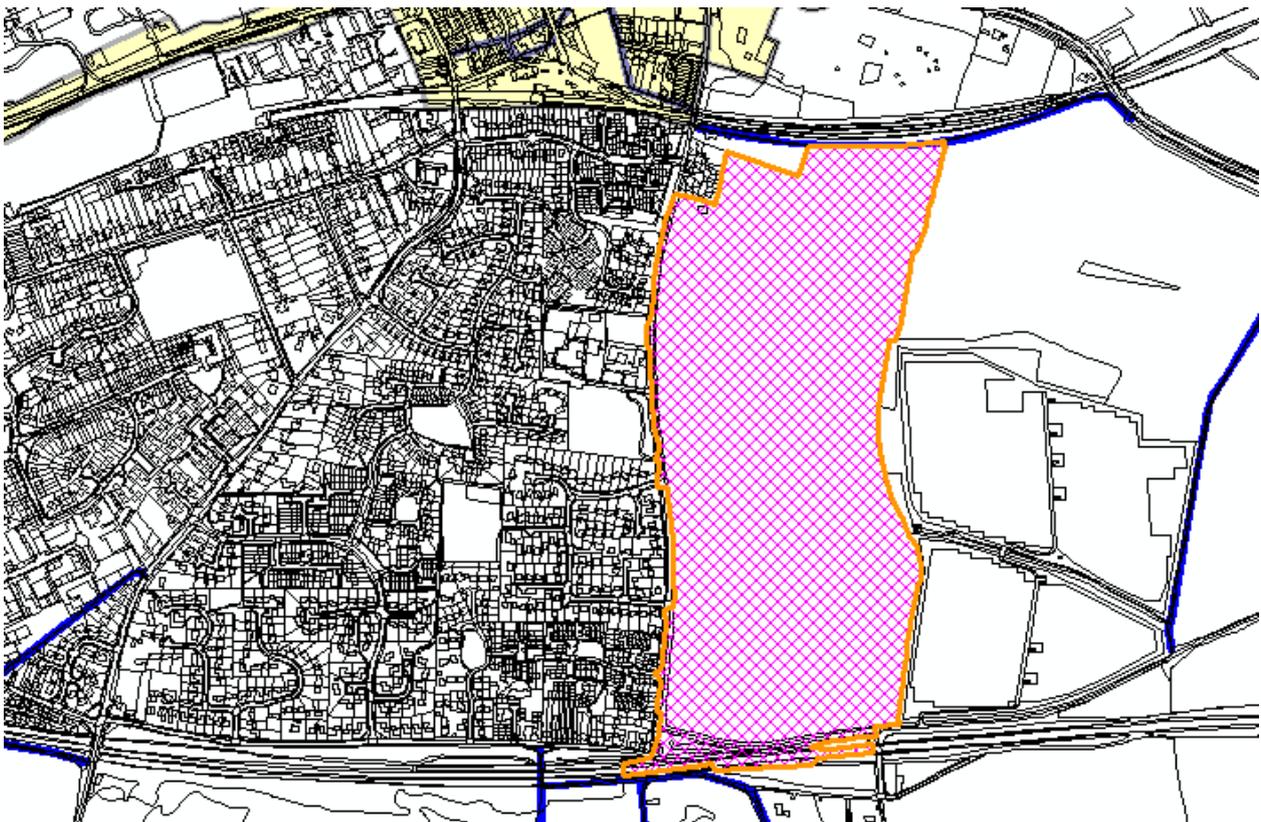
Request from Councillor: Roger Bentote
Case Number: 19/02468/FUL
Site Address: land to rear of 5 Hillside, Kibknocks Hill Cambridge
Proposal Description: Use of land as residential garden
Requests that the item be considered by the Planning Committee for the following material planning reasons: Several errors or misdirections in planning application MTR44 - the dept does not follow requirements of MTR44 - fear that garden will develop with out houses leading to houses. DMIT - adverse impact on adjoining property also light pollution

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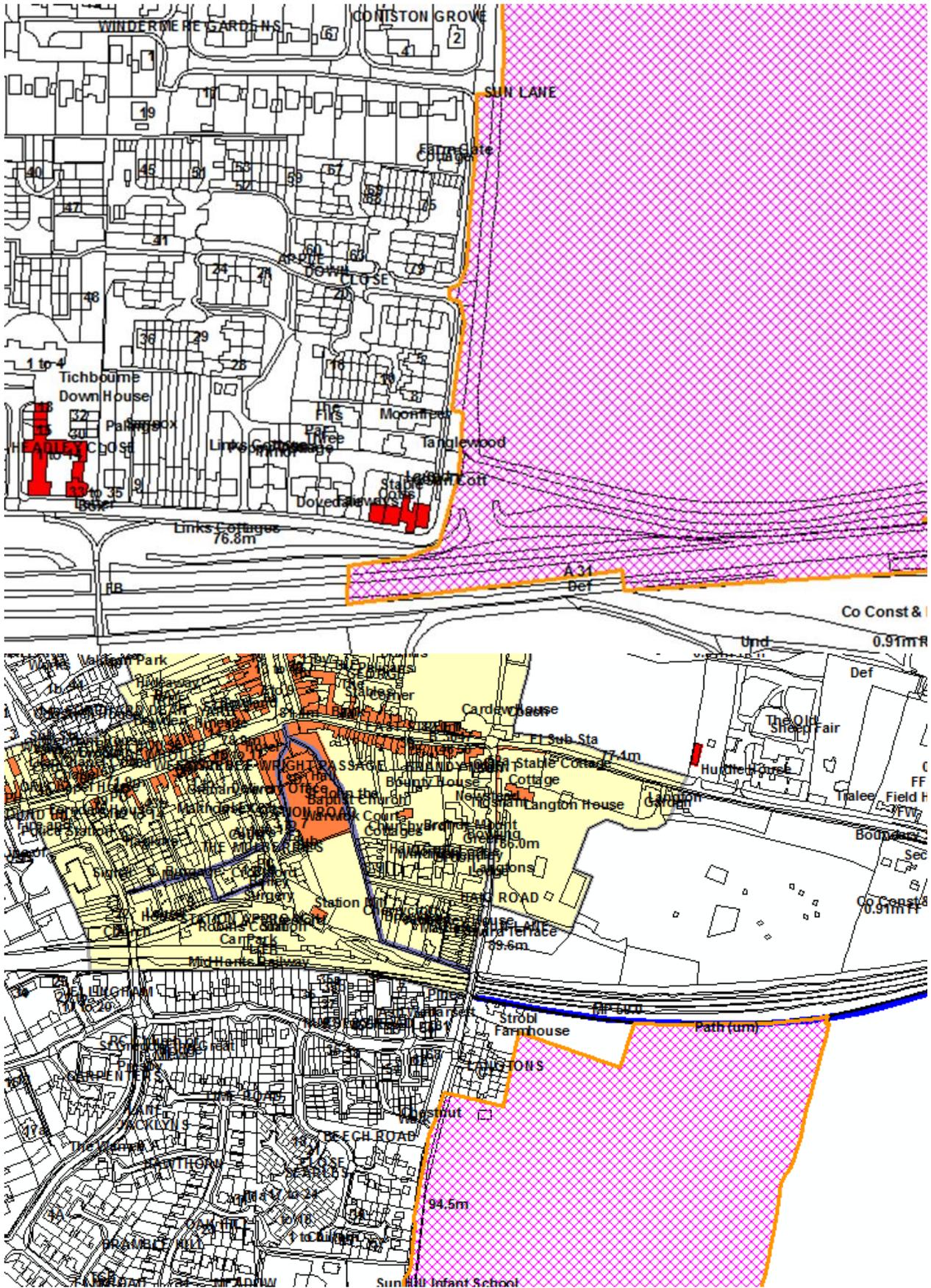
Case No: 17/01528/OUT
Proposal Description: AMENDED PLANS 22.02.2018 The erection of up to 320 dwellings (including 40% affordable homes); the provision of 3.4 hectares of employment land for use within Use Classes B1, B2 and B8; the provision of Public Open Space and associated infrastructure including 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.
Address: Land To The East Of Sun Lane, Alresford, Hampshire
Parish, or Ward if within Winchester City: New Alresford
Applicants Name: Mr Steven Culpitt
Case Officer: Mrs Jill Lee/ Mr Robert Green
Date Valid: 12 June 2017
Site Factors: CIL Zones for Winchester City Council
Radon Gas Levels
Southern Water Operational Area.

Recommendation: Permit

AMENDED PLANS: Date 9 April 2018



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General Comments

Application is reported to Committee due to the number of objections received contrary to the officer's recommendation.

On 21st June 2018 Planning Committee resolved to approve this outline planning application subject to a S106 Legal Agreement and conditions. Since that time, the Council has been working with the applicant and Hampshire County Council to complete the section 106 agreement, and this is now nearing completion and awaiting engrossment.

During this passage of time some material circumstances have arisen which therefore need to be addressed by this application being referred back to the Planning Committee. The NPPF has been updated and there have been updates to the procedures Competent Authorities must follow in relation to the Habitat Regulations including the Nitrate issue which has resulted in an additional requirement regarding processes undertaken for Appropriate Assessments. The opportunity has been taken to update the conditions recommended to Committee in 2018.

In the interests of transparent decision making, an additional consultation period has been completed, by sending letters to neighbouring properties and all previous contributors (including Parish Councils who commented) and New Alresford Town Council. Statutory and other relevant internal and external consultees were also re-consulted. The consultation undertaken is considered a proportionate and an appropriate method of advertising and reassessing the amendments to the previous recommendation to Committee.

The recommendation is to approve the application as set out in an updated version of the original report, including new sections on the above matters, updated conditions and the original heads of terms for the Legal Agreement which has been publically available and is almost complete.

Site Description

The application site comprises approximately 33 hectares located to the east of Sun Lane Alresford. The site currently comprises a single field in agricultural use with well established hedging and trees to the boundaries but no particular landscape features of significance within the site. The site is bounded to the west by Sun Lane to the north by the steam railway and public right of way (off site), to the east by agricultural land and solar farm and to the south by Whitehill Lane and the A31 just beyond.

The site has significant changes in level rising from the north to the high part at the centre of the site and then falling down towards the A31. Overhead power lines run over the high point of the site west east.

To the North West corner of the site is a small cul de sac development known as Langtons Court. These properties back onto the application site.

The residential development on Sun Hill Lane is largely back or side onto the site and separated by the width of the road. There are some listed buildings (Stable Cottages,

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Laundry Cottage and Sun Cottage) to the south west corner of the site on Tichborne Down. Sun Hill Infants School is opposite the site.

The boundary of the New Alresford Conservation Area is 500m to the north-west of the application site and Langton House, listed in the Hampshire Inventory of Historic Parks and Gardens, is located to the north on the opposite side of the railway.

The South Downs National Park is located almost 900m to the south west of the application site at its closest point.

The site is well contained within a landscape framework.

Proposal

The application is submitted in outline only with the details of the means of access to be determined at this stage. The outline application also proposes the erection of up to 320 dwellings, including 40% affordable homes.

The provision of 3.4 hectares of employment land for use within Classes B1, B2 and B8; The provision of approximately 16.84 hectares of Public Open Space; associated infrastructure including new car park for New Alresford Bowling Club; realignment of Sun Lane to provide additional school facilities; a "Park and Stride" area for use by the school and a new access from the A31 which also results in partial closure to vehicular traffic of Whitehill Lane.

The broad location of the proposed development is indicated for illustrative purposes only on the plans submitted in support of the application.

Relevant Planning History

There is no planning history on this site relevant to this application.

Consultations 2018

New Homes Delivery Team: No objection to the application.

Local Plan Part 1 CP3, 40% of the homes are proposed to be affordable housing. The application seeks permission for up to 320 new dwellings and if the maximum number of homes are developed then **128** (320 x 40%) are to be affordable. If a different number is actually developed of which 40% produces an amount with a figure less than 1 then a financial contribution will need to be made for that `less than 1 figure` based upon Appendix 4 in the Affordable Housing Supplementary Planning Document 2008 the table being updated in 2016. The proposal for 40% affordable housing is supported.

Programme – The Affordable Housing Statement at 3.2.2 suggests that this development will be built out in stages although no details are provided in this regard. At 3.5 of the Affordable housing Statement the affordable housing is proposed to be built out in line with the rest of the development – it not being provided before or after.

Tenure – the proposal is that the tenure of the affordable housing will consist of 70% Affordable rent and 30% intermediate housing. Reference is made to adhering to the **Case No: 17/01528/OUT**

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National Planning Policy Framework and local affordability. Given the statement at 3.2.1 of the Affordable Housing Statement this is supported.

Bedrooms - The applicant makes a proposal at

3.3.5 of the Affordable Housing Statement as follows:

	<u>Rented</u>	<u>Intermediate</u>
• 1 bed	Up to 25%	Up to 10%
• 2 bed		
○ Flat	Not less than 10%	Up to 42%
○ House	40%	Up to 32%
• 3 bed	21%	26%
• 4 bed	04%	0%

Based upon a development of 320 homes and a 70:30 split this translates into the following actual numbers:

	<u>Rented</u>	<u>Intermediate</u>
• 1 bed	Up to 22.5 (23)	Up to 3.8 (04)
• 2 bed		
○ Flat	Not less than 9	Up to 15.96 (16)
○ House	36	Not less than 12.16 (12)
• 3 bed	18.9 (19)	9.88 (10)
• 4 bed	3.6 (4)	0

The phrases “up to” and “not less than” are rather limiting and final given that the scheme is likely to be built over a number of phases which are yet to be defined. These phrases should therefore be removed in favour of `Indicative Mix`. At the moment less 3 bedroom rented homes and more 1 bedroom rented homes would be sought and less 3 bedroom Intermediate properties in favour of more 1 bedroom. Once the detailed location of the affordable housing is developed and depending upon the programme for development and the detailed design the affordable housing mix can be agreed at each Reserved matters stage as suggested at 3.5.1 of the Affordable Housing programme. Each phase would therefore contain 40% affordable housing based upon a 70:30 tenure split. The exact mix of bedroom sizes would be discussed at each Reserved matters stage.

Type (Houses v Flats) – The amount of houses is supported and if the words “Not less than” and “Up to” are removed then the amount of flats could also be supported.

Occupancy – The Affordable Housing Supplementary Planning Document, at 2.8

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provides information on the number of people (bed spaces) that should be able to occupy a property. 1 bed properties should have 2 bed spaces; 2 bed properties 4 bed spaces; 3 bed properties 5 bed spaces and 4 bed properties 6 person. The houses that the applicant proposes accord with this advice although it is unclear how many bed spaces the flats will incorporate.

Location – To be decided at Reserved matters stage but at 3.4 of the Affordable Housing Statement the applicant commits to the affordable housing being distributed across the development.

Integration - Planning Policy CP3 of the Local Plan Part 1 requires integration of the affordable housing and the applicant states that it is to be integrated within the street scene and at agreed clusters. It is to be built at the same time as the rest of the development. In this regard the applicant's attention is drawn to the current Supplementary Planning Document for Affordable Housing, Policy 3 which states that groupings should not be of more than 5 affordable dwellings although the design of the scheme and promoting informal resident interaction will be important considerations.

Sizes - Affordable Housing is to be built as required in Policy DM2 of the LPP2, namely to the sizes prescribed in the Nationally Described Space Standards, and, where practical and viable, to Part M4 Category 2 of the Building Regulations. The actual sizes of the properties will depend upon the number of bedrooms contained in each property and the reference to the Building Regulations concerns the adaptability of the properties. In the Affordable Housing Statement at 3.6 the applicant stated that the affordable housing will be built to these standards.

Adaptability/wheelchair units – As described above the applicant is aware of the need to develop the affordable housing so that it is adaptable. Planning policy also encourages the provision of wheelchair user accommodation and on a development of this nature a few should be provided.

Delivery and Nominations – In the affordable housing statement, the affordable housing is to be delivered via a Registered Provider with nominations being provided to the Council. This approach is supported with the Council already having arrangements with many

Registered Providers in the Hampshire Home Choice scheme.

Conclusions

The applicant's proposals are broadly supported in terms of the affordable housing and with a few slight amendments concerning the bedroom mix; and adherence to the commitments in the Affordable Housing Statement then the scheme can be very much supported.

Urban Design: No objection to the application.

The proposal adheres to policy in terms of land use and location of development within the site and is acceptable in principle. The comments below remain incomplete at this stage until the locations of access points, routes and roundabouts are deemed acceptable by the Highways Officer.

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Site and context

The Sun Lane site is linear in form orientated north-south and subdivided into three main areas with the central area on higher ground sloping downwards to the northern and southern parts. Policy NA3, allocates 15 hectares for open space and burial ground on visually exposed higher grounds at the centre of the site and proposes developing 10 hectares for housing to the north and 5 hectares for long-term employment needs to the south. Generally, the areas allocated for development are considerably concealed from distant views.

The site is bound by trees and hedges from all sides and the proposal should minimise any significant changes to the boundaries unless there are opportunities to enhance the area with views and pedestrian links from the central open space across to the existing neighbourhoods to the west of the site. This will require identifying appropriate locations along the western boundary and providing landscape and urban design details. The layout for the residential area proposed to the north creates an inward looking development that is disconnected from the large open space to the south due to the proposed east-west woodland feature and the prevailing east-west orientated streets and plots.

The residential area should integrate with the proposed open space to its south with distinct north-south connections and a looser arrangement of dwellings, which merge with the open space. This could be achieved by offering north-south orientated streets/'fingers' with houses facing east-west and sufficient space in between for landscape/woodland. This arrangement would improve the dwellings' exposure to natural light and within private gardens and streets.

The site plan for the proposed employment area is largely indicative and development on individual plots would be incremental and could be incoherent as a result of the different uses and their varying needs in terms of floor space areas, heights, massing, etc. A masterplan with clear design guidance is strongly recommended to ensure that the site is consistently developed following established design principles. For example:

Office space (B1 Use) could be allocated to the north adjacent to the open space, which would in turn limit B2 and B8 uses to the south and east parts of the site away from the existing residential area and the public open space. Buildings along the north part of the site could offer narrow frontages to minimise their visual impact when seen from the open space and improve visual permeability allowing views from the north through to the strong tree boundary along the south of the site. Guidelines for car parking areas should also be established to focus on minimising their collective visual impact by locating them away from the open space and distributing them in different locations to the east, west and south of buildings.

Buildings with large footprints could offer green/brown roofs to reduce their environmental impact and soften their outlook.

The site plan indicates a strong boundary of trees and fencing between the employment area and the open space, which would isolate the site. A robust landscape strategy for this area, particularly along the northern part of this site would help integrate the buildings coherently with the open space and improve safety by:

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Designing for natural surveillance to avoid strong perimeter boundaries and fencing where possible.

Using landscape to partially screen views from north to south while allowing visual permeability.

Creating pedestrian links from the employment area to the open space, to increase footfall and encourage pedestrian use.

Any modifications to access routes and roundabouts would result in changes in the form of development and its context and would therefore require further consultation advice. Nevertheless, it is important to highlight that the roundabout located within the employment area in the south cuts through the site and may require exploring alternatives or relocating it closer to the site's southern edge.

Engineers: Hampshire County Council Highways:

No objection to the application subject to the need for a legal agreement and conditions.

Thank you for the opportunity to comment on the above application. Following a review of the Transport Assessment Addendum Revision A (TA), Technical Note (TN) and additional information submitted in support of the application, the highway authority wish to make the following comments in response to the points raised in the previous highways consultation.

Presentation of Traffic Impact Data:

The latest TA addendum has reduced the number of traffic scenarios to provide a more clear and robust assessment of the proposed development's trip generation, distribution and impact on local junctions. This provides the clarity requested and is therefore accepted by the highway authority.

Personal Injury Accident Data (PIAs):

Accident data has been provided for an additional year. The data shows that there were a further 2 'slight' accidents between August 2016 and October 2017. The highway authority is therefore satisfied that the proposed development will not have an impact on the safety of the local highway network.

Traffic Impact/Traffic Survey:

The traffic surveys undertaken by the developer have now been proven to be suitably robust to capture existing traffic demands.

Employment trip generation:

At the request of the highway authority the applicant has confirmed that the Gross Floor Area (GFA) of the employment zone within the planning application is 10,814sqm. This is the figure that the highway authority is using to assess the traffic impacts of the development and the planning authority will also need to satisfy themselves that this is correct. The employment development trip rates and predicted vehicle trips shown in Table 4.3 are therefore deemed to be robust.

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Traffic Distribution:

As set out above, the traffic distribution has now been simplified using a single scenario for the development traffic flows and a 50/50 split has been used to assess the route from the site and the B3046 (the blue and maroon routes).

The errors on the flow diagrams and Table 3.4 of the TAA have been amended and the highway authority is therefore satisfied that these are robust and that the ARCADY/PICADY assessments are accurate. The analysis indicates that all junctions will operate well within capacity.

Whilst it has been shown that Nursery Road will remain within capacity with the redistribution of traffic, there is still a material increase in traffic which, based on the most robust flows used for Nursery Road, will see up to c. 60 additional vehicles during the peak hours. This includes traffic from existing residents routing to the new junction on the A31. It is noted that, even taking into account the on-street parking on this route, the total resulting traffic would be less than the theoretical link capacity for a road of this nature. The increase in traffic also does not result in a severe impact on the operation of the junctions at either end of Nursery Road and the highway authority are satisfied that the traffic impact on Nursery Road can be accommodated.

It is noted that the previous scenario's within the previous submissions did apportion 100% of traffic flows on each route and the assessments indicated that there would not be a severe impact upon the highway network.

Plate 5.3 has been amended to demonstrate journey times from both the St Swithun's Way roundabout to the west and the B3047/Old Park Road roundabout to the east and this therefore provides a more clear explanation of this assessment and assists in identifying which existing areas may route through the new junction on the A31.

Journey time data has been used to assess the likelihood of vehicles routing through the Alresford area and using the new A31 junction to reach destinations east and west on the A31. The journey times indicate that it is unlikely that the new junction would have an impact on the route choices of those who pass nearby to Alresford on their journey as alternate, existing routes exist that would be both quicker and shorter in distance. As such, we deem that the impact on the B3046 and Tichborne Down from traffic routing through to the new junction on the A31 would be minimal as traffic would use alternate routes.

Additional Highway Design:

Further detailed drawings of the additional highway works shown in Section 7 and appendices of the TAA have been provided to display the proposed footways and swept path analysis of the school access junction.

The Technical Note recently submitted has amended the school access proposals. The 'loop' feature is no longer provided and the school will now only be accessed from the realigned Sun Lane, not the residential roundabout. The school access will need to be designed to allow for coaches to enter and leave the school site, from Sun Lane, in a forward gear.

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The zebra crossing facilities previously proposed have been amended to dropped kerbs with tactile paving. This is to be implemented on all arms of the residential roundabout to provide sufficient crossing points in the vicinity of the residential area and school.

As outlined within the Technical Note, the 'Park and Stride' location is to be moved further north along Sun Lane to account for the vertical alignment in the area. This does not form part of this application, however, a S106 obligation will be recommended to ensure that this is provided in a location to be agreed with HCC.

The new connection from Whitehill Lane to the proposed business park has not been demonstrated to be suitable as indicated on Icenis drawing number 16-T081 30 dated 14/2/18. HCC feel that a suitable connection can be achieved to the business park within the constraints and consider the connection identified on this drawing to be indicative, with the final connection to be determined as part of a detailed design process.

Pedestrian Infrastructure:

Whilst it is acknowledged that a suitable route for pedestrians and cyclists exists from the site along Nursery Road to the centre of Alresford, an alternative route exists from Sun Lane and then via a footpath that eventually leads through the church grounds. The developer is offering a contribution of £20,000 for surfacing / low level lighting as required to improve the amenity of this route.

Travel Plan:

The Framework Travel Plans submitted previously is not fully compliant with Hampshire County Council requirements. There are a number of amendments that will need to be made before they can be accepted. The full comments on both the residential and employment travel plans will be forwarded to the applicant separately to this response. We would expect these comments to be resolved prior to completing the S106 legal agreement.

Recommendation:

The additional information submitted has adequately addressed the concerns raised in the highway authority's previous substantive response.

Having regard to the above HCC raise no objection to this proposal from a highways and transportation perspective, subject to the need for conditions, and subject to the applicant entering into a Section 106 Legal Agreement to secure the agreed package of mitigation:

Head of Environmental Protection

No objection to the application subject to conditions.

The Air Quality Assessment submitted by Ramboll Environ, dated February 2018 has been assessed. The air quality assessment focuses primarily on long-term air quality from road traffic use (NO₂ and PM₁₀) and shorter-term air quality impacts caused by dust during the construction phase. The assessment concludes that the impacts from predicted road traffic movements will have a slight to moderate impact on existing dwellings on Sun Lane but

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the increase in NO₂ will still be well within the UK Air Quality Objective levels. Therefore there are no adverse comments to make regarding this element of the proposals.

Dust during the construction phase has been identified as having the potential to cause a significant impact and a table of mitigation measures was included in the assessment (Table 6.1). It would therefore be expected any adverse impacts of dust during the construction phase could be adequately addressed by incorporating any recommended mitigation measures into a submitted Construction Management Plan.

The Noise and Vibration Assessment also submitted by Ramboll Environ which has measured existing noise levels within the development site and at nearby locations has been assessed. The report has predicted noise levels during the construction phase and longer-term noise from increased traffic movements.

The noise assessment has acknowledged that there will be significant noise and vibration generated during the construction phase and has recommended mitigation measures to limit this impact (Section 3.4) which again can be managed through the inclusion of these recommendations into any submitted Construction Management Plan.

The noise assessment has also predicted road traffic noise levels for both existing noise sensitive receptors and proposed residential dwellings. The assessment shows marginal increases in noise from road traffic to existing dwellings along Sun Lane but at levels which are not considered significant.

The impact of the proposed industrial area has been harder to predict as this really needs to be addressed on a case-by-case basis. In general, it is preferable that B2 and B8 uses are located as far from residential dwellings as reasonably practicable. The applicant should be advised :

- Future B1, B2 and B8 uses should be located (position and orientation) in a manner which minimises any noise impacts to both existing and proposed residential dwellings.
- All plant and machinery should be installed and operated to achieve between 5-10dB below measured background noise levels.
- Outside working should be prohibited, unless it can be demonstrated that there is no adverse noise impact on surrounding noise sensitive receptors.
- Hours of working and opening should be restricted to daytime only unless it can be demonstrated that there will be no adverse impact on noise sensitive receptors.

Conditions to cover the following should be included;

- Scheme to protect dwellings from external noise.
- A noise validation report, demonstrating compliance with these noise criteria
- Details of telecommunications/air conditioning/refrigeration/compressing equipment to be used.
- Submission of a Construction Management Plan.
 - Hours of operation
 - No works outside commercial premises
 - No burning on site
 - Contaminated land conditions.

Head of Landscape Ecology
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No objection to the application subject to conditions. *Following the submission of details in response to the query on hedgerow/vegetation removal and how this could impact protected species – dormice....*

No objection subject to suitably worded conditions and details of mitigation measures. Protected species surveys will be updated prior to and during implementation to ensure that mitigation strategies remain up to date throughout, and the Aluco Ecological Report (plus all updates and additional information) and Environmental Statement will be adhered to and implemented in full.

The Flood Risk Assessment and Drainage Strategy shall be adhered to in full. A CEMP shall be submitted to the LPA for approval prior to commencement or any preparatory works.

A Biodiversity Mitigation and Enhancement Plan will be submitted to the LPA for approval prior to commencement or any preparatory works.

Head of Strategic Planning

No objection to the application.

The Development Plan:

Winchester District Local Plan Part 1: Joint Core Strategy – Adopted March 2013;
Winchester District Local Plan Part 2: Development Management and Site Allocations - Adopted April 2017;
Hampshire Waste & Minerals Plan – Adopted October 2013.

The LPP1 was formally adopted by the Council on 20 March 2013. The following policies are particularly relevant to this application:

- DS1 – Development Strategy and Principles
- MTRA1 – Development Strategy for Market Towns and Rural Area
- MTRA2 – Market Towns and Larger Villages MTRA4 – Development in the Countryside
- CP1 – Housing Provision
- CP2 – Housing Mix
- CP3 – Affordable Housing
- CP6 – Local Facilities and Services
- CP7 – Open Space, Sport & Recreation
- CP8 – Economic Growth
- CP10 – Transport
- CP11 – Sustainable Low and Zero Carbon Built Development

- CP13 – High Quality Design
- CP14 – Effective Uses of Land CP15 – Green Infrastructure CP16 – Biodiversity
- CP17 – Flooding
- CP20 – Heritage and Landscape Character
- CP21 – Infrastructure and Community Benefit

The LPP1 development strategy sets the requirement for the overall housing growth in the District at 12,500 dwellings between 2011 and 2031. It focuses substantial growth in three strategic allocations (W of Waterlooville, N Whiteley and N Winchester) whilst setting targets for more limited growth in the larger villages, including Alresford, of 500 dwelling
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dwellings (policy MTRA2). The Plan emphasises the importance of providing affordable housing and an appropriate dwelling mix (CP2, CP3) and of maintaining or improving the local economy and facilities (MTRA2, CP6, CP7, CP8). Proposals should be acceptable in terms of open space provision, transport, sustainable construction, design, flood risk, and landscape/heritage impact, and provide a net gain in green infrastructure and biodiversity, and achieve efficient use of land and infrastructure provision (CP7, CP10, CP11, CP13, CP14, CP15, CP16, CP17, CP20, CP21).

The overall provision for the Market Towns and Rural Area is about 2,500 new homes. Policy MTRA2 proposes a housing target of “about 500 new homes” for Alresford over the plan period 2011-2031. LPP1 expects the development needed to meet its requirements to be within settlement boundaries or for these to be reviewed, where necessary, through a plan-led process - Policy MTRA2 states that *‘housing.... should be accommodated through development and redevelopment opportunities within existing settlement boundaries first. Sites outside settlement boundaries will only be permitted where, following an assessment of capacity within the built-up area, they are shown to be needed, or to meet a community need....’*

This approach is amplified in paragraph 6.20 of the explanatory text and was supported by the LPP1 Inspector’s Report (paragraph 110): *‘All individual land allocations and site specific issues.... are essentially matters for LP2. This includes the review of all MTRA2 settlement and gap boundaries, taking account of the above, as part of a plan led approach, in accord with the NPPF.’*

Local Plan Part 2: Development Management and Site Allocations

Local Plan Part 2 was adopted in April 2017, replacing the ‘saved’ policies of the 2006 Local Plan Review. The following policies are particularly relevant to this application:

NA3 – Sun Lane Mixed Use Allocation
DM2 – Dwelling Sizes
DM6 – Open Space Provision
DM15 – Local Distinctiveness
DM16 – Site Design Criteria
DM17 – Site Development Principles
DM18 – Access and Parking
DM26 – Archaeology

The Local Plan Part 2 assessed sites to meet the LPP1 housing requirement of about 500 dwellings at Alresford, as required by LPP1. Land at Sun Lane was included in the assessments and performed well on the assessment criteria, being well-located to provide for a range of needs. As a result, Local Plan Part 2 allocates a large area of land at Sun Lane for a mixture of uses, principally about 10 hectares of residential development (approx. 325 dwellings), 5 hectares of employment uses (and access), and 15 hectares of informal and recreational open space (policy NA3). Policy NA3 includes the following requirements:

Nature & Phasing of Development

A masterplan establishing the disposition of uses for the whole allocated area should be produced. It is noted that a detailed Design and Access Statement has been submitted,
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which sets out the evolution of the development masterplan and proposes key principles and parameters. The resulting masterplan appears to satisfy the key requirements of policy NA3 regarding the disposition of uses and areas proposed. The overall site area set out in the submitted 'Schedule of Areas' is slightly larger than the Local Plan allocation, due to the inclusion of the new A31 access, and there is a slightly smaller area of housing and larger area of open space proposed. These variations are not considered significant given that the broad levels of housing, open space and employment proposed in policy NA3 are being achieved. The scheme is for 320 dwellings, which is consistent with the Local Plan allocation for 'about 325 dwellings'.

The proposed level of affordable housing equates to 40%, as required by Policy CP3. The Affordable Housing Statement submitted with the application also proposes to follow the 70/30 split of affordable rented/intermediate housing proposed by LPP1 policy CP3. The mix of units and arrangements to ensure it is provided in step with the market housing are matters for others to comment on, but the resulting provision will need to be secured by a S106 obligation.

The boundaries between the various land uses shown in the Design & Access Statement follow those set out on the Local Plan Policies Map but, as this is an outline application, it will be important to fix these to ensure they reflect the Local Plan allocation. This should also include the 'parameters plan' section and other relevant parts of the Design & Access Statement so that the key principles are established (other consultees can advise on whether the more detailed design elements need also to be secured through conditions/S106s).

The Design and Access Statement includes an illustrative phasing plan, which also follow the requirements of the policy. This proposes that the new access and changes to Sun Lane comprise Phase 1, along with the early stage of employment development and the main open space area. This means that serviced land for business use will be made available before any housing, which forms Phase 2 onwards, as required by NA3. As this is an outline application, a S106 obligation and/or planning conditions will be needed to ensure that the proposed phasing programme is followed and that particular requirements are met before other elements start (e.g. that the new A31 access is developed in advance of the employment area, as these are both defined as 'Phase 1').

Access

The Local Plan sets out various access requirements, including a new access from the A31 (to be provided at the start of development), improved pedestrian and cycle access into the town centre and other areas, measures to discourage use of nearby residential roads, and a transport assessment including off-site improvements to be provided. The Highway Authority will assess these matters, which are likely to need S106 or S278 agreements to secure their provision or funding at the appropriate stage. The impact of any transport works on the landscape and existing housing, particularly the new access with the A31, will require careful consideration and treatment which other consultees will no doubt comment on.

Environmental

Policy NA3 requires landscape boundaries around the site to be retained and reinforced, including provision of a suitable boundary on the western edge of the site to provide a

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buffer with existing housing. It also requires the provision of about 15 hectares of open space in the central part of the site and open space as appropriate within the housing area. The Design & Access Statement suggests 16.84ha of open space will be provided in total and its landscape principles appear consistent with the Local Plan's requirements.

It proposes that there should be two large recreational meadows and a diversity of habitats. However, there may also be local needs and preferences for other types of recreational open space and the local community should be able to have a major influence on the type of open spaces to be provided and their location. The preference would be for these to be laid out and equipped as necessary by the applicant, with the land dedicated to the Town Council along with a commuted sum for future maintenance (to reflect the types of open space provided).

In any event, a S106 obligation will be needed to secure provision of the types of open space to be provided (or reserved), and their timing, along with the necessary requirements to maintain it in perpetuity. As the open space is needed to meet the requirements of Policy NA3, it is not eligible to be considered as 'Payment in Kind' in lieu of any of the CIL contribution which will be required. CIL should be paid in full at the rate that is current at the time.

Other Infrastructure

Policy NA3 requires connection to the nearest point of adequate sewerage capacity and the means of connecting/upgrading the network will need to be agreed with Southern Water and be subject to a condition or S106 obligation (it is noted that Southern Water have commented and suggested relevant conditions). The Groundwater Protection Zone will also need to be protected and a condition/obligation may be necessary, depending on the measures required.

The proposal is required to contribute to the expansion of the Sun Hill Infants and Junior Schools. The application proposes a re-alignment of Sun Lane and a new/improved drop-off/parking area or open area for the Schools. As this is required to ensure a satisfactory layout and safe access arrangements it should be secured by means of conditions or S106/S278. It will be for the Education Authority to advise on the need for additional parking and open areas and what level of financial contribution is necessary and justified to help fund an appropriate expansion of the Schools. Any works or financial contributions will need to be secured through a S106 obligation (as provided for by the CIL Regulation 123 List), including any phasing requirements that may be necessary.

The Local Plan also requires other infrastructure to be provided to make the development acceptable in planning terms. It is noted that a Utilities Assessment Report has been submitted and any requirements identified, or which emerge through consultations, will need to be secured through planning conditions or S106 obligations. The main access is to be from a new junction with the A31 and measures are needed to improve pedestrian, cycle and public transport provision and manage traffic to minimise the impact on nearby residential roads. Others will comment on the adequacy of the measures proposed. The existing landscaped boundaries are proposed to be retained and reinforced. The layout and boundary treatment proposed appear to protect the amenities of the existing housing closest to the employment area.

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Other LPP2 policies require appropriate dwelling sizes (DM2), adequate open space provision (DM6), appropriate design (DM15-DM17), suitable access and parking (DM18), and the assessment of potential archaeological impacts (DM26). It may also be necessary to consider the impact of the development in terms of noise and pollution generation (policies DM10-DM20).

Hampshire Minerals & Waste Plan

Policy 15 – Safeguarding Mineral Resources.

The application site lies outside the Minerals Safeguarding Area as set out in the Hampshire Minerals & Waste Plan.

Other Material Considerations

The NPPF promotes a presumption in favour of sustainable development, but substantial weight should be given to Local Plan policies where the Council can show an adequate and up to date supply of housing land (NPPF paragraph 49). The Council is currently able to demonstrate a 5-year supply of housing land (including a 5% 'buffer'), and the other requirements of paragraph 47 (objectively assessed need, land supply, etc) are satisfied. NPPF paragraph 14 is clear that the presumption in favour of sustainable development relates to proposals that accord with the development plan. As LPP1 and LPP2 are relevant and up to date, the final bullet point of paragraph 14 does not apply.

The Alresford Town Design Statement was adopted as a Supplementary Planning Document in 2008 and is a material consideration. SPDs have also been adopted in relation to Affordable Housing, Residential Parking Standards, and High Quality Places, which are also material planning considerations.

Assessment

The application is for residential, employment and open space development including a new access to the A31, as envisaged by LPP2 Policy NA3. LPP2 has been subject to examination by an independent Inspector, who has confirmed that Policy NA3 is 'sound'. The LPP2 was adopted on 5 April 2017 and forms part of the Development Plan, so should be given substantial weight.

The material submitted, particularly the Design & Access Statement and its illustrative masterplan, parameters plan and phasing plan follow the broad requirements of policy NA3 (other consultees will comment on matters of detail). The application also meets the overall policy requirements in terms of affordable housing (LPP1 Policy CP3) and these will require a S106 obligation to secure. The submitted material does not appear to specify the type and mix of housing proposed, so conditions are likely to be needed to control this to ensure compliance with LPP1 Policy CP2. Local Plan Part 1 policy CP11 expects high standards of sustainability but recent Government announcements mean that Code Level 4 for energy would be accepted, which should be secured by planning conditions, along with BREEAM requirements for the employment site. Other consultees will also no doubt comment on the acceptability of the proposal in relation to open space provision, transport, design, landscape impact, biodiversity, drainage/flooding, and infrastructure provision (LPP1 policies CP7, CP10, CP13, CP14, CP15, CP16, CP17, CP20, CP21).

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Conclusion

The site is allocated for a mix of housing, employment and open space by LPP2 (Policy NA3). LPP2 has been examined and found to be 'sound' and was adopted in April 2017, so forms part of the statutory Development Plan and carries corresponding weight.

Policy NA3 sets out various requirements which will need to be met, along with the requirements of other more general policies on affordable housing, access, etc.

The Design & Access Statement includes an illustrative masterplan, parameters plan and phasing plan which all follow and develop the broad requirements of policy NA3. The principles of the proposed development therefore reflect the requirements of LPP2 policy NA3 and other general policy requirements. Other consultees will no doubt comment on various other specialist policy areas/requirements such as landscape impact, transport, open space provision, etc.

In order to ensure that the various policy requirements are secured, S106/S278 obligations and planning conditions will be needed, including:

- S106 obligations/condition to ensure that the illustrative masterplan, parameters plan and phasing plan are followed. More detailed matters may need to be included, e.g. to ensure that employment land is not developed until the new A31 access is provided.
- Provision or funding for other necessary on- or off-site transport measures including pedestrian, cycle and public transport improvements and traffic management on nearby residential roads;
- Requirements to provide, lay out and maintain in perpetuity the on-site open space to be provided (or reserved) within any part of the site, including the necessary commuted payments;
- Securing the amount, type and tenure of affordable housing required by policy CP3;
- Connection to / upgrading of the sewerage network at a suitable point, to be agreed with Southern Water, and measures for protecting the Groundwater Protection Zone;
- Contributions to the expansion of the Sun Hill Infants and Junior Schools, to be agreed with the Education Authority, including the scale and timing of any works or financial contributions;
- The re-alignment of Sun Lane and provision of a new/improved drop-off and parking area for the Schools.

Other consultees will comment on other policy requirements and additional planning conditions or S106/S278 obligations may be needed to address the points raised.

Overall, the application proposals accord closely with the key requirements of policy NA3 and other development plan policies, subject to the comments of specialist consultees and the imposition of appropriate conditions/planning obligations.

Engineers Drainage: No objection to the application.

Due to the size of the development HCC will have to consult on the surface water strategy, and I see that this is already underway with HCC passing back initial comments.

With regards to foul drainage, the comprehensive FRA makes mention of foul capacity issues in the main SW system, with the solution offered being the provision of two pumping stations and a brand new dedicated off site rising main to overcome the capacity

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issue, with SW building the offsite rising main. Therefore, for me to accept this as a potential strategy, I will need to see;

1. Confirmation from SW that they agree to this as a solution.
2. Confirmation from SW that this will overcome any capacity issues.
3. Confirmation from SW that they have agreed in principle to provide the offsite rising main.
4. If the developer is looking for SW to adopt the on site system, I will need to see that they intend to get the on site systems/pumps built to an adoptable standard in consultation with SW. If they don't intend to get the onsite infrastructure adopted, then we will need to see how the system is going to be managed and maintained in the future, and how funds will be raised to pay for it.

If outline permission were to be granted, I will need to see a detailed foul drainage layout, long sections, and specifications for the foul sewers.

Historic Environment Team Leader – Archaeology

No objection to the application subject to conditions being imposed to cover the following;

1. Submission of a written scheme of investigation;
2. Submission of a report following archaeological fieldwork.
3. Submission of site investigation and post investigation assessment.

Key issues:

1. The preservation, conservation, investigation and recording of archaeological interest (Policy DM26 Winchester District Local Plan Part 2; Policy CP20 Winchester District Joint Core Strategy; NPPF Section 12).

Comments:

Archaeological background:

This outline application follows an earlier pre-application submission and a request for an EIA screening opinion. Further to previous discussions with the applicant's archaeological consultant, the following reports have been received and accepted;

- Development Archaeology Services Ltd, February 2014, An Archaeological Desk Based Assessment of Land to the East of Sun Lane, New Alresford, Hampshire.
- Archaeological Surveys Ltd, Feb 2016, Land to the east of Sun Lane, New Alresford, Hampshire: Magnetometer Survey Report (Report ref. 642).
- Development Archaeology Services Ltd, May 2016, Summary report on the results of an archaeological evaluation (pre-determination) on part of the site area to the East of Sun Lane, Alresford, Hampshire.

Archaeology and Heritage is addressed in Chapter 11 of the Environmental Statement submitted for this application (the geophysical survey and evaluation trenching reports form Appendix 11.1 of the ES).

Copies of these documents have been submitted as part of this application. Full archaeological background to the site is contained within these reports, however in summary the site is known to contain;

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-The north-eastern part of the site contains a group of three ring ditches, aligned roughly north-south, previously known from aerial photographs and confirmed by the geophysical survey. The archaeological evaluation trenching carried out within the north-eastern part of the site has confirmed that the ring ditches are related to prehistoric (likely Bronze Age) burial monuments.

-Within the central ring ditch a number of features likely to form grave cuts were identified; one contained a single articulated human skeleton. These may also date to the Bronze Age, but a later period of re-use of the ring ditches (which would have had an attendant earthwork mound originally) as a focus for burial is also a possibility.

-Other ovoid and circular features identified in the evaluation may also be related to the burial monument.

-The remains of all three ring ditches and other features identified in the evaluation work, including the articulated skeleton within a grave cut, have been heavily truncated, probably due to ploughing

-Beyond the area of the ring ditches, other anomalies identified by the geophysical survey indicate a group of pit like features; although it is not certain if these have an archaeological origin, as well as former field boundaries and parallel linear features in the south of the site which may relate to former lynchets. A large anomaly identified by the geophysical survey in the NE corner of the site was found to be a former quarry during the archaeological evaluation. Some of the anomalies have proven to be result of variable geology within the site.

Consideration:

Although important archaeological remains have been identified within the NE corner of the site (Bronze Age burial monuments and secondary burials), these only survive as sub-surface features, with all traces of upstanding earthwork remains now gone. The evidence for plough damage to the sub-surface remains also lessens their significance, such that they are not considered to be nationally important. The surviving remains do however retain important evidential values which will require mitigation. This is acknowledged in Section 11.5 of the ES and in the supporting archaeological evaluation report.

Given the nature and preservation state of the archaeological remains identified in the northern and southern parts of the site are not considered to form an overriding constraint. Similarly, any archaeological remains present in the central part of the site are unlikely to be deemed worthy of preservation and thus form an overriding constraint. Accordingly there is no objection in principle to the proposal on archaeological grounds. Section 11.5 of the ES sets out a series of mitigation measures, which have been previously discussed and agreed with myself. These mitigation measures can be secured via appropriately worded conditions as set out above.

Given the likely duration of this development, which is to be carried out in 6 development phases with additional landscape infrastructure work (Broadway Malyan Illustrative Phasing Plan - Dwg 28504 421 Rev D dated Nov 16), it is important that archaeological mitigation measures are fully integrated into the 'Construction Programme and Phasing' and the 'Construction Management Plan' for this development.

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It is particularly important that archaeological mitigation measures are considered and fully implemented ahead of any site preparation, infrastructure or other enabling works, or, in the implantation of other mitigation measures (such as for ecology etc) for each development phase.

Head of Landscape: No objection to the application.

The principles set out in Policy NA3 appear to be met by the outline proposals put forward, including strengthening landscape boundaries to the east and west. The LVIA clearly demonstrates that views of the development, whilst certainly possible from the wider landscape, are minimised by the positioning of housing and employment land in the lower parts of the site. Having said this, strategic tree planting will be necessary to soften any visual impacts, particularly of the employment land, which is likely to be more visually intrusive by its nature.

Employment Land:

The masterplan shows an indicative layout for the employment land that shows car parking fronting the open space. Given the fantastic resource the open space provides, this layout would benefit from a redesign, placing buildings and people immediately adjacent to the open space, where they can benefit from a view over the natural landscape, and a direct connection with it (for taking breaks and eating lunch/exercising). This would create a unique character to the business park that is rarely found in this type of development. Opportunities for a café (ground floor or rooftop) may also develop as a result of these changes, which would benefit workers during office hours, and also add a positive selling point for the developer.

The masterplan indicates a 20m buffer between existing housing and new employment land, but the size of the buffer needs to be relative to the final building heights, so may need to be bigger.

SuDS:

The masterplan provides very little detail in relation to SuDS and worryingly labels one area to the north and one to the south (10 on the masterplan) as 'SuDS' and another area (8) as an area of open space to allow for natural flow of surface water...then culverted through the site to the attenuation basin. Three SuDS features are not an adequate way to deal with surface water runoff in a scheme on this size. A fully integrated SuDS system will be necessary to ensure that surface water is adequately dealt with on site and that the scheme does not result in huge engineered inaccessible attenuation basins being necessary to deal with water. A fully integrated SuDS system should include streetscape swales and ponds, intermediary basins at key intervals, where there could also be an opportunity for accessible open space during drier weather, and smaller basins at the end of the system that can also function as useable open space. No basin or pond on site should have sides that exceed 1:3 gradient, to ensure that they meet current Industry Guidance (see CIRIA SUDS Manual). No fencing of SuDS features should be necessary and all SuDS features should be multi-functional – enhancing biodiversity through careful planting, offering opportunities for play and recreation, as well as dealing with surface water.

We will expect to see a SuDS Strategy submitted alongside any reserved matters application relating to drainage, landscape or ecology.

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Housing layout:

The housing layout follows a 'parking court' approach to street design that is outdated and has been proved unsuccessful across the country. Residents are reluctant to use parking courts, preferring to bump up on kerbs in front of their houses, which causes access problems along streets and damage to verges and paving/kerbs. Properly designed on-street parking, integrated with tree planting and hedges to break up the hard landscape is much more likely to be successful. Overspill landscaped parking areas that front the roadside can offer a way of dealing with the number of vehicles required for each home (typically 2 cars per household for flats and 2 to 3 bedroom houses, and 3 or 4 for larger homes) and are more likely to be used than parking courts as they are seen as safer places to park due to natural surveillance.

Flats over garages are another issue that has proven problematic in recent years, with owners/occupiers struggling to get insurance to cover their flats and the garages beneath, or garages with flat above, which is a requirement of occupancy. These flats also tend to be isolated within parking courts with no outside space, surrounded by cars, which does not represent high quality design. Given that few people use their garages for parking, it would make more sense to omit the garages and provide parking spaces and small 1 bed terraced houses instead that can then benefit from a small yard offering some private outside space.

One of the most worrying aspect of the layout, that has also been picked up by the Council's Urban Designer, is that the housing turns its back on the open space. A huge treed buffer is proposed between the southernmost houses and the open space, which removes the opportunity for casual surveillance and deprives homeowners of outstanding views up the hill and beyond. Whilst it is important to ensure that the residents here are not unduly affected by users of the open space, there are much more creative ways of doing this.

The other aspect of the housing layout that does not sit well in the context of Sun Lane is the proposal to use flats as a 'gateway' feature on the western entrance. Sun Lane is made up of 2 storey houses and therefore flats immediately fronting Sun Lane are not appropriate as they are contrary to local character.

Open Space and Boundaries:

The proposed green fingers (12) through the site would limit views out from the open space and therefore tree planting needs to be more carefully planned to make the most of views out of the site. The 'enhanced woodland feature' on the eastern edge of the site doesn't appear to be any bigger than existing, so more information will be required on this to demonstrate how it is enhanced.

At the junction proposed to the southern end of Sun Lane there may need to be additional strengthening of the boundary vegetation due to the loss of vegetation where the new connection is proposed. At present the masterplan shows an avenue of trees extending to the junction, and continuing southwards. Around the junction this will need to be altered to form more of a copse to ensure that any impacts on the properties to the west of Sun Lane are minimised.

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The masterplan doesn't give enough detail to ascertain how existing hedgerows will be dealt with, but we expect all existing hedgerows to be kept unless there are compelling arguments for their removal/access points to be created. This is because significant arable margin species have been recorded in this area, and these are supported by the hedgerows.

Play Areas:

The masterplan proposes a play area in a central open space within the development. The noise generated by play areas in a courtyard setting can cause social conflict and we would suggest that an informal 'play garden' would be better placed here. It may offer informal play for toddlers and very young children, but otherwise would simply offer a pleasant place to sit and spend time, and as a visual break from the hard landscape. Larger equipped play areas are better suited to the large open spaces in the centre of the site.

A play strategy must be provided alongside other landscape and layout information and should detail informal opportunities for play, as well as formal opportunities and connections between these and people's homes.

Environment Agency:

No objection in principle to the proposed development.

We can confirm that the Environment Agency has no objection in principle to the proposed development as submitted; however, we request that a planning condition be attached to any planning permission granted to ensure that no infiltration of surface water drainage into the ground is permitted without consent. This condition is necessary in order to make the development acceptable. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application. The comments are based on the assumption that foul drainage is connecting to the mains.

This development site is a greenfield site currently in use for agriculture, which overlies the Blandford Chalk Principal Aquifer. Superficial Head and Clay-with-flints deposits are present across some of the central part of the development site. The far south western corner of the site lies within the Source Protection Zone 1. There is a licensed groundwater abstraction at the Alresford Golf Club (Lic: 11/42/22.1/146) just to the south of the proposed site boundary.

The future use of the proposed development site presents a medium risk of contamination that could be mobilised by surface water infiltration from the proposed sustainable drainage system (SuDS) leading to pollution of controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is within Source Protection Zone 1 and is located upon a Principal aquifer.

Whilst we would not object to the use of SuDs within the SPZ1 we expect the developer to incorporate suitable level of pollution prevention measures into the drainage design to ensure that groundwater and drinking water supplies are protected. Section 1.0 of The Non-Technical Summary dated June 2017 shows a plan of the development and indicates the use of SUDS in the south western part of the site within the Source Protection Zone.

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With regards to clean roof water, we have no objection to this being discharged to ground. However surface water drainage from car parking areas and roads has the potential to contain pollutants and hazardous substances. We would expect a risk assessment to be carried out to determine the level of treatment required prior to the water from these areas being discharged to ground. We would like to direct the developer to the Ciria SuDs manual C753 where industry best practice is provided. It provides further information and guidance on risk assessment and the likely level of treatment needed for such sites. This can be found at <http://www.susdrain.org/>

A letter from Southern Water dated 13th July 2017 states that they cannot accommodate the needs of this application without the development providing additional infrastructure for foul water. It also states that there are no public surface water sewers in the area to serve this development.

The Flood Risk Assessment and Drainage Strategy (dated 1st June 2017 Ref:1620001830/ENV/R03) states that additional infrastructure will be put in place and foul water will go to the Alresford WWTW. We advise that prior to planning permission being obtained, confirmation is sought for the proposed foul and surface water drainage.

Our comments on this application are based on the assumption that foul drainage is connecting to mains. Should this not be the case we would like to be reconsulted.

Sport England: No objection to the application.

Thank you for consulting Sport England on the above application. Sport England provides the following comments for your consideration.

The site is not considered to form part of, or constitute a playing field as defined by the Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595), therefore Sport England has considered this a non-statutory consultation. It is understood that Winchester City Council is a Community Infrastructure Levy (CIL) charging authority and as such, the proposed development is required to provide CIL contribution in accordance with the Councils adopted CIL Charging Schedule.

It is acknowledged that there is no requirement to identify where those CIL monies will be directed as part of the determination of any application. That said, Sport England would encourage the Council to consider the sporting needs arising from the development as well as the needs identified in its Infrastructure Delivery Plan (or similar) and direct those monies to deliver new and improved facilities for sport.

Sport England, in conjunction with Public Health England, has produced 'Active Design' (October 2015), a guide to planning new developments that create the right environment to help people get more active, more often in the interests of health and wellbeing. The guidance sets out ten key principles for ensuring new developments incorporate opportunities for people to take part in sport and physical activity. The Active Design principles are aimed at contributing towards the Government's desire for the planning system to promote healthy communities through good urban design. Sport England would commend the use of the guidance in the master planning process for new residential

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developments. The document can be downloaded via the following link:
<http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/activedesign/>

The comments made in response to this application and the absence of an objection to this application in the context of the Town and Country Planning Acts, does not in any way commit Sport England's or any National Governing Body of Sport's support for any related application for grants funding.

Highways England

No objection to the application and no conditions required.

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

In the case of this development proposal, our interest is in the M3 and Junctions 9 and 10 in particular for this application. Having examined the above application, we do not offer any objections to this proposal.

Natural England

No objection to the application subject to appropriate mitigation being secured.

We consider that without appropriate mitigation the application would:

- have an adverse effect on the integrity of River Itchen Special Area of Conservation
- damage or destroy the interest features for which River Itchen Site of Special Scientific Interest (SSSI) and Alresford Pond SSSI have been notified.
- have a significant impact on the purposes of designation of the South Downs National Park

In order to mitigate these adverse effects and make the development acceptable, mitigation measures as outlined within the following reports should be secured:

- Implementation of sustainable drainage system features as outlined under section 3.6 in the Flood Risk Assessment & Drainage Strategy (Ramboll Environ, June 2017)
- Prior to the commencement of the development hereby approved, a Construction Environmental Management Plan (CEMP) should be submitted to and approved in writing by the Local Planning Authority, in liaison with Natural England. The CEMP shall identify the steps and procedures that will be implemented to avoid or mitigate impacts on species and habitats. Further details on this can be read below.

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

Natural England's advice on other natural environment issues is set out below. Internationally and nationally designated sites

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River Itchen SAC:

The application site is situated within close proximity to the River Itchen SAC. The application is supported by a Habitats Regulations Assessment (HRA) Screening report (Ramboll Environ, June 2017), that concludes likely significant effects on the interest features of the River Itchen SAC are unlikely to occur due to the design of the proposals, proposed mitigation measures and adherence to a Construction Environmental Management Plan (CEMP) that will reduce construction impacts on air and water quality. The report states that in-combination effects were not considered as there are no committed developments within the local area that require assessment as cumulative schemes in combination with the proposed development.

The application is also supported by a Flood Risk Assessment & Drainage Strategy (Ramboll Environ, June 2017) which proposed a design to manage surface water run-off that incorporates a number of sustainable drainage features (including permeable paving, swales and infiltration basins). The proposals intend for foul water drainage to connect to the existing mains system. (Note: if the proposals regarding foul water drainage change, Natural England should be re-consulted with regard to water quality impacts on the River Itchen SAC and SSSI.)

On the basis of information provided, Natural England would concur that likely significant effects on the interest features of the River Itchen SAC can be screened out from the HRA, and advises that the following are secured by appropriately worded conditions attached to any planning consent:

- Implementation of sustainable drainage system features as outlined under section 3.6 in the Flood Risk Assessment & Drainage Strategy (Ramboll Environ, June 2017)
- Pollution prevention measures to be outlined within a Construction Environmental Management Plan (CEMP)

The Construction Environmental Management Plan (CEMP) should identify the steps and procedures that will avoid or mitigate impacts on the designated sites. The following issues should be addressed:

- Dust;
- Chemical and/or fuel run-off
- Waste disposal;
- Storage of materials/chemicals;
- Increased light disturbance to species (including after daylight hours)
- Protection of BMV land (see below for more information)

Once approved, the CEMP should be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.

River Itchen SSSI and Alresford Pond SSSI:

Provided the above measures are secured, Natural England considers that the proposed development will not damage or destroy the interest features for which the above sites have been notified and has no objection on this aspect of the application.

Please note that if your authority is minded to grant planning permission contrary to the advice in this letter, you are required under Section 281 (6) of the Wildlife and Countryside Act 1981 (as Page 3 of 4 amended) to notify Natural England of the permission, the terms
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on which it is proposed to grant it and how, if at all, your authority has taken account of Natural England's advice. You must also allow a further period of 21 days before the operation can commence.

Protected Landscapes:

The proposed development is for a site within close proximity to the nationally designated landscape South Downs National Park (SDNP). Natural England notes the consultation response from SDNP outlines some recommendations. Provided SDNPs concerns are fully addressed Natural England would have no further concerns on this aspect of the application.

Best and Most Versatile Agricultural Land:

The application site constitutes approximately 25 hectares (ha) of 'Best Most Versatile' land (BMV).

An area of land classified as Grade 2 under the Agricultural Land Classification (ALC), denoting soil quality as 'very good quality agricultural land', is situated in the southern part of the site proposed for employment and parking. The northern area proposed for residential development classes as Grade 3a ('good quality agricultural land'). Approximately 15ha of BMV land will be permanently lost to development.

The central area proposed for enhanced school grounds facilities and public open space constitutes approximately 10ha of Grade 3a land. In order to safeguard soil resources as part of the overall sustainability of the development, it is important that the soil is able to retain as many of its many important functions and services (ecosystem services) as possible through careful soil management.

Consequently, we advise that if the development proceeds, the developer uses an appropriately experienced soil specialist to advise on and supervise soil handling, including identifying when soils are dry enough to be handled and how to make best use of the different soils on site.

The CEMP should incorporate measures to protect soils from damage during the construction phase. Further guidance is available in Defra Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (including accompanying Toolbox Talks) and we recommend that this is followed.

The following measures could include (but not necessarily be restricted to):

- Soil Resource Plan to inform soil management;
- Toolbox talks to staff;
- Storage of materials or equipment should occur on dedicated construction sites only to avoid soil compaction;
- Appropriate storage of fuel and chemicals to avoid spillages;
- Erection of protective fencing or barrier tape and exclusion signs along the boundaries between construction and open space areas of the site to protect these soils from construction activities and avoid indiscriminate vehicle movements

Other biodiversity issues

Local planning authorities must ensure that proposed development meets the requirements for biodiversity enhancement as set out in National Planning Policy

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Framework paragraphs 7, 109 and 118, and Section 40 of the Natural Environment and Rural Communities Act (2006), which states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40(3) also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'. Biodiversity 2020: A strategy for England's wildlife and ecosystem services and Making Space for Nature (2010) also provide strong drivers for the inclusion of biodiversity enhancements through the planning process.

Natural England welcomes the inclusion of a significant area of public open space as part of the proposals to include areas of meadow and new and enhanced woodland features.

It is noted that the supporting Ecology Report (Aluco Ecology Ltd, April 2017) identified a population of the Red Listed species white Helleborine in the western field south of the A31. The future use of this field is currently unclear and Natural England would advise that the applicant seeks to secure the future management of this population.

Natural England recommends that the application is supported by a Biodiversity Mitigation and Enhancement Plan (BMEP), or equivalent, to outline how the proposals will benefit wildlife, that has been agreed by the Council's biodiversity officer/district ecologist. The BMEP could include (but not be restricted to):

- The planting of woodland features and native hedgerows
- Use of native wildflower seed mixes which encourage wildlife;
- Incorporation of bat and bird boxes
- The addition of features such as log piles for reptiles and amphibians
- The long-term management for the nearby white helleborine population

Please note that provided the district ecologist is satisfied with the submitted biodiversity mitigation and enhancement measures and the measures are secured by any permission, then no further consultation with Natural England on this aspect of the proposal is required.

Hampshire County Council Education: No objection to the application.

The proposed development of 320 dwellings is expected to generate a total of 88 additional primary age children and 62 secondary age children. This is based on a figure of 0.3 primary age children per new dwelling and 0.21 secondary age which, was derived by conducting demographic surveys of developments that have been completed within Hampshire and calculating the average number of primary and secondary age children on those developments.

The development site is served by Sun Hill Infant and Junior School, Alresford. This Primary school is currently full and has no places available to cater for the additional children that will be yielded from this development. Consequently the school will need to be expanded to cater for the additional 88 pupils and a contribution is sought from the developer to pay for this expansion. The required primary contribution is £1,780,768. Details of the forecasting methodology used, along with the current pupil numbers at these schools can be found in Appendix A.

The County Council has used recent past projects to derive costs for the proposed expansion/s – details and a explanation can be found in the County Council's Developers

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Contributions Guidance using the following link:

<http://www3.hants.gov.uk/education/school/school-places>.

It is not possible to advise on the detail of the works required to the school(s) at this stage, as feasibility studies and consultation must be undertaken to identify the best way of accommodating the children on site however, the contribution will be used to directly mitigate the impact of the development and any part of the contribution that is not utilised will be returned to the developer. As more detailed work is undertaken the County Council can provide a site specific estimate of costs.

Financial contributions may change depending on the make-up and timing of the development.

In summary, the contribution towards the expansion of Sun Hill Infant and Junior School are necessary because the schools are currently at capacity and without expansion will not be able to accommodate the children from the development. The contribution will be spent on improvements to the schools which serve the site and therefore are directly related to the development. The level of contribution being sought is based on the number of children expected to be living on the development and the expected cost of accommodating these children at the schools and therefore is fairly and reasonably related in scale and kind to the development. This information is supported by the County Council's 'Planning for School Places Guidance Document' which sets out the methodology for assessing the impact of development on education infrastructure.

Recommendation:

The County Council, as Local Education Authority, raises no objection to the planning application subject to:

The applicant entering into a section 106 agreement to secure a contribution of £1,780,768 towards expansion projects at Sun Hill Infant and Junior School in order to mitigate the impact of the development on educational infrastructure and ensure that sufficient school places are provided to accommodate the additional children expected to be generated by the development.

Without the provision of a contribution towards the provision of additional school places the County Council, as Local Education Authority, would object to the proposal on the grounds that the impact on the existing infrastructure cannot be sufficiently mitigated and therefore the development is unacceptable in planning terms.

Appendix A

The requirement to mitigate pressure on schools in an area. The Education Act 1996 S14 places a duty on Local Authorities (LAs) to secure that schools are sufficient in number, character and equipment to provide for all pupils the opportunity of appropriate education. Therefore, there needs to be sufficient appropriate places to accommodate pupils.

The Audit Commission recommends that schools should not operate at full capacity. The 1996 report Trading Places: The Supply & Allocation of School Places recommends that LAs plan for a 95 per cent occupancy rate at schools, with a variation of plus or minus 10 per cent, around this target. Furthermore, the updated 2002 report of the same name,

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recommends a reasonable figure to be 5% spare places in any school and these places should not be considered surplus places.

An additional factor is the need to plan for the provision of places for children who move into an area after places have been allocated or, at other times during the year. Therefore, there needs to be some 'headroom' in the provision of places to allow for such late applicants.

The total net capacity (NCA) of a school relates to the total number of pupils that may be admitted into a school. This number can be compared to the total number of pupils in a school – the Number on Roll (NOR). The Department for Education (DfE) use this methodology to calculate surplus places. This is a suitable measure for circumstances when a school population is relatively stable and gives a useful long-term measure of capacity.

Hampshire County Council Pupil Forecasting Methodology (Published) Assessment of four year olds living within the catchment area:

Immunisation and vaccination data from local health authorities is collected by age and postcode and is then allocated to enumeration districts. This information is updated annually and takes account of demographic and other trends, including those for the pre-statutory age group i.e. data are collected for year 0 onwards. The number of 4 year olds by enumeration district is then aggregated to school catchment areas. Where an enumeration district straddles a school catchment area, the number of 4 year olds is proportioned to the relevant schools by the number of address points in each catchment area. Future intakes are estimated by calculating an average participation rate (PR) based on rates observed over the previous three years, using a three year moving average (weighted 3:2:1), giving the greatest weight to the most recent year. This weighted participation rate is applied to future forecast numbers of 4 year olds to determine likely intake to Year R. Schools with participation rates over 100% attract pupils from outside their catchment area. Schools with participation rates below 100% lose pupils to neighbouring schools, other authorities or the independent sector.

Forecast numbers for other year groups: Primary:

This methodology used for year groups 1-6 is based upon a cohort survival model. The basic premise is that pupils will roll forward from year group to the next at the end of each academic year. If there are known housing developments within a schools catchment area, the expected pupil yield is added to the projections at the rate of 0.3 for primary and 0.21 for secondary. This information is provided by the County Environment Department and substantiated by district councils. Expected changes due to pupil mobility and migration are also taken into account. For each year group, the number of pupils on roll in January is compared with the same cohort a year later. A weighted moving average of the observed changed over the last three years (3:2:1) is calculated and applied in the same way as the participation rate

Pupil numbers:

The development lies in the catchment area of Sun Hill Infant and Junior Schools, Alresford. The following tables demonstrate the current and forecast capacity of these schools not including this development:

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Forecast TOTAL

	1314	1415	1516	1617	Weighted Participation Rate	1718	1819	1920	2021	2122
Participation Rate:		82%	85%	79%	81%	81%				
S.A.P.F	79	72	68	70		71	82	67	71	82
YrR	60	59	58	55		58	67	55	58	67
Yr1	60	59	60	60		56	59	69	58	61
Yr2	66	60	60	60		60	57	60	71	60
Total	186	178	178	175		174	182	184	187	188

Southern Water: No objection to the application.

The exact position of the water mains and foul sewer must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note: - No development or new tree planting should be located within 4 metres either side of the centreline of the (100mm & 200 mm) water mains.

- No development or new tree planting should be located within 5 metres either side of the centreline of the 300mm water trunk main.
- No development or new tree planting should be located within 3 metres either side of the centreline of the foul sewers.
- No new soakaways should be located within 5 metres of water mains, foul sewers.
- All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works.

Furthermore, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

The results of an initial desk top study indicates that Southern Water currently cannot accommodate the needs of this application without the development providing additional local infrastructure. The proposed development would increase flows into the wastewater sewerage system and as a result increase the risk of flooding in and around the existing area, contrary to paragraph 109 of the National Planning Policy Framework.

Should the Local Planning Authority be minded to approve the application, Southern Water would like the following condition to be attached to any permission. "Development shall not commence until a drainage strategy detailing the proposed means of foul disposal and a implementation timetable, has been submitted to and approved in writing by, the local

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planning authority in consultation with the sewerage undertaker. The development shall be carried out in accordance with the approved scheme and timetable.”

We suggest the following informative: ‘The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. The applicant/developer should contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk’ in order to progress the required infrastructure).

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer. The planning application form makes reference to drainage using Sustainable Urban Drainage Systems (SUDS). Under current legislation and guidance SUDS rely upon facilities which are not adoptable by sewerage undertakers. Therefore, the applicant will need to ensure that arrangements exist for the long term maintenance of the SUDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system. Thus, where a SUDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SUDS scheme
- Specify a timetable for implementation
- Provide a management and maintenance plan for the lifetime of the development. This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

We request that should this application receive planning approval, the following condition is attached to the consent: “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.”

Following initial investigations, Southern Water can provide a water supply to the site. Southern Water requires a formal application for connection and on-site mains to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

“A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk”. Any works within highway/ access road will require to protect public apparatus and the protection details need to be submitted to, and approved by Southern Water under NRSWA enquiry.

The proposed development would lie within a Source Protection Zone around one of Southern Water's public water supply sources as defined under the Environment Agency's Groundwater Protection Policy. Southern Water will rely on your consultations with the Environment Agency to ensure the protection of the public water supply source.

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Consultations on Proposed Revised Conditions February 2020

During the assessment of the proposed revised conditions a number of consultees were consulted on the changes. The process, and a summary of their response, is included below:

Consultee	Response
Service Lead - New Homes Delivery	<ul style="list-style-type: none"> • Concern raised regarding increase in timeframe condition as housing and affordable housing should be provided as soon as possible. • Concern raised regarding the 'tying up' of the design of each phase.
Service Lead - Built Environment (Urban Design)	Further consultation not required. The amendments to the conditions do not require an additional assessment by the Council's Urban Design specialist. The points raised in the Officer's response continue to be covered by the proposed conditions and the advise for future reserved matters applications remains the same.
Hampshire County Council – Highways	<ul style="list-style-type: none"> • Condition 16 should remain as the original wording. Update to be given on final wording of condition.
Service Lead – Public Protection (Environmental Health)	<ul style="list-style-type: none"> • No significant changes from original conditions – no comment.
Service Lead – Environmental Services (Ecology)	<ul style="list-style-type: none"> • Requests removal of 'where appropriate' in Biodiversity Mitigation and Enhancement Plan.
Service Lead – Built Environment (Strategic Planning)	<ul style="list-style-type: none"> • Recommends condition 02 is updated to reflect landscape buffers and green areas • Confirmation on condition 13 noise requirements.
Service Lead – Environmental Services (Drainage)	<ul style="list-style-type: none"> • No comments made • Recommend HCC Flood Team are consulted

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Service Lead – Built Environment (Archaeology)	<ul style="list-style-type: none"> • Written Scheme of Investigation condition agreed • Amendments recommended to post-evaluation report condition to reflect development phasing. • Requests reinstatement of pre-occupation report.
Service Lead (Environmental Services) – Landscape	<ul style="list-style-type: none"> • No Comment Received
Environment Agency	Further consultation not required. The condition originally requested continues to be included and the matters raised in the original consultation are not altered by the proposed conditions.
Sport England	Further consultation not required. The matters raised in Sport England’s original consultation are not altered by the proposed conditions. CIL – delivered individually on RM?
Highways England	Further consultation not required. The matters raised in Highway England’s original consultation are not altered by the proposed conditions.
Natural England	<ul style="list-style-type: none"> • Further consultation on amended conditions not required. <p>Natural England’s response discusses the requirements of conditions which continue to apply on a phase basis.</p> <ul style="list-style-type: none"> • Natural England, in consultation with the Environment Agency, have been consulted on the Appropriate Assessment process (including Nitrates). Update to be provided prior to Committee.
Hampshire County Council (Education)	No Comment Received
Southern Water	Further consultation not required. The condition and informative requests made by Southern Water continue to be applied in the proposed conditions.

Representations 2018:

Councillor Jackie Porter: Commented on the application.

As the county councillor for this application, I would like to make the following comments: The principle of development is not in doubt- this land is identified in the Local plan. Having spoken to HCC Highways Team, I understand the numbers behind the scenarios rehearsed in the amendment, but still have some concerns about the effectiveness of the application amendments submitted on the 22nd Feb, '18.

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1. The lack of a clear and attractive cycle and pedestrian route direct from the development to the town centre is a serious flaw in this plan. The excuse that it is not within the cartilage of the red line is poor because the reasoning of the 320 homes nearest to the town was because the attractive way to reach the town is by non vehicle modes. Using the 'preferred route of Nursery Road and into the town at the bottom of the hill is unrealistic. Without this direct route, the whole plan fails to work.

2. The design for the entrance to the school has not yet been finalised with the schools and so the amended plan does not show a true representation of the likely outcome of this application.

For reasons 1 and 2, (and item 8: see below) I object to this application, even though it has been amended.

3. HCC has explained that they are happy with the vehicle numbers cited in the amended plans, and the design of the A31 junction is to current Highways standards. I am happy to accept their view.

4. The double roundabout arrangement of the Sun Lane route into Tichborne Down is circuitous, but I look forward to the reduced use of the sharp corner at their junction: this could improve safety here. However there should be plans to dissuade drivers from using this section, possibly by downgrading or traffic management.

I do not know of any specific conversations that have taken place with the residents on that corner who might be affected.

5. Will two roundabouts improve the noise for local residents or make it worse? I would like the noise levels here (also relating to the A31 junction) be monitored and mitigated in the final design.

6. There still remains the question of public transport/non car mode transport to the employment site. This has not been addressed. I would like to see cycle racks placed near the bus stops that currently exist to enable employees to link to bus/bike (as is done on Winchester Road in Eastleigh) paid for by the developer.

7. The proposal to move the park and stride site closer to the schools is welcomed. I look forward to seeing the final plans for this.

8. The likelihood that all of the roads will not be adopted has still not been addressed. We are encountering problems on other estates because of the lack of design rigour associated with this problem and the private utility systems being installed. I would like reassurance that the roads to this development will be adopted.

In summary, although this amended plan shows some improvement, I do not think it is in a position to be approved. There are still too many details to be confirmed. For that reason, I object to the application and look forward to further amended plans being submitted.

New Alresford Town Council – comments on the application.

1. NATC seek clarification on how the haul road will be installed from the new A31 roundabout across the site (4.4.49 of the transport assessment) and reserve the right to comment when this detail is provided.

2. NATC has reservations regarding non-peak traffic modelling on various roads.

The council require a travel plan for both the residential and employment zones to review and comment upon.

3. NATC ask for mitigation measures on traffic issues on Tichborne Down given the predicted increase at peak times given that existing parking issues in the mornings and evenings as a condition of this application.

4. NATC find the predicted increase in traffic on Sun Lane, north of Nursery Road improbably low. The council request that HCC re-view these figures and given the impact should they be incorrect and under estimated, mitigation measures will be required.

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5. NATC find the predicted increase in traffic on Nursery Road improbably low. The council request that HCC review these figures given the likely impact should they be incorrect and under estimated, mitigation measures will be required.
6. NATC believe there is an opportunity for the Alresford Bowling Club parking to be used to mitigate existing parking problems for local residents. It may be an opportunity to have a car park for dual parking particularly at the East end for Nursery Road and Chestnut Walk have inadequate parking.
7. As a condition improved lighting should be installed on the footpath behind Haig Road leading to the churchyard.
8. NATC ask for a raised crossing area to facilitate the footpath within the open space area (at node 16 on the illustrative masterplan).
9. A dedicated crossing is required between the southernmost point of node 4 & 5 on the illustrative masterplan.
10. NATC wish to see mitigation plans for noise and lighting from the two new roundabouts and reserve the right to comment.
11. NATC require main distributor roads and lighting on both residential and employment areas to be built to an adoptable standard.
12. NATC require more information on the capacity of the park and stride car park given its potential for multiple use.

UPDATED LETTER OF CONCERNS (2018):

At the recent NATC planning committee meeting, on May 1st, a number of Alresford residents expressed their serious concerns on the Sun Hill project. These concerns were noted, and this letter has been drafted from the notes taken at the meeting. The NATC planning committee is sympathetic to these concerns and is writing this letter to draw them to the attention of the Winchester City Council.

The NATC recognises that the development will bring many advantages to the town, notably the amount of affordable housing and the open space. It is felt however that these concerns need to be addressed before outline permission is granted.

The following concerns were expressed to the NATC committee:

- 1)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 Jacklyns 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.
- 2)There will be an increased flow of traffic along Tichborne Down towards the new roundabout. Clarification is needed on how the road will cope with this additional flow.
- 3)The problem of discouraging traffic and preventing HGV's attempting to drive into the town needs to be addressed. There are concerns that Satnavs will direct vehicles to use this route despite the inability of the north section of Sun Lane to cope.
- 4)The proposed roundabout on the A31. This is the subject of a detailed application but was lacking in much detail. It is felt that 3d Images both aerial and from various eyelevel aspects are needed as the submitted sections are difficult to understand.
- 5)An assessment of noise levels from the A31 are needed together with any details of mitigation measures, such as bunds and noise barriers. The noise studies must take account of the noise of acceleration and braking.
- 6)Lighting at the roundabout: Details of the extent of this lighting, which it is assumed will be necessary and of measures to reduce light pollution are needed.
- 7)Drainage and flooding problems: the low ground at Tichborne Down and Whitehill Lane has suffered flooding in the last few years, with the water running into adjacent houses.

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The development of the site will change the drainage regime. Solutions to this problem need to be demonstrated.

8) 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. The north part of Sun Lane and Edward Terrace lack pavements are therefore difficult for pedestrians to safely negotiate. A similar problem exists with the cycle route to the town centre. Cycles and pedestrians on narrow and inadequate routes do not mix well.

9) Viability of affordable housing: Although a good level of affordable housing has been promised in good faith by Seawards, there have been many instances when perhaps by outside circumstances, or not, the criteria for viability change and the level of affordable housing drop drastically. Since one of the major advantages of the scheme is the percentage of affordable housing, the robust economic viability of this level needs to be demonstrated and to be tied up as tightly as possible.

10) The problem of Satnav directing traffic from the proposed roundabout directly into the town centre which will put an additional load on the road pressure points listed in 1), needs to be solved.

The 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 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.

Cheriton Parish Council: Object to the application.

The number of submissions and the amount of documentation associated with this application is now so confusing that it renders further comment extremely difficult. Cheriton Parish Council's original objections still stand and should therefore be viewed as part of this response, but the application is now so unclear, and we would submit lacking in transparency from the public's point of view, that the application should be withdrawn and resubmitted for that reason alone.

PLANNING APPLICATION

- The details of the business park development were originally noted as being incorrect on the application form and have not been revised to include for the revision submitted to the TA, the size of which would normally have been sufficient for a new application to be required - both formerly and most recently by the Heritage Impact Assessment submitted on 13 April 2018.
- A new and revised application form should be submitted and all associated documentation including the Environmental Impact Assessment must also be corrected.

DEVELOPMENT

- The Local Plan Allocation is for 10ha of residential land and 5ha of employment land. Only 8.25ha of residential land is assessed for traffic. The size of the business park has been doubled by one of the revised TA's (normally sufficient for a new application to be submitted) but remains half of that included in the full Local Plan Allocation and additionally in the original scoping and screening reports. Traffic impacts are therefore significantly understated.

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ENVIRONMENTAL IMPACT ASSESSMENT

- The EIA regulations require the whole Local Plan Allocation to be assessed - Schedule 4 of the 2014 Regulations (or the equivalent Article 18 in the 2017 Regulations). Only those percentages included in the now off revised outline planning submissions have been assessed. We submit that this is not an application for an Outline Planning Permission however. Outline permission must be consented for both the residential and employment development by virtue of the fact that it forms part of the Local Plan and is therefore part of the NA3 Allocation figures. The application is for detailed Planning consent in respect of the A31 all-junctions movement roundabout and will be built out in the knowledge that it will need to accommodate the full scale NA3 development allocation.
- The application area will not provide funding for environmental or highway mitigation measures outside the development site area. Traffic mitigation measures in

Cheriton and the surrounding areas for instance, will therefore require funding from HCC or the SDNP. Notably however, there is no intention to measure the likely adverse impacts upon Cheriton, the surrounding road network, or the Environment caused by the likely increase not only in traffic volumes, but in the nature of the HGV and commercial traffic much of which is unsuited to narrow and winding roads with neither pavements nor street lighting. The resultant damage to the environment, and including the River Itchen SAC, in addition to the impacts of noise and vibration will remain unrecognised unless and until Origin and Destination studies are carried out using the Strategic Transport model.

Cheriton Parish Council therefore submit that the existing data provided by the TA, which forms the largest part of the ES, is premised upon inaccurate and misleading data. The residential development has we believe, been assessed based upon the 2011 census figures, albeit not upon the whole NA3 Allocation. An assessment of the likely traffic figures associated with the employment demands alternate thinking and is dependent upon the use of a strategic transport model for the full NA3 Allocation, including for origin and destination studies.

We request that the application be resubmitted using the Strategic Transport Model to conduct origin and destination studies based on the development of full NA3 allocated and using a worst-case scenario that includes the maximum number of traffic movements and for each of the B1, B2 and B8 classifications.

We further request that the need for mitigation measures outside the development area is detailed in full and that funding for the provision of such measures is included in the development costs. The ES chapter submitted on 11 April 2018 however, refers to Chapters 9 and 10, but both are missing, there is no reference to environmental policy and so it continues without providing detail of the haul road and therefore no accompanying details of its impact upon the local or wider communities.

ALL JUNCTIONS MOVEMENTS ACCESS – DESIGN AND BUILD OF THE A31
ROUNDBABOUT

- The access information required in support of the detailed application for an all junction's movement on the A31 is not sufficient to build the junction and will require HCC and therefore local taxpayers to fund those deficiencies.

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- The application does not include a detailed design or standard Stage 2 Safety Audit. As a detailed application for consent the application should comply with the standard requirements of the Design Manual for Roads and Bridges TD 16/07.
- In the absence of detailed plans, the proposed junction and its impacts cannot be fully understood or considered, and its implications cannot easily be conveyed to the public. Cheriton Parish Council submit that in the interests of public transparency the applicant should resubmit the application to include a detailed design of the access and link road, with cross sections and illustrations in the form of a photo montage that depicts all street lighting, furniture and signage.

ROAD SAFETY

- The design is based upon assumed vehicle speeds of 60mph. Measured speeds on the bypass are 70mph. Additional safety measures required to ensure the design is safe will sit outside the site of the application and will again rely upon funding from HCC.
- Details of 'off-site' measures enabling reduced speeds and a safe approach to the roundabout are not included and there is therefore no assessment of their environmental impact.

TRAFFIC ASSESSMENT

- The application does not accord with National Guidance for the preparation of Transport Assessments.
- The traffic assessment is based upon flaws in the data, flawed trip distribution assumptions and a flawed network model and does not include the use of a validated transport model, which does exist, and which has been paid for by HCC.
- It is unrealistic to suppose that the A31 access will be used for all trips and unbelievable that the creation of 543 jobs cited on the application form will result in only 90 vehicles at peak AM.
- The TA does not include any consideration of HGV or service vehicles outside the development area.
- Noise calculations assume no HGV's and only a limited amount of traffic using 543 full time employees and 10,000 sq. mtrs. of space.
- The use of Google maps to determine routes is flawed. False conclusions are drawn by ICENI because they do not include the use of some urban and secondary roads

CONCLUDED

The revisions are not significantly different for all material purposes to the original submission and do not address the concerns raised in the Parish Councils Objections dated August '17 and March '18.

The present submission dated 11 April 2018 therefore renders the existing submissions even more opaque and only adds weight, whether at the strategic or more detailed level, to our assertion that the application should be resubmitted based upon the full NA3 Allocation and supported by the use of a Strategic Transport model that recognises the impacts of the development upon the environment and upon the wider community so that they may be properly assessed whether that be in terms of environmental impact, road safety, congestion, parking, funding – the list goes on. Cheriton Parish Council therefore continues to raise objection to the application as submitted.

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Bishops Sutton Parish Council: Object to the application.

The Parish Council is very concerned about the effect this development will have on our residents and surrounding roads. The assumption is that the residents of the new houses will use the new roundabout to travel anywhere. In practice, however they will use Sun Lane and Whitehill Lane. The traffic generated by the Employment zone will travel the quickest way to reach their destinations. The rush – hour traffic, including HGV's and white vans, using the A31 will increase the noise pollution for our residents.

We are strongly opposed to this development, which is totally out of scale for the area, and has not been assessed to consider the full impact on the surrounding villages. You should not give consent until the developers have assessed in full the allocated areas.

It seems the developers' approach is to significantly under – record the effects of the new roundabout on local roads, the journeys new residents and the workers in the industrial site will make.

Please reconsider these plans and make them suitable for all residents, the travelling workforce, and the existing local population.

HIGHWAYS

4. The Parish Council objects to the revised TAA and requires a new application to be submitted to address the objections raised in what follows and at Appendix A below. We note as an example that the TAA page 12, Part 1 includes no B8. Consideration of both service and HGV vehicles is a fundamental part of the objections raised by CPC and must include the local road network outside the application site and including the B3046 to and from Cheriton.

5. CPC notes the apparent flaws in the data. It is unrealistic for instance, to suppose the A31 access will be used for all trips and the creation of 543 full time jobs cited on the Planning application must result in greater than 90 vehicles at peak AM.

6. The TAA is not significantly different for all material purposes to the original submission made by the applicant and does not address the concerns raised in the Parish Council's objections dated 23 August 2017.

CPC requires the full NA3 Local Plan allocation and access from the A31 to be tested using a Strategic Transport Model and including the local road network outside the application site along the B3046 to and from Cheriton. The route as illustrated at item 7 below, highlights the cross country/B3046 route through the South Downs National Park as the quickest way of getting to the A31 and beyond from a number of substantial growth areas, and will be particularly attractive during peak hours of congestion on the motorway network. The design and access of the new A31 junction on the national road network and in such close proximity to a National Park is therefore of even greater importance in terms of its environmental impacts.

It should not be forgotten that for much of its length the B3046 through Cheriton borders the River Itchen, an SSSI and SAC.

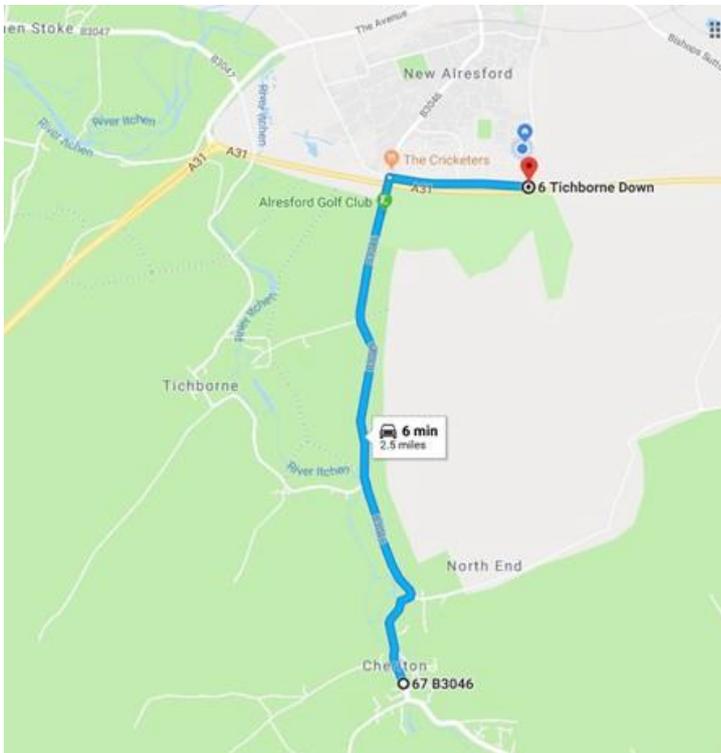
CPC is also aware that the Test and Itchen Catchment Partnership has most recently secured £2.5 million of National Lottery funding to improve upon the headwaters of the River Itchen. CPC also note that the Sediment Pathways Project includes the Cheriton

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Conservation volunteers and 'run-off' in the context of a growth in traffic volumes along the B3046 and in close proximity to the river will be of concern.

7. The use of Google maps to determine routes is flawed. False conclusions are drawn by ICENI because they do not include the use of some urban and secondary roads. The main example in the TAA iPlate 4.6 referred to at para 4.16, given to 'prove' that Cheriton Traffic would always go via Old Park Road to reach the A31 in 12 minutes. This suggests ICENI is unaware of the route via Tichborne Down and Whitehill Lane which can be reached in 6 mins. See Google Map below.



South Downs National Park Authority:

Thank you for consulting the South Downs National Park Authority (SDNPA) as a neighbouring authority on the above application. We note that the current application is in outline form, with all aspects except access reserved for future determination. The comments below include responses to specific issues raised within the current outline application, along with other issues that we wish you to be aware of, but which may hold more relevance at later detailed design stages. It should also be noted that the SDNPA are open to further discussions with either yourselves or the developer throughout the application process. As you are aware, the UK Government Vision and Circular 2010 and the National Planning Policy Framework (NPPF) (paragraph 115) confirm that National Parks have the highest status of protection. National Park purposes also underpin our consultation response.

These are:

1. To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.
2. To promote opportunities for the understanding and enjoyment of the special qualities of the Park by the public.

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In carrying out these purposes national parks have a duty to seek to foster the economic and social wellbeing of local communities within the National Parks.

When commenting on neighbouring authority applications, the SDNPA takes account of a development's potential impacts (both direct and indirect) upon the special qualities of the South Downs National Park (SDNP) and its setting. These include potential landscape impacts, ecological impacts, recreational pressures (and opportunities) and any increases in vehicular traffic through the SDNP.

In the case of the current application, our principal considerations relate to the potential traffic impacts on rural roads within the SDNP and opportunities for the scheme to improve safe connections to Public Rights of Way leading into the SDNP. We have also included comments on landscape and ecological matters, dark night skies, and minerals safeguarding.

Traffic:

The proposed development site lies well outside of the SDNP, with a new access proposed directly onto the A31 in accordance with the requirements of Policy NA3 of Winchester Local Plan Part 2. However, there may be implications within the National Park with regard to traffic using the B3046. This road travels through the SNDP to access the A272, but it may not be suitable to accommodate significant increases in vehicular traffic - particularly HGVs.

In terms of construction period controls, the Transport Assessment which forms part of the Environmental Statement (ES) mentions the construction period and outlines that controls will be put in place. A construction management statement has also been submitted with the application which states that routeing of all major deliveries will be agreed with Hampshire Highways and New Alresford Town Council prior to commencement and that a detailed travel plan setting out the routeing will produced to avoid traffic going on small roads. We would encourage this to be secured in detail by a condition with anticipation that construction traffic and HGV movements should be directed along the A31 and not up/down the B3046.

To assist this, the creation of the new access from the A31 should be delivered at an early stage of development (in accordance with Policy NA3). In terms of post-development traffic controls, the ES and application has been supported by a Residential Framework Travel Plan (FTP) and an Employment FTP. These set out a commitment for the developer to produce a Travel Plan which will primarily focus on encouraging modes of transport other than the private car. Suggested measures include annual monitoring of resident and employee travel patterns and supplying information packs.

In line with our comments on construction traffic, the SNDPA considers it particularly important that any travel plan that is secured should include a routeing agreement for deliveries and HGVs associated with the new business park to travel via the new junction on the A31 and avoid travelling north/south along the B3046. We would also encourage consideration of traffic calming or other measures to discourage use of Tichborne Down as a through route to access the B3046.

We note that the County Highways Authority has identified potential inconsistencies and errors within the application documentation and have requested additional information. It is
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also concerning that the predicted changes in traffic illustrated in the ES do not appear to include details for the B3046 south of Tichborne Down. We would therefore welcome the opportunity to comment further following receipt of such additional highway/traffic information.

Recreation & Access:

New Alresford benefits from access to a range of Public Rights of Way (PRoWs) linking into the SDNP. The initial links to these PRoWs are illustrated in Plate 21 of the Transport Assessment submitted with the application and include a number of long distance trails (Itchen Way, King's Way, St Swithun's Way and Wayfarers Walk) along with links to Cheriton Battlefield, Hinton Ampner House, and the South Downs Way. In addition, an SDNPA promoted Cycle ride (River Itchen - Alresford into the South Downs) starts in Alresford and runs along Sun Lane and Appledown Lane. Although the existing A31 bypass provides a barrier to north-south access in some places, a footbridge (pedestrian only) exists at Tichborne Down, with an underpass also providing a safe crossing point along Appledown Lane.

Any opportunity to maintain and improve these links, allowing access to the SDNP by non motorised means, would support the second purpose of the National Park (to promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public), and would play an important role in limiting unnecessary car traffic into the South Downs from those residents of the new development (and indeed existing residents of New Alresford) seeking opportunities for informal recreation within the SDNP. The Illustrative Masterplan and Framework Masterplan show public cycle and footways across the site along with indicative connections. The ES and Transport Assessment refer to dedicated pedestrian accesses to Sun Lane and the western boundary of the site. However, the provision or enhancement of links out of the site to the south seem more uncertain at this stage (it is of note that Policy NA3 includes a requirement for a transport assessment including "off-site vehicle, pedestrian, cycle and public transport improvements to be provided or funded by the development").

We would therefore wish to see confirmation that the pedestrian links along Tichborne Down to the footbridge over the A31 will not be detrimentally impacted (and will preferably be enhanced), and that safe (and preferably enhanced) pedestrian and cycle access to the Appledown Lane underpass be provided at the south-western end of the site. We are unclear whether the identification of Whitehill Lane as a "Green link" will result in it no longer being a through route to vehicular traffic - but if so, this could assist in the creation of a safe access to Appledown Lane.

In the interests of ensuring safe connections to these PRoWs for existing residents of New Alresford, we would wish to see confirmation that new roads within the site (including Sun lane itself) will include safe crossing points for both pedestrians and cyclists. This would also appear to be in line with the requests of the Town Council.

In light of the reference to off-site contributions within Policy NA3, any financial contributions which could go towards general PROW network upkeep to the south of the site would be welcome, although best discussed direct with Hampshire County Council. Contributions towards the Watercress Way project may also be appropriate, given the scale of the application and proximity to the start of this route.

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It would also be of benefit if the Travel Plan considers including information on how residents will be informed about connections to the PRoW network, if appropriate. One possibility could be an interpretation panel in the open space area with a map showing local PRoW connections, long-distance trails, and information about sustainable access to the SDNP. It should be noted that promotion of the Itchen Way would be dependent on Natural England's assessment of possible increased recreational pressure on the SAC/SSSI.

Landscape:

The site is located approximately 900m east and 1.5Km north of the National Park at its nearest points. Although this is close enough for a development of the scale proposed to potentially raise landscape concerns, we note that development is to be avoided on the highest ground. The Landscape and Visual Impact Assessment (including ZTV based on 11m maximum height for housing, and 13m for employment) nevertheless identifies that parts of the site would be visible from within the National Park and the SDNPA's own Viewshed Analysis also suggests that the central and parts of the southern section of the site may be visible from points within the SDNP. In assessing the likely impacts, it would therefore have been beneficial had the viewpoint photographs in the LVIA included wireframe annotation indicating where development was to be located and at what height. Whilst it is accepted that the current application does not include detailed layout, the known parameters could have allowed a suitable illustration of likely effects. Whilst we would welcome submission of such details (particularly at a later detailed stage if not now), the avoidance of high ground, distance from SDNP, and fact that the development would, in most views, be seen in context with the existing settlement of New Alresford all suggest that the SDNPA would have no objection in terms of impacts upon the landscape character of the SDNP or its setting.

The existing trees along the south side of the A31 provide a useful role in terms of screening views of the site (and A31) in longer distance views from the south, along with providing wildlife corridors. We note that these trees are indicated to be protected and retained in the Schedule of Tree Works, but some are nevertheless very close to the proposed new junction works, and we would wish the City Council to satisfy themselves that all of the identified tree groups (in particular TL76, TG80, and TL90), along with any unidentified trees to the west of TL90 can indeed be suitably protected during the highway works.

Ecology and Environmental impacts:

The River Itchen SSSI and SAC to the west of New Alresford (downstream) lie within the SDNP, and these designations were significant factors in the decision to include the Itchen Valley within the SDNP boundary.

The Habitats Regulation Assessment and ES both mention possible indirect impacts in terms of air quality impacts, water quality impacts, recreational pressure and otter road deaths. Both these documents recommend mitigation measures to ensure there is no adverse effect on the SSSI/SAC from these possible impacts. The SDNPA would wish to emphasise the importance of assessment of such impacts and mitigation, and would wish to ensure that Natural England are consulted on the proposals, and their comments taken into account before any decision is made. We note at the time of writing that Natural England's comments have not yet been received and therefore we cannot comment further

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on this matter at this point in time. Subject to Natural England being satisfied with their acceptability, the mitigation measures set out with the HRA and ES should be secured by appropriate conditions.

In terms of protected species, the application is accompanied by an ecological survey and the ES recommends mitigation measures. Most effects of the scheme upon protected species appear localised rather than having an impact extending into the SDNP. We therefore do not have any additional comment to make, provided your ecology advisers are satisfied with the proposed mitigation measures set out within the ES, and that these are secured by condition.

Dark Night Skies:

The SDNPA has been successful in achieving Dark Skies Reserve status for the South Downs National Park - only the second such Reserve in England. For further information please see <https://www.southdowns.gov.uk/enjoy/dark-night-skies/>.

Street lighting along new roads, roundabouts and A31 junction - if necessitated - should be installed according to the specifications of Hampshire County Council. These include a requirement for fittings to have zero upward light spill. They should also be managed by sufficient control technology to allow for part night switching. The submitted lighting assessment and indicative lighting plans in Appendix 8 appear to confirm this is the case, but we would suggest this is controlled via condition.

Any non-domestic lighting, i.e. lighting above 10 lux or above 500 lumens, should be approved by additional planning consent, supported by detailed lighting plans.

Additional Representations for Proposed Amended Conditions February 2020

Consultee	Comments
<u>New Alresford Town Council</u>	Meeting held to discuss changes 07.02.2020. Update to be provided.
<u>Bishops Sutton Parish Council</u>	No Comment Received (10.02.2020). Update to be provided if comment is received.
<u>Cheriton Parish Council</u>	No Comment Received (10.02.2020). Update to be provided if comment is received.
<u>South Downs National Park</u>	Further consultation not required. The requirements of the SDNP response continue to be met within the proposed conditions.

Representations 2018

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

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- Highways information supporting the scheme is not accurate and makes flawed assumptions.
- Transport Assessment underestimates the existing level of traffic on Sun Lane particularly the northern part.
- The application has been amended too many times and should be withdrawn and resubmitted.
- The documents are too complex for members of the public to understand.
- No improvements are being promoted for Nursery Road and Jacklyns Lane.
- Noise impacts to listed buildings and residents not addressed.
- Flood risk assessment is not accurate and existing flooding has not been recognised.
- No market for more employment land.
- Not enough detail provided on the new roundabout and access to it.
- The development will generate too much traffic on local roads.
- There is insufficient capacity in the local school and doctors surgery.
- The Environmental Impact Assessment supporting the application is flawed.
- Car parking in Alresford is already a problem which will be made worse by this development.
- Sun Lane is not well lit as stated in the Transport Assessment.
- The application does not cover the full NA3 allocation for development.
- Impact of traffic on the Sun Lane railway bridge which is owned by the Mid Hants Railway Company has not been assessed.
- Sun Lane not suited to additional HGV traffic.

7 Letters of support received.

- Creating new homes, employment and public open space is vitally important to Alresford.
- Additional development will keep the population of Alresford buoyant.
- Development will benefit the community and local wildlife / biodiversity.
- The provision of a parking area for Alresford Bowling Club is a major benefit that could help secure the future of the club.

5 letters of comment only received.

- Closure of the eastern part of Whitehill Lane is welcomed.
- The proposals lack self build and custom build opportunities for which there is local demand.

Additional Public Representations for Proposed Amended Conditions 2020 (update to be given)

4 letters from 4 addresses received objecting to the application for 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.
- Remain convinced that the proposals are not in the best interests of the town.

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Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1). DS1 – Development Strategy and Principles

MTRA1 – Development Strategy for Market Towns and Rural Area
MTRA2 – Market Towns and Larger Villages MTRA4 – Development in the Countryside
CP1 – Housing Provision
CP2 – Housing Mix
CP3 – Affordable Housing Provision on Market Led Housing Sites
CP6 – Local Facilities and Services
CP7 – Open Space, Sport & Recreation
CP8 – Economic Growth
CP10 – Transport
CP11 – Sustainable Low and Zero Carbon Built Development
CP13 – High Quality Design
CP14 – Effective Use of Land
CP15 – Green Infrastructure
CP16 - Biodiversity
CP17 – Flooding
CP19 – South Downs National Park
CP20 – Heritage and Landscape Character
CP21 – Infrastructure and Community Benefit

Winchester District Local Plan Part 2 – Development Management and Site Allocations.

NA3 – Sun Lane Mixed Use Allocation
DM1 Location of new development
DM2 – Dwelling Sizes
DM6 – Open Space Provision
DM15 – Local Distinctiveness
DM16 – Site Design Criteria DM17 – Site Development Principles
DM18 – Access and Parking
DM19 – Development and Pollution
DM20 – Development and Noise
DM21 – Contaminated Land
DM23 – Rural Character
DM24 – Special Trees, Important Hedgerows and Ancient Woodlands
DM25 – Historic Parks and Gardens
DM26 – Archaeology
DM27 – Development in Conservation Areas
DM29 – Heritage Assets

Winchester City Council – Local Plan 2036

In July 2018 the Council launched preparation of a new Local Plan. This plan is in very early stages and does not contain emerging policies which require assessing in this case.

National Planning Policy Guidance/Statements:

National Planning Policy Framework (NPPF) (2019)

- Achieving Sustainable Development
- Decision-making
- Delivering a sufficient supply of homes

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- Building a strong, competitive economy
- Promoting healthy and safe Communities
- Promoting sustainable transport
- Making effective use of land
- Achieving well-designed places
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment

The NPPF promotes a presumption in favour of sustainable development and notes that development proposals that accord with an up-to-date development plan should be approved without delay.

The Council is currently able to demonstrate a 5-year supply of housing land (including a 5% buffer) so paragraph 11(d) of the NPPF does not apply.

National Planning Practice Guidance

The recommendation has followed the guidance set out in the National Planning Practice Guidance.

- Appropriate Assessment
- Climate Change
- Consultation and pre-decision matters
- Design: process and tools
- Environmental Impact Assessment
- Flood risk and coastal change
- Historic Environment
- Light Pollution
- Natural Environment
- Noise
- Open space, sports and recreation facilities, public rights of way and local green space
- Planning Obligations
- Travel Plans, Transport Assessments and Statements
- Use of planning conditions

Supplementary Planning Guidance

The Alresford Town Design Statement was adopted as a Supplementary Planning Document in 2008 and is a material consideration.

- Affordable Housing Supplementary Planning Document 2008
- Residential Parking Standards Supplementary Planning Document 2009
- High Quality Places Supplementary Planning Document 2015

Planning Considerations.

Principle of development.

The application site is split into 3 areas. The northern housing allocation and the southern employment allocation are located within the development boundary of New Alresford as shown on the policies map. The central area of the site which is allocated for green infrastructure is outside the policy boundary.

The Winchester District Local Plan Part 1 – Joint Core Strategy (LPP1) sets out that new housing should be accommodated through development and redevelopment opportunities

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within existing settlement boundaries first and sets a target of about 500 new dwellings to be provided in New Alresford. The housing and employment areas within the application site are located inside the development boundary of New Alresford and therefore the principle of development is acceptable.

Winchester District Local Plan Part 2 Development Management and Site Allocations assessed sites available to meet the housing requirement through the local plan process. The application site was allocated under policy NA3 to provide approximately 33 hectares of land to include about 10 hectares of residential development (about 325 dwellings), 5 hectares of employment uses including a new access onto the A31 and 15 hectares of informal recreational open space and a burial ground.

The application is proposing the following;

- Up to 320 dwellings
- 3.4 hectares of employment land (excluding the access onto the A31 which amounts to approximately 1.91 hectares) to include uses within Classes B1, B2 and B8.
- 16.9 hectares of open space
- Car park for New Alresford Bowls Club
- Realignment of Sun Lane
- Park and stride for the school and enhanced school facilities.
- New access to the A31
- Burial ground.

In terms of quantum of development the housing allocation provides for 5 fewer units than the policy allows for although this was an approximation not a fixed number and so the shortfall is considered to be acceptable and within the generally accepted 10% tolerances expected with major development sites. The quantum of open space is in excess of what the policy requires and the amount of employment and land required for the A31 junction slightly exceeds 5 hectares specified in the policy at 5.3 hectares.

Policy NA3 includes the following additional requirements: Nature & Phasing of Development;

- The submission of a masterplan establishing principles for the disposition of housing, employment, open space, access points and linkages,
- To provide for housing development on about 10 hectares of land to the north of the site
- Business development and a new access to the Alresford Bypass on about 5 hectares to the south
- Open space and burial ground on about 15 hectares in the central part of the site,
- A phasing plan establishing the order of development ensuring the provision of a new access to the Alresford Bypass in advance of business uses being developed and to ensure that serviced land for business uses is made available before the completion of the housing phases. The provision of affordable houses should be in line with market housing provision and the phasing of the open space should be agreed.

The Schedule of Areas indicates a slightly smaller area for residential development but the scheme is for up to 320 dwellings which is consistent with the Local Plan allocation for about 325 dwellings.

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The application is supported by a masterplan and phasing plan and strategy which are in accordance with the expectations of the policy and so are acceptable.

Access;

- Access to the site should be primarily from the south by means of a new junction onto the A31 as the first phase of development.
- Include measures to provide new / improved pedestrian and cycle access from the site into the town centre and to the surrounding development and countryside including off site improvements as necessary.
- Include measures to discourage use of motorised transport and to manage traffic so as to minimise the impact of development on nearby residential roads particularly Sun Lane, Nursery Road and Tichborne Down;
- Produce a transport assessment setting out how the transport requirements will be met. This should include off site vehicle, pedestrian, cycle and public transport improvements to be provided or funded by the development.

The application is supported by a Transport Assessment which has been assessed by Hampshire County Council due to the strategic nature of the proposals. This proposes that the new access onto the A31 and changes to Sun Lane comprise Phase 1. This means that serviced land for business use will be made available before any housing as required by NA3 and will also allow for construction traffic to use the new access avoiding local roads as much as possible.

Environmental

- Retain and reinforce existing landscaped boundaries particularly the eastern edge.
- Provide suitable boundary treatment on the western edges to protect the amenities of existing housing.
- Provide about 15 hectares of open space in the central part of the site.
- Provide on site open space with equipped play area within the proposed housing site.

The masterplan submitted with the application indicates that the landscape boundaries will be enhanced and that a significant landscape buffer is being provided between the business park and existing dwellings. Approximately 16 hectares of open space is being provided in the central part of the site and open space including a play area is indicated within and adjacent to the housing allocation both of which accord with the policy requirement.

Other Infrastructure

- Provide a connection to the nearest point of adequate capacity in the sewerage network
- Ensure that the Groundwater Protection Zone is protected
- Contribute to the expansion of Sun Hill Infants and Junior Schools and other infrastructure needed to make the development acceptable in planning terms.

The application is supported by a drainage strategy which has been assessed by Southern Water who have confirmed that they have no objection to the proposals but require further details to be sought by way of conditions.

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The Groundwater Protection Zone will also need to be protected and the Environment Agency has recommended that a condition will be needed to cover this.

The off site contribution needed for the expansion of the Sun Hill Infants and Junior Schools has been agreed with Hampshire County Council Education.

The application also proposes a re-alignment of Sun Lane and a new/improved drop-off/parking area or open area for the Schools. This should improve the school environment and remove traffic from going past the front of the school.

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 notes that determination of planning applications must be made in accordance with the development plan unless material considerations indicate otherwise. Paragraph 47 of the NPPF requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The proposed development is in accordance with the provisions of policy NA3 of the Local Plan Part 2 and the principle is therefore acceptable

There are other policies in LPP2 which will be relevant to this application particularly when the reserved matters are submitted.

DM1 sets out that new development should be located within the defined boundaries of settlements including New Alresford. The proposal is therefore in accordance with this policy.

DM2 sets minimum dwelling sizes which any reserved matters applications will need to accord with.

DM6 requires developments to provide adequate amenity space and the submitted masterplan shows that amenity space and play area will be provided within the housing allocation.

DM15 – 17 require developments to be appropriately designed and laid out, this will be negotiated at reserved matters stage.

DM18 requires parking to be provided to adopted standards and this will be discussed when the detailed layouts are submitted.

DM19 deals with development and pollution and requires development to achieve an acceptable standard of environmental quality and not have unacceptable impacts on health or quality of life.

DM20 notes that development which generates noise pollution or is sensitive to it will be permitted where it does not have an unacceptable impact on human health or quality of life.

DM21 deals with contaminated or potentially contaminated land and sets out the requirements for such land

DM23 seeks to protect rural character and requests the impact of development on the rural character of the area, including rights of way, to be assessed.

DM24 requests that development should not result in the loss or deterioration of ancient woodlands, important hedgerows, special trees, distinctive ground flora and the space required to support them in the long term.

DM25 is in regards to Historic Parks and Gardens and notes that development will be permitted where it does not have a detrimental impact on the historic significance of the garden. The pretext to this policy discusses landscapes which are not necessarily registered but contribute to local significance. DM26 deals with archaeology, this is

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intended to be covered by condition and the Head of Historic Environment has confirmed that this is an acceptable approach.

Within LPP1 the following policies will also apply to future reserved matters applications.

DM27 covers Development in Conservation Areas and provides the assessment requirements for applications in these areas. The application is not within the Conservation Area but is 500m to the south east.

DM29 regards Heritage Assets such as listed buildings and requires an assessment on the setting of listed buildings.

DS1 sets out the overall development strategy and principles and supports the delivery of new housing through the development strategy.

MTRA1 sets out the spatial strategy for the planning vision for Market Towns and Rural areas

MTRA2 covers the Market Towns and larger villages and requests for the provision of about 500 homes in New Alresford

MTRA4 establishes the approach to development in the countryside and only allows essential development for a countryside area.

CP1 covers housing provision and requests 2,500 additional dwellings in the Market Towns and Rural Areas across the district.

CP2 requires new development to provide a mix of dwelling types, tenures and sizes with a majority of homes being in the form of 2 and 3 bedroom houses. The mix is not known at this stage but future reserved matters applications should accord with this policy.

CP3 LPP1 requires 40% affordable housing to be provided and this is confirmed in the Affordable Housing Strategy which is submitted with the application. The Affordable Housing Statement submitted with the application also proposes to follow the 70/30 split of affordable rented/intermediate housing proposed by LPP1 policy CP3.

CP6 notes that the LPA supports proposals for the development of new, extended or improved local services and facilities.

CP7 requires provision to be made for open space, sport and recreation. The submitted masterplan indicates the areas to be made available for open space and recreation.

CP8 supports economic development and diversification across the Winchester district and seeks to allocate land to support employment growth.

CP10 requires development to be located and designed to reduce the need to travel. The use of non car modes of transport should also be encouraged.

CP11 deals with sustainability and will be considered in detail at reserved matters stage.

CP13 requires development to be of high quality design and appropriate to its context.

CP14 considers the effective use of land to make sure that land available for development is used effectively. The application follows the local plan allocations and is considered to be acceptable.

CP15 deals with green infrastructure including public realm, access to the natural environment where appropriate, biodiversity links and ensuring they are provided in a timely manner. The master plan and phasing plan and measures in the HRA Regulations and EIA assessment will ensure that this is achieved on this site.

CP16 regards Biodiversity and supports development which maintains, protects and enhances biodiversity across the district.

CP17 notes the LPA will support development which avoids flood risk to people and property, does not deteriorate water quality, is located away from water works and the appropriate infrastructure is provided.

CP19 notes that development within and adjoining the South Downs National Park which has a detrimental impact to the rural character and setting of the park should not be permitted unless its impact can be demonstrated.

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CP20 regards the Heritage and Landscape character and supports new development which recognises, protects and enhances heritage assets and their settings.

CP21 supports development proposals which provide or contribute towards the infrastructure and services needed to support them.

As the development comprises an 'Infrastructure Project' as identified by Section 10 of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, an Environmental Statement has been submitted, advertised and consulted upon in accordance with the Regulations.

The application is also supported by a Habitat Regulations Assessment screening report (HRA) and Transport Assessment which have considered whether or not the proposed development will have likely significant impacts.

The Transport Assessment has been assessed by Hampshire County Council who have concluded that the proposed transport arrangements are acceptable and that there will be no significant impacts requiring mitigation.

The HRA has been assessed by Natural England and the City Council's ecologist who have confirmed that without mitigation the proposed development would have an adverse effect on the integrity of the River Itchen Special Area of Conservation, damage or destroy the interest features for which the River Itchen Site of Special Scientific Interest and Alresford Pond have been notified and have a significant impact on the purposes of designation of the South Downs National Park. However mitigation has been proposed in the following documents and will be conditioned;

- Flood risk assessment
- Construction Environmental Management Plan.

Provided that development adheres to these conditioned documents and provides mitigation then Natural England agree that likely significant effects on the interest features of the River Itchen SAC can be screened out from the HRA and the impact of the development in respect of the Conservation of Habitats and Species Regulations (Amendment) 2017 (the HRA Regulations) is considered to be acceptable.

However, since the resolution to approve the above process has been updated to reflect procedural changes to the Habitat Regulations, and this is detailed in the 'Habitat, Protected Species and Habitat Regulations Assessment' section of this report.

The application is also supported by an Environmental Statement. The proposed development was screened and scoped under the Environmental Impact Assessment Regulations and was EIA development which is required to be supported by an Environmental Statement (ES). Following consultation the scoping opinion advised the following issues were required to be addressed within the ES:

- potential impacts to the aquifer and the pollution prevention measure necessary to address any identified impacts.
- The site falls partly within an area of medium to high flood risk zone (2 and / or 3) and it is considered that development as proposed here could lead to major long - term negative effects on water.
- potential impacts to the following areas of environmental sensitivity;

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- Alresford Pond Site of Special Scientific Interest (SSSI)
- River Itchen Special Area of Conservation (SAC) and SSSI
- South Downs National Park
- Public Rights of Way
- Detailed Ecological Appraisal relating to the sensitive habitats and species associated with them such as Southern Damselfly and Bullhead.
- impacts of air and climate and the potential for dust and particulates to impact the designated sites once airborne and transported from the development site particularly during the construction phase. Direct effects on habitat and species through land - take as no information has been provided on ecological surveys such as Phase 1 Habitat and the likely presence of any protected species (and associated recommendations and mitigation).
- It is suggested that a Project-Level HRA screening should be undertaken to confirm that there will be no significant adverse effects on the national and internationally protected biodiversity of the SSSI and SAC.
- Nationally protected species (bats) are indicated close to the site. It is suggested that an EIA is undertaken to provide the further information required to demonstrate that such important mobile species will be protected and provide information on links with Green Infrastructure policy and ecological enhancement.
- Potential impacts on archaeology and heritage.

Although the Screening and Scoping Opinion at the time of original submission pre-dated the 2017 EIA Regulations coming into effect, the ES was updated to ensure that it was in line with The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

The ES and Non Technical Summary contain the conclusions in respect of each of the areas considered.

Transport and Accessibility:

The Proposed Development has been fully assessed and the overall residual impact of any additional travel movements on the existing transport networks is concluded to be negligible. A package of on and off site measures are proposed to improve the local transport infrastructure in order to mitigate the impact of any residual traffic associated with the Proposed Development. These measures are based on the provision of a new, all movements junction on the A31. In respect of overall traffic flow on the existing road network, link capacity analysis has shown a Minor Adverse impact in terms of additional movements, and the analysis of impact on key junctions was shown to be Negligible.

The development will provide a network of on-site cycle and pedestrian routes which will connect to the existing network and also enhance the amenity of the open space area within the site. A Construction Environmental Management Plan (CEMP) will be conditioned and will ensure that construction traffic, and access to the development, is correctly managed to minimise any impact it may have on the existing road network amongst other things.

The proposal therefore complies with policies CP10 of the Local Plan Part 1 and policy DM18 of the Local Plan Part 2.

Ecology and Nature Conservation:

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The baseline survey work includes detailed surveys of vegetation and habitats, Bird populations, Bats, Dormice, Badgers & other mammal species, Reptiles and Amphibians, and Invertebrates. Each ecological feature has been assessed in relation to the potential effects that could occur without the proposed mitigation measures. The proposed mitigation measures include provision of an Ecological Management Strategy (that includes habitat creation in areas of open space and buffers within the site) and an Ecological Mitigation Strategy to protect retained habitats, protected species and species of conservation concern. The residual effects have then been assessed, and the assessment has shown that there would be no significant adverse effects in terms of ecology or nature conservation, and measures are proposed to provide biodiversity gain within the approximately 16.84ha of open space, as part of the development.

The proposal therefore complies with policy CP16 of the Local Plan Part 1 and Conservation of Habitats and Species (amendment) Regulations 2011.

Landscape and Visual Assessment:

In accordance with policy NA3 the locations of the proposed buildings and roads have been located in the least sensitive areas within the site in order to mitigate impacts. The effects would reduce to effects of major-moderate or moderate significance at Year 15 as a result of the increased screening effects of maturing structural mitigation planting.

The visual effects of the proposed development generally diminish with increasing distance away from the site on account of the effects of distance and the enclosure provided by intervening landform, vegetation and buildings. Where built form would be potentially visible, the proposed landscape framework has been located to help ensure successful integration of the buildings, roads and tree/shrub framework into existing views. Similarly views from public rights of way will be protected through strategic landscaping which will reach full maturity in 15 years but provide a degree of screening prior to that.

The site is located within the Bramdean Woodlands Landscape Character Area (LCA) and it is considered that there would be medium level effects of low adverse significance during construction, at Year 1 and negligible at Year 15. There would be low level effects of slight adverse significance on the Itchen Valley LCA during construction and at Year 1.

These effects would fall to negligible effects of minimal significance by Year 15 on account of the substantial maturity of the proposed structural vegetation framework.

The development proposals would not have any material effect on the fabric of the National Park landscape. The robust proposed tree/shrub vegetation framework and the screening effects of intervening vegetation is such that the characteristics and visual amenity of views, both during the day and at night, from those parts of the SDNP where proposed housing and employment units would be theoretically visible, would be substantially conserved. The proposed development would have negligible effects on the SDNP and these would be of minimal significance. Taking account of the National Park's purpose to conserve and enhance the natural beauty, wildlife and cultural heritage of the area, the landscape character, special qualities and visual amenity of the SDNP would be conserved. In addition, in recognition of the National Park's designation as a Dark Skies Reserve, a condition has been included which restricts lighting levels across the site. Therefore, the proposal complies with section 11a of the National Parks and Access to the Countryside Act 1949 and policy CP19 of the Local Plan Part 1.

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Langton House which is listed in the Hampshire Inventory of Historic Parks and Gardens, is located to the north on the opposite side of the railway. Due to the distance between the application site and the intervening topography (both natural and manmade in the form of the railway line), an adverse impact on the character of the Langton House Garden is not demonstrated and the proposal complies with policy DM25 of the Local Plan Part 2.

The map on the front page shows the locations of footpaths in the area. The impact of the development on them has been considered in the assessment of the application. Of particular note, the New Alresford Footpath 2 Public Right of Way runs to the north of the application site. It is acknowledged that the view from the footpath would alter, as approximately 200m of the path runs parallel to the northern boundary of the site. The illustrative layout shows that dwellings are to be set away from the northern edge of the site, leaving a landscaping buffer in between. This, alongside the details which will be obtained through the landscape condition for future reserved matters applications on the site, lead the Local Planning Authority to conclude that adverse harm on the enjoyment and appreciation of the area from this public right of way and the others in the area, is not evident. Noting the assessment above in respect landscape character also the proposal therefore complies with paragraph 98 of the NPPF and policies DM15 and DM23 of the Local Plan Part 2.

Air Quality:

Construction Phase Effects;

A generic assessment of the potential dust and PM10 (PM 10 is particulate matter 10 micrometres or less in diameter) effects during the construction phase of the proposed development has been carried out. With the implementation of suitable mitigation measures and good site practice, the overall significance of the effects was deemed to be not significant. The 'with development' scenario (construction of the proposed development) has been compared to a 'no development' baseline. The residual effect after mitigation, considering the risk and temporary nature, is not considered significant and is unlikely to pose a risk to human health and the local population.

Operational Phase Effects;

Significant NO₂ (Nitrogen Dioxide) impacts at some existing receptor locations, mainly at receptors close to the A31, have been predicted. However, all modelled receptor locations would remain below the annual mean objective of 40 µg/m³ (amount of chemical vapour, fumes or dust in the ambient air). Negligible PM10 impacts at all existing receptor locations have been predicted. All modelled receptor locations remain below the annual mean objective of 40 µg/m³. Predicted annual mean NO₂ levels at the proposed development site are all below the annual mean objective of 40 µg/m³ and it is unlikely that the one - hour objective of 200 µg/m³ would be breached. Predicted annual mean PM10 levels at the proposed development site are all below the annual mean national objective of 40µg/m³ and the daily mean objective of 50 µg/m³ not being exceeded more than 35 times per year. Air quality at the site is therefore considered to be suitable for the intended use. The 'with development' scenario (associated vehicles) has been compared to a 'no development' baseline. The residual effect after mitigation, considering the predicted pollutant concentrations are within the air quality objective levels, is considered to not pose a significant risk to human health and the local population.

The proposal therefore complies with Policy DM19 of the Local Plan Part 2.

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Sustainability

Future reserved matters applications will be subject to a pre-commencement condition which requires all new residential development to achieve Level 5 for the Energy aspect of the Code for Sustainable Homes and Level 4 for the water aspect. The non-residential phases (such as the commercial area) will be expected to demonstrate a high level of BREEAM certification. This ensures that the Council can be satisfied the proposal is being constructed to achieve the lowest level of carbon emissions and water quality in the interests of sustainability.

A pre-occupation condition will also be included to ensure compliance with the submitted information. Whilst this condition is not included at the outline stage, future reserved matters will be assessed in compliance with the Development Plan and the sustainability of the development will continue to be a key consideration in light of the Climate Emergency declaration in June 2019.

The development therefore complies with policy CP11 of the Local Plan Part 1 and supports the aims of the Council to become a carbon neutral district by 2030.

Water Quality and Hydrology:

An assessment has been carried out to establish the potential effects of the proposed development on the water environment (groundwater, surface water and the ecological habitats that rely on the latter). This considered the application site and its environs with respect to its hydrogeology and groundwater resources, surface water characteristics and ecological designations, where those designations depend on the quality of the associated water environment. The assessment has concluded that although there is potential for sediment and contaminants to be mobilised during both construction and operational phases of the proposed development, the scale of any such events, with the implementation of the Construction Environment Management Plan (CEMP), management protocol, design and mitigation measures is such that no significant effect on the water environment is likely to result. There is a groundwater Special Protection Zone (SPZ) beneath the southern part of the site, the layout of the commercial area has been developed to ensure buildings are on higher ground, and thus less likely to be subject to flooding.

The designated sites (the River Alre, Alresford Pond and River Itchen) that are potentially fed by groundwater that passes beneath the application site are considered to be at low risk from the proposed development as the nature and scale of effects, should they occur, are likely to be short term and of negligible magnitude. With respect to the Water Framework Directive (WFD), the proposed development will not have a negative effect on the elements of the River Itchen Chalk that currently fail with respect to the WFD's requirements: groundwater quality (Drinking Water Protected Area, general chemical test) or groundwater quantity (water balance and Quantitative Dependent Surface Water Body Status). The poor chemical status of the water body is partly due to the presence of nitrates in the groundwater. By removal of the application site from agricultural use, additional planting and the use of appropriate procedures to manage the landscape and open space areas of the application site, the development may in fact provide a small contribution to the reduction of nitrates into the groundwater environment. Neither will the proposed development contribute a negative effect to the surface water designated sites

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near the application site e.g. fish movement in the River Arle, silting up in Alresford Pond or water levels and land management along the River Itchen. The removal of the application site from agricultural use may, provide a small contribution to the reduction of nitrates into the groundwater environment and thus in the connected surface water bodies. The proposed development is thus in compliance with the WFD and its associated legislation. No cumulative or residual effects are anticipated.

Since the 2018 resolution to grant, an additional requirement and procedure has been placed on new development as a result of the Nitrate issue. This is discussed further in the 'Ecology, Protected Species and Habitat Regulations Assessment' section of this report.

Flooding and Drainage

Flood Risk & Drainage -

The majority of the site is at low risk of flooding from all sources during the construction phase. There is a high risk of surface water flooding along the southern boundary although, given the relatively short duration for works required in this area the risk of concurrent flooding is low. Therefore, during the limited construction phase of the development, there is a neutral overall effect of flood risk to the site that is considered not significant.

Surface Water Runoff and Downstream Flood Risk -

Disturbance of the ground during the construction phase may encourage more rapid runoff of surface water. Construction of a bund in the northwest corner of the site will be used to prevent surface water reaching properties in Langtons Court and divert the flows to the infiltration basin. The residential properties will be built in phases over a number of years. Therefore, the drainage strategy features associated with the earlier phases will be in place and operational before construction of the later phases begins, thereby reducing the potential for exacerbation of downstream flooding. On this basis, there would be a low risk of surface water runoff causing downstream flooding during the construction phase, and the effect is therefore considered not significant.

Operational Phase Effects

Flood Risk to the Site -

The site is considered to be at low risk of fluvial and tidal flooding and the proposed development classes proposed are therefore appropriate for the site. Therefore, based on the assessment criteria, there is no significant effect on flood risk to the site during the operational phase.

Surface Water Runoff and Downstream Flood Risk -

Once construction is completed the proposed development would increase the impermeable area of the site to approximately 7.56 ha (25% of the initial greenfield area). In addition, the NPPF 2019 requests that development avoids increased vulnerability to the range of impacts arising from climate change. Future rainfall intensities, peak runoff rates from the site are predicted to increase. Without mitigation these would result in an increased risk of flooding to downstream receptors, which would be a significant adverse effect according to the assessment criteria. However, the surface water drainage strategy for the proposed development ensures that runoff from the impermeable areas is infiltrated into the ground via different SuDS features. The design and sizing of these features is based on a 1 in 100 year event with an additional 30% allowance for climate change.

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Under the proposals new buildings will not be located within the surface water flood route in the southern part of the application site. The natural topography will be enhanced with an oversized swale and infiltration basin to provide flood storage for surface water flows. With this designed-in mitigation the effect on surface water flooding and downstream flood risk is not significant.

Foul Drainage

Foul flow rates will increase as a result of the new development. Southern Water has advised that there is insufficient capacity in the existing network and a new connection will be required from the development site to the New Alresford Waste Water Treatment Works (WWTW). Foul drainage from the development will be connected to this system. As discussed above, surface water drainage will be dealt with separately and will not enter the foul drainage system. Given this arrangement, the effect on sewer flooding will not be significant. With the designed-in mitigation, there are deemed to be no significant adverse effects relating to flood risk and drainage for either the construction or operation phase of the proposed development. The additional mitigation discussed above will further reduce flood risk and drainage impacts and ensure the SuDS continue to function in the long term. There are not considered to be any significant residual effects.

Therefore, the proposal includes adequate provision for surface water drainage, flooding and sewage disposal and is in compliance with policy CP17 of the Local Plan Part 1 and DM17 of the Local Plan Part 2.

Archaeology and Heritage

The results of the archaeological evaluation identified evidence of prehistoric archaeological activity, within the north-east corner of the site area. Trenches dug within predicted areas of moderate to high archaeological activity, contained archaeological features related to a predicted grouping of 3, probable pre-historic [Bronze age] ring ditch features. The majority of features were heavily truncated. The truncated nature of all recorded features strongly suggests that archaeological levels have been severely impacted upon by ploughing activity. It is suggested that for all categories of assets within the site area, mitigation should be put in place and this will be covered by conditions. This approach is supported by the Historic Environment team.

Whilst the application site does not contain any listed buildings, there are Listed Buildings in the vicinity and adjacent the site and therefore the following legislation is taken into account. The listed buildings are shown in red on the front page map. The preservation of the special architectural/historic interest of the listed building and its setting (S.66 P(LBCA) Act 1990; Policies DM26, DM29 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; and NPPF (2019) Section 16.

Of pertinence to this application proposal in the context of the surroundings are matters pertaining to heritage noting the position of the Listed Buildings in relation to the proposed development and an assessment made of their curtilage and settings also in relation to the proposed development. As such due regard has been given to Section 66 of the Planning (Listed Buildings and Conservation Areas Act 1990) which confirms that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Listed Building/Structure. Case law has established that where an authority finds that a development proposal would harm the setting of a listed building, it must give that harm

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“considerable importance and weight”. The historic environment section of the Planning Practice Guidance further outlines the role of the Local Planning Authority in considering the effects of new development that are in the vicinity of or affect the setting of listing buildings and heritage assets. Paragraph 193 of the NPPF advises that great weight should be given to the conservation of a heritage asset in considering the impact of a proposal on its significance (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Policy CP20 of WDLPP1 and Policies DM26, DM29 of WDLPP2 ensure that development conserves and enhances and protects the special interest of heritage assets and their settings.

The closest Heritage Assets are Sun Cottage, Laundry Cottage and Stables Cottages and are Grade II listed buildings which are identified as having Medium Importance. Due to the distance between the development site and these assets, the tight nature of their immediate setting, and the heavy planted buffering between these assets and land to the east and southeast (which is to be retained and enhanced), there will be no change to the significance of these assets and they will not be adversely impacted upon by the proposed development. Similarly, the proposed new road junction, whilst having some intervisibility with these assets, will not generate any change in aural or environmental terms, and will not impact upon the character of their setting in a way that generates substantial harm to the setting of the listed buildings. This new junction will not alter the nature of the Sun Lane/Whitehall Road junction, and will be experienced within the wider context of an already busy and noisy A31.

There are relatively few designated built heritage assets within the vicinity of the Site. Those assets that do exist, along Tichborne Down, and further north around the core of New Alresford, will be well-screened visually from the proposed development, and will not experience a notable aural or environmental impact on their significance. A negligible impact will arise on the historic built environment. Therefore it is considered that the proposal will result in less than substantial harm to the significance of the setting and historic interest of the listed buildings and archaeology, in accordance with Section 16 para 193 of the NPPF, S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy CP20 of WDLPP1 and DM29 of WDLPP2 and the historic environment section of the Planning Practice Guidance.

In addition, the proposal accords with the duty on local planning authorities to have special regard to the desirability of preserving listed buildings and assets under section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, section 16 of the NPPF and policies CP20 of the Local Plan Part 1 and DM26 and DM29 of the Local Plan Part 2

The development boundary is approximately 500m from the south-eastern edge of the New Alresford Conservation Area. Under section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area.

The Conservation Area of New Alresford lies to the north of the site as shown in yellow on the front page maps. Under Section 72 of the Planning (Listed Buildings and Conservation

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Areas) Act 1990, special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area.

The development will be well-screened from the Conservation Area; the development boundary is approximately 500m from the south- eastern edge of the Conservation Area, but built form is not proposed within the Site close to this boundary. Furthermore, the southern boundary of the Area, being well formed by the former Mid Hants Railway provides a strong visual boundary, formed of a tree-lined embankment. Further design mitigation is provided through the use of additional planted boundaries within the site. The proposals in this location will cause no harm in visual terms to the conservation area. It is noted that the scheme will cause an increase in traffic movements in the vicinity of the Site, including along East Street, West Street and Broad Street, through the Conservation Area. This area is already busy with traffic, with car parking and car movements already forming an integral part of one's experience of this vicinity. The likely increase in vehicle movements around the junction of East, West and Broad Streets is identified within the transport assessment to be around 5%, a relatively minor change in overall numerical terms. The additional traffic movements will not have a significant material impact on the character and appearance of the New Alresford Conservation Area in aural or experiential terms. As such, overall, a negligible impact will arise to the New Alresford Conservation Area.

Therefore, 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 the 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.

The application follows the principles of policy NA3 and other development plan policies relevant to the development. The application is supported by a Transport Assessment, Habitats Regulations Assessment and Environmental Impact Assessment which have ruled out likely significant impacts and identified various proposals to ensure that special interests of the Heritage Assets are preserved which will be conditioned. The principle of the development is acceptable. This is an allocated site which is needed to meet an identified housing need in the local area providing great public benefit.

Design/layout.

The application is submitted in outline with only the details relating to the means of access to be determined at this stage. Illustrative plans indicating the broad disposition of the development on the site, housing to the north, open space on the central high ground and employment to the south, have been submitted to show that the quantum of development proposed is in accordance with policy NA3. These illustrative plans are in accordance with the principles of development set out in policy NA3. The details of the layout will be agreed via reserved matters applications in the future.

An area of land is being set aside for Sun Hill Infants School and Sun Lane is proposed to be rerouted at this point to ensure that there is no highway dividing the school from its new area of land. It is also proposed to provide a "Park and Stride" facility for the school but the

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location for this is not fixed yet and will be negotiated with Hampshire County Council education department and the school.

A new car park for the bowls club is proposed in the north west corner of the site which is as close to the bowls club as can be managed within the site. The bowls club have used this area of land for car parking in the past as they have no parking of their own and the application safeguards this land for their use in the future.

The employment area will be accessed directly from the new junction on the A31 which is in accordance with policy NA3.

It is intended that the site will be developed in phases and a phasing plan has been submitted in the suite of documents to be approved. The main infrastructure is to be completed in Phase 1 prior to any further development on the site taking place, this will include the new roundabout on the A31, the internal roads the bypass around the school on Sun Lane and drainage infrastructure. The provision and timing will be controlled by way of a legal agreement and conditions. The strategic planting and open space is anticipated to be commenced in the first year of development. It is anticipated that the overhead lines will be put underground in year 2 of the development thus improving the amenities of the open space.

The housing will be provided in five phases over a 6 year period with the bulk of the houses (115) being provided in the second year of the development and between 45 – 55 dwellings in the remaining phases over a period of four years.

It is anticipated that the business park phase 1 will be started in the first year of development once the main access has been secured and the second phase of the business park in year 3. A 20m landscape buffer is proposed between the existing houses on Sun Lane and the proposed business park. The Design and Access Statement sets out the proposed principles of residential development which allows for development to respond to its context with higher density development to the centre of the residential allocation, a green area in the centre and a countryside edge.

Policy NA3 also requires the provision of a burial ground which is indicated to the eastern boundary of the site but the final position will need to take into account the fact that vehicular access will be required and also the hydrological conditions.

The parameters plan indicates the residential development will not exceed 2.5 storeys in height and the employment land will be limited to 2 storey.

The illustrative phasing and timing is shown on the illustrative phasing plan and is considered to be acceptable. It is anticipated that the development will take 8 years to complete.

The detailed design of each of the housing and commercial phases will be in subsequent reserved matters applications. The illustrative plans submitted in support of the application give an indication of where the development is to be located and this is in accordance with policy NA3 and is therefore acceptable at this stage.

The proposal therefore complies with the requirements of policy NA3 and DM15 and DM16 of the Local Plan Part 2.

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Highways

The means of access to the site are the only details to be determined at this stage with the remainder of the application being in outline with further details to be submitted as reserved matters, including the proposed internal roads and parking for the residential and commercial as well as the new car park for the bowls club and facilities for the school the detail of which are still to be agreed. The application is supported by a Traffic Impact Assessment (TRA) which has considered all the highways issues relating to the application and has been assessed by Hampshire County Council (HCC) due to the strategic nature of the works. The TRA has been revised including the presentation of the traffic impact data, additional personal injury accident data, confirmation of a gross floor area for the employment zone of 10,814m² and additional traffic surveys as requested by HCC and is now considered to be acceptable.

The applicant is proposing various highways related development in accordance with the policy requirements of NA3 (LPP2).

The likely traffic distribution from the proposed development has been examined and shows that all affected junctions are operating well within capacity and will continue to do so. Whilst there will be a material increase in traffic on Nursery Road it is still within the capacity of the road and does not result in a severe impact on the operation of junctions at either end and so is acceptable.

Journey time data has been used to assess the likelihood of vehicles routing through the Alresford area and using the new A31 junction to reach destinations east and west on the A31. The journey times indicate that it is unlikely that the new junction would have an impact on the route choices of those who pass nearby to Alresford on their journey as alternate, existing routes exist that would be both quicker and shorter in distance. It is therefore considered that the impact on the B3046 and Tichborne Down from traffic routing through to the new junction on the A31 would be minimal as traffic would use alternative routes.

A new roundabout is proposed on the A31 which will provide direct access to the employment part of the site and the realigned Sun Lane. The access to the A31 will be provided in advance of business uses being developed to accord with NA3.

Measures to improve pedestrian / cycle access from the site exist along Nursery Road and along a footpath leading from Sun Lane to the centre of Alresford. The developer is contributing £20,000 to allow HCC to make improvements to these two areas as required.

Traffic management is included in the S106 Service Delivery Management Plan and will include additional signage to discourage HGV's from using Sun Lane and directing them to the new roundabout onto the A31. Existing signs can also be improved / updated.

A new access to the school will be provided with a crossing point (location to be agreed) to allow children using the "Park and Stride" facility to cross the road safely. There will also be a new coach access to the school including full turning facilities. The land to the west of the realigned Sun Lane will be gifted to the school.

The zebra crossing facilities previously proposed have been amended to dropped kerbs with tactile paving. This is to be implemented on all arms of the residential roundabout to provide sufficient crossing points in the vicinity of the residential area and school. As outlined within the Technical Note, the 'Park and Stride' location is to be moved further

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north along Sun Lane to account for the vertical alignment in the area. This does not form part of this application and will be covered in the legal agreement.

The new connection from Whitehill Lane to the proposed business park has not been demonstrated to be suitable as indicated on the current drawing but a suitable connection can be achieved to the business park within the constraints and consider the connection identified on the existing drawing to be indicative, with the final connection to be determined as part of a detailed design process .

The Travel Plan as submitted is not acceptable but submission of a suitable TP is required as part of the legal agreement and will be agreed prior to any development commencing on the site. Details of on site car parking and access will be determined at reserved matters stage but will be provided to standard as set out in the Design and Access Statement. These detailed matters will be assessed by the City Council's engineer as part of the reserved matters applications.

Hampshire County Council have assessed the Transport Assessment and Addendum and confirmed that they indicate that the traffic proposals and mitigation provided as part of the application are acceptable and that there will be no significant likely impacts as a result of the development. Traffic surveys have been undertaken and impacts based on the likely floor space of development have shown that the highways proposals are acceptable.

The highways proposals are acceptable, are in accordance with the provisions of policies CP10 of the Local Plan Part 1 and NA3 and DM18 of the Local Plan Part 2 and will not have adverse impacts on the highways network or road safety.

Impact on character of area and neighbouring property.

The general impacts and suitability of developing this site were assessed during the local plan process when a Strategic Environmental Assessment was undertaken. The application has been supported by an ES which has considered impacts on the area and neighbours and concluded that no likely significant impacts are expected and that mitigation will be approved as part of the application. The maps on the front page show the proximity of the neighbouring properties considered.

Strategic buffer planting is indicated illustratively on the submitted masterplan and shows that there is sufficient space on the site to provide a buffer to protect amenity. When details of the layout are established, overlooking distances and all amenity impacts of built form on neighbours will be fully assessed and mitigated through design as necessary.

The LVIA has established the areas where additional strategic planting is needed to protect views it will be conditioned and provided in year 1 of the development. It is considered that on this basis then the impact of the proposed development on the character of the area and neighbouring properties is acceptable.

The proposal does not therefore produce adverse harm on the amenities of the neighbouring properties and is in compliance with policy DM17 of the Local Plan Part 2.

The layout and development proposed is further assessed in relation to landscape character and the surround properties. The location of the proposed development has been indicated on the master plan which accompanies the application. The residential and commercial developments have been located on the lowest areas of the site to lessen

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impacts and the high ground at the centre of the site is retained for open space which will not require built form which could be intrusive within the landscape. The landscape boundaries to the east and west of the site will be strengthened in accordance with Policy NA3 and will be done in the first year of the development which will allow them to establish early in the development.

The application was supported by a Landscape Visual Impact Assessment (LVIA) which has proven that the impact of the proposed development is being minimised by positioning the houses and business uses on the lower parts of the site (north and south) where they will have least impact.

In terms of the potential layout of the employment land area shown on the illustrative plans it is noted that it does not make the best of the landscape setting of the site and when the detailed plans come forward attention should be given to placing the buildings immediately adjacent to the open space rather than the car parking as this would create a better environment for future employees.

Whilst the housing layout is illustrative only it gives an indication that the numbers of houses proposed can be provided within the site. The layout and car parking court approach shown illustratively may require some revisions at reserved matter stages particularly because car parking courts are often under used and landscaping suffers as a result with cars being parked on landscaped areas which are more convenient to the houses. These issues will be resolved at reserved matter stage when the detail of this part of the development is known.

The illustrative layout also shows a significant belt of trees which would separate the housing development from the open space. It is recommended that this be revisited in the detailed design to ensure at least some over looking from houses to the open space in order to provide security and surveillance. These are all matters which are not set in the current outline application and are indicative only. The details will be agreed when the reserved matters applications are submitted.

The proposed strategic planting is indicated on the illustrative masterplan and will be commenced in year 1 of the development to allow it to start to establish prior to built form being commenced. The existing boundaries are to be enhanced in accordance with the requirements of NA3 and this will include additional planting between the new junction with the A31 and the existing dwellings on Tichborne Down.

The illustrative masterplan proposes a play area in a central open space within the development. It is suggested that this be an informal area to avoid noise conflicts with the surrounding houses. A larger equipped play area could be provided on the large area of open space in the centre of the site. The submission of a play strategy will be conditioned. The SUDS strategy will incorporate attractive features that will form part of the landscaping and enhance the appearance of the site.

There is a network of footpaths proposed over the site and through the open space which will link with existing off site footpaths and contribute to the local network. The provision of the proposed new public rights of way will be secured via the S106 agreement for the development.

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The impact of the proposals on trees and landscape are acceptable as is the proposed landscape mitigation which is secured by condition.

As discussed in the 'Landscape and Visual Assessment' section, following its duties under section 11a of the National Parks and Access to the Countryside Act 1949, the proposal complies with policy CP19 of the Local Plan Part 1 in terms of the South Downs National Park. In addition, the assessment on Public Rights of Way complies with policies DM15 and DM23 of the Local Plan Part 2

The proposal is also therefore considered not to produce adverse harm on the character of the area, amenities of neighbouring properties or landscape and is in compliance with policies DM15, DM16, DM17, DM23 and DM24 of the Local Plan Part 2.

Ecology, Protected Species and Habitat Regulations Assessment

The application site is close to several environmentally sensitive areas including the River Itchen and Alresford Pond Special Area for Conservation (SAC) and Site of Special Scientific Interest (SSSI). It is also in close proximity to the nationally designated landscape South Downs National Park (SDNP). The southern part of the site is within an area classified as Best Most Versatile land which is classified Grade 2 under the Agricultural Land Classification denoting soil quality as very good quality agricultural land. The northern and central parts of the site are Grade 3a – good quality agricultural land.

The application is supported by an Environmental Impact Assessment (EIA) and Habitats Regulations Assessment (HRA). The conclusions of these assessments which have been endorsed by Natural England are that likely significant effects on the interest features of the River Itchen SAC (a European protected site under the Conservation of Habitats and Species Regulations 2010 and 2017 (Habitats Regulations)) are unlikely to occur due to the design of the proposals, proposed mitigation measures and adherence to a Construction Environmental Management Plan (CEMP) that will reduce construction impacts on air and water quality. Historically, this meant that there was no obligation on WCC to carry out an "Appropriate Assessment" under the Habitats Regulations which require an Appropriate Assessment to be carried out by a local planning authority before granting planning permission where a proposal, either alone or in combination, would be likely to have a significant effect on any European site.

Since the resolution to approve the application, there have been procedural changes to the requirements of the Habitat Regulations following a case in the Court of Justice of the European Union. As a result, a competent authority (WCC) may generally only take account of mitigation measures intended to avoid or reduce the harmful effects of a plan or project as part of an appropriate assessment itself, rather than during the screening stage of an assessment.

In addition, Natural England has raised concern regarding the continued input of Nitrates into European Designated Sites in the Solent region.

There are high levels of nitrogen and phosphorus input to this water environment with sound evidence that these nutrients are causing eutrophication at these designated sites. These nutrient inputs are currently caused mostly by wastewater from existing housing and agricultural sources. The resulting dense mats of green algae are impacting on the Solent's protected habitats and bird species.

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Natural England note that until strategic work to rectify the issue is complete, uncertainty remains and the potential for future housing developments across the Solent region to exacerbate these issues creates a risk to their potential future conservation status. To ensure that significant harm is not caused, developments must prove that they can achieve a negative or neutral nitrate contribution to the region.

A nitrate calculation has now been completed by the developer and has been reviewed by Natural England in consultation with the Environment Agency. A final element of the calculation is being clarified at time of writing so an update will be given.

The Planning Authority has therefore undertaken updated Appropriate Assessment regarding the two procedural changes mentioned above. and following 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 application is also supported by a Flood Risk Assessment and Drainage Strategy which proposes a design to manage surface water run-off that incorporates a number of sustainable drainage features.

The impacts of the proposed development on ecology have been assessed and appropriate mitigation agreed which will ensure that the ecological interest of the site is not damaged by the development and is therefore acceptable.

Protected Species

Where developments affect European protected species (EPS), permission can be granted unless the development is likely to result in a breach of the EU Directive underpinning the Habitats Regulations and is unlikely to be granted an EPS licence from Natural England to allow the development to proceed under derogation from the law.

An EPS licence can only be granted if the development proposal is able to meet three tests:

- 1.The activity must be for imperative reasons of overriding public interest or for public health and safety
- 2.There must be no satisfactory alternative: and
- 3.Favourable conservation status of the species must be maintained.

In respect of this application the proposed development is considered to be imperative for reasons of overriding public interest as it is providing much needed housing including 40% affordable housing, employment land to replace that lost under policy NA2 on The Dean in Alresford which has now been largely redeveloped for housing and open space that will improve the amenities of Alresford.

There is no satisfactory alternative because the site is allocated in LPP2 and has been identified as being the most suitable and available site to provide this quantum of development required for Alresford.

The favourable conservation status of the species will be maintained through the package of mitigation which will be secured by legal agreement and conditions.

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It is considered that the requirements of the derogation tests have been met. The impact of the proposed development on ecology is therefore considered to be acceptable and the proposal complies with policy CP16 of the Local Plan Part 1 and the Habitats Regulations as set out above.

Affordable Housing.

Whilst the application is submitted in outline it is supported by an Affordable Housing Statement which explains how it is proposed to provide affordable housing as part of the proposed development.

The National Planning Policy Framework (NPPF) requires Local Authorities to plan for a sufficient number of home both market and affordable to meet the objectively assessed housing need in their area.

The application site has been allocated through the Local Plan Part 2 and policy NA3 will provide for up to 325 homes 40% of which will be affordable. The tenure split is proposed to be 70% affordable rent and 30% intermediate housing which is in accordance with policy. The proposed tenure split will enable the delivery of a variety of affordable housing tenures to a wide range of households in need of affordable housing, assisting with the creation of a balanced and sustainable community; this is particularly important on a site of this scale. The affordable housing is proposed in a range of 1, 2, 3, and 4 bedroom homes, with the majority to be provided as 2 and 3 bedroom accommodation.

The affordable dwellings will also be compliant with the Nationally Described Space Standards and policy DM2.

The affordable housing proposals put forward as part of the outline application are in accordance with National and local plan policy and therefore are acceptable in principle. The provision and retention of affordable housing will have to be covered in the S106 agreement which will form part of the outline planning permission and will ensure that provision is in accordance with the Affordable Housing Statement. The principle of the affordable housing offer is therefore acceptable and in compliance with policy CP3 of the Local Plan Part 1

Other Matters

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of our duty.

Amendments to Proposed Conditions

Following the resolution to approve in June 2018, and whilst legal agreements are being completed, the applicant has reviewed the conditions and seeks a number of amendments.

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The timeframe condition allows the developer to submit any future reserved matters applications within 5 years from the date of consent. 2 years is then provided for the applicant to commence works on the respective reserved matters application.

Planning Authorities can condition a period which the authority considers appropriate having regard to the provisions of the development plan and any other material planning considerations. The Planning Authority has previously provided flexibility in the timeframes permitted with larger developments and it is considered that due to the upfront infrastructure works required, this is appropriate in this case. The application was been submitted with an indicative timeframe which sets a timetable with an overall project length of 8 years, with the final housing phase commencing in year 7. This project length and order of phasing has not changed. An additional condition is recommended to ensure that development on the first residential phase of the development commences within 4 years to provide the security for the timely delivery of affordable housing.

Policy NA3 of the Local Plan Part 2 requests a phasing plan to be submitted to establish the order of development and infrastructure provision to be agreed in advance of planning permission being issued. A phasing plan has been submitted and is in compliance with the requirements of policy NA3. To allow effective implementation of the development phases, additional requirements have been added to this condition to specify details such as planned submission of Reserved Matters applications, and landscape buffers and green areas. The proposed condition therefore requests a finalised phasing plan in substantial accordance with the existing phasing plan which also includes this additional information. This supports the requirements of policy NA3.

Conditions for archaeology, drainage and landscaping have been reworded to request details prior to the commencement of each phase ensuring landscaping plans for any highway improvement works are also submitted for consideration. Each Reserved Matters application will take account of the site as a whole and ensure that the design and layout complements the site and other phases.

Clarification has also been sought from the Environmental Health department regarding the condition which requires a noise assessment to be submitted. It was confirmed this is in regards to properties in the northern part of the site that are close to the railway line. The condition has therefore been updated to reflect this requirement in compliance with policy DM20 of the Local Plan Part 2.

An additional condition requesting a 'Strategy for pre-commencement works' has been included to improve clarity of those works and visibility so that one consideration does not impact on another (such as pre-commencement ecology works impacting on potential archaeology).

A condition to ensure compliance with the submitted arboricultural documentation has also been introduced alongside the 'Strategy for pre-commencement works' to improve clarity that matters such as archaeology and ecology are considered throughout the preparation works.

Consultation with the Highways Authority is ongoing to improve the wording of condition 18 which is required to ensure the A31 roundabout is completed prior to any other development on the site including all infrastructure works so that the existing road network is not impacted negatively. The S106 Legal Agreement also makes considerable provision for these works.

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The revised conditions are in compliance with the requirements of policy NA3.

Conclusion

In conclusion, the proposal has been assessed in consideration of the adopted and up-to-date policies of the Development Plan, statutory and legislative considerations and all material planning matters.

The proposal accords with development plan policies of the Local Plan Part 1 and 2 and does not raise any material matters that should weigh against the granting of planning permission.

Recommendation:

That planning permission be GRANTED subject to:

A s106 Legal Agreement (the terms of which are to be approved by the Legal Services Manager)

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

Planning Obligations/Agreements (Heads of Terms) to secure financial contributions and the following:

1. Delivery of the new roundabout on the A31 as indicated on Icen drawing number 16-T081 02 dated 13/7/16 and 16-T081 23 rev A dated 27/9/17 via a S278 agreement with Hampshire County Council to be delivered prior to any other development on site.
2. Delivery of the realigned Sun Lane and provision of a new school access, with full facilities for turning coaches as indicated on Pell Frischmann drawing 16-T081-002 Rev A dated 8/2/18 via a S278 agreement and details of how the long term arrangements for the new school access on land to the west of the re-aligned Sun Lane will be delivered and secured.
3. Details of delivery and position of a crossing point to allow school children to cross Sun Lane when utilising the "park and stride" facility to be agreed with Hampshire County Council.
4. Delivery of a new roundabout to access the residential development, to include for pedestrian provision as indicated on Pell Frischmann drawing 16-T081-002 Rev A dated 8/2/18 via a S278 agreement.
5. Provision of a realigned Sun Lane, gateway access into the proposed business park from Sun Lane, internal roads of the business park and new connection and stopping up of Whitehill Lane as indicated on Icen drawing number 16-T081 30 dated 14/2/18 and 16-T081 25 Rev B dated 3/11/17 via a S278 agreement. As the revised connection to Whitehill Lane from the new business park is indicative, the final realignment will need to be addressed as part of the S278 process.
6. Implementation of both a Residential Travel Plan and workplace travel plan.
7. Payment of the Travel Plan approval and monitoring fees, and provision of a surety mechanism to ensure implementation of both Travel Plans.
8. A contribution of £20,000 for improvement to pedestrian facilities between the site and the centre of Alresford to be paid to Hampshire County Council prior to commencement on site.

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9. Submission of a Service Delivery Management Plan which should also include measures to prevent any employment zone associated HGV traffic from heading north out of the employment zone.
10. Appropriate signing to restrict HGV's to be placed on surrounding roads details to be agreed with HCC as part of a S278 agreement.
11. Adherence to the illustrative masterplan, parameters plan and phasing plan.
12. Requirements to provide, lay out and maintain in perpetuity the on-site open space of approximately 16.84 hectares as shown on the Framework masterplan including the necessary commuted payments;
13. Securing the amount, type and tenure of affordable housing required by policy CP3; 40% affordable housing provided on site 70/30 split between affordable rent and a form of intermediate tenure possible incorporating starter homes. Adherence to AH strategy.
14. Connection to / upgrading of the sewerage network at a suitable point, in consultation with Southern Water, and measures for protecting the Groundwater Protection Zone;
15. A financial contribution of £1,780,768 to HCC for the expansion of the Sun Hill Infants and Junior Schools, including details of the scale and timing of any works or financial contributions;
16. The provision of land for use as a burial ground as indicated on the framework masterplan and details/ arrangements for long term maintenance of the burial ground
17. Safeguarding of land for use as a car park for the bowls club as shown on the framework masterplan.
18. Submission of a play strategy for the site.
19. Securing public rights of way in perpetuity over the site as shown on the framework masterplan.
20. Submission of a SuDs strategy including future maintenance.
21. Provision of Park and Stride for the school in a location to be agreed by HCC and arrangements for its maintenance to be agreed.
22. Developer is required to build the residential access, roundabout, realigned sun lane adjacent to the school, connection to sun lane from the business park, business park roads including connection to White Hill Lane and the new A31 junction to adoptable standards. The above to be offered for adoption with necessary land being dedicated as highway.

The Local Planning Authority has had regard to the tests laid down in para 204 of the NPPF which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects;

and subject to the following conditions and informatives (with authority being delegated to the Head of Development Management in consultation with the Chairman to review and update the conditions prior to issue of the planning permission hereby approved):

Conditions and Reasons

Conditions and Reasons

1.

(a) With the exception of the approved access and new roundabout from the A31, all other matters (appearance, landscaping, layout and scale) (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority

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before any development of that particular phase begins and the development shall be carried out as approved.

(b) An application for approval of any 'Reserved Matter' shall be made to the Local Planning Authority before the expiration of five years from the date of this permission.

(c) The development of each individual phase hereby permitted shall be begun before the expiration of two years from the final approval of the reserved matters for that phase or, in the case of approval on different dates, the final approval of the last such matter to be approved.

(d) In any event, and notwithstanding condition (c) above, development shall be begun on the first residential phase of the development before the expiry of four years from the date of this permission.

Reason: To comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990 (as amended) and to ensure the timely delivery of housing.

2. Prior to any development commencing on site, a Phasing Plan must be submitted to and approved by the Local Planning Authority.

This Phasing Plan must:

- Be in substantial accordance with the submitted illustrative phasing plan by BroadwayMalyan [drawing 421 Revision D posted 15.06.2017] and;
- Include a timeframe for the submission of reserved matters and;
- Indicate the different phases of development including the landscape buffers and green areas.

The development shall thereafter be undertaken in accordance with the approved Phasing Plan unless otherwise agreed in writing.

Reason: To secure a properly planned development and to enable the phased delivery of the development.

3. Prior to any site clearance, excavation or preparatory works for each phase including the removal of any vegetation, top soil or trees or translocation of species, a Strategy for Pre-commencement Works shall be submitted to and approved by the local planning authority setting out a schedule for all pre-commencement works including timings of mitigation measures, tree protection and site inspections. This shall cover as required:

- tree works
- ecology
- archaeology
- s278 works / access works
- drainage / utility works

Pre-commencement works shall be carried out in accordance with these approved details.

Reason: To ensure that pre-commencement works are co-ordinated to avoid unacceptable impacts to trees, biodiversity and archaeology and to minimise impacts on public and local amenity.

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4. Approval of the reserved matters for each phase must be obtained from the Local Planning Authority prior to the commencement of development on the respective phase.

The reserved matters details shall be carried out as approved and fully implemented in accordance with the approved details. The plans and particulars must specify the following detailed proposals:

- The layout including the positions and widths of roads and footpaths
- The details of materials/treatments to be used for hard surfacing
- The alignment, height and materials of all walls and fences and other means of enclosure
- The provision to be made for the storage and disposal of refuse
- Details of the siting, external appearance and materials to be used for any statutory undertakers or service providers equipment such as electricity sub-stations, gas governors and telecommunication cabinets
- The provision to be made for street lighting
- The design of all buildings, plant and tanks, including the colour and texture of external materials to be used together with samples of all external facing and roofing materials.

Reason: To comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990 (as amended)

5. Prior to commencement of each respective phase of development (including s278 and highway construction phases), a reserved matters application must include details of the proposed landscaping. Details must include:

- an accurate plan showing the position, type and spread of all the trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to bring each tree to a satisfactory condition; and also details of any proposals for the felling, pruning, trimming or uprooting of any trees;
- a landscape scheme showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;
- the arrangements to be made for the future maintenance of landscaped and other open areas.

Development must continue in accordance with the approved details.

The soft landscaping shall be carried out in the first planting season following the occupation or completion of the phase whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in 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.

6. Prior to commencement of each respective phase of development, full details of proposed foul and surface water drainage, including the treatment of any existing water

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course or ditches and implementation timetables, shall be submitted to and approved in writing by the Local Planning Authority.

Once approved, the foul and surface water drainage scheme for that phase shall be completed prior to the first occupation of that part of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the site is drained satisfactorily and to avoid any potential flooding

7. Prior to commencement of each respective phase of development, full details for the parking, turning, loading and unloading of vehicles shall be submitted to and approved in writing by the Local Planning Authority. The approved parking and turning facilities shall be provided prior to the first occupation of the relevant dwelling or employment building.

Reason: To ensure adequate parking is provided within the site in the interests of highway safety and convenience.

8. Prior to commencement of each respective phase of development, full details of finished levels, above ordnance datum, of the development, including all roads and footpaths, buildings, and their relationship to the levels of any existing adjoining buildings shall be submitted to and approved in writing. Once approved the respective phase of development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development is acceptable in the context of the site.

9. Prior to commencement of each respective phase of development, full details of a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include the following details:

- Development contacts, roles and responsibilities
- construction traffic routes,
- programme for construction
- measures to avoid or mitigate impacts on species and habitats.
- Public communication strategy, including a complaints procedure.
- Dust suppression, mitigation and avoidance measures.
- Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- Use of fences and barriers to protect adjacent land, footpaths and highways.
- Details of parking and traffic management measures.
- Avoidance of light spill and glare from any floodlighting
- Pest Control
- Chemical and/or fuel run-off
- Waste disposal;
- Storage of materials/chemicals;
- Increased light disturbance to species (including after daylight hours)
- Protection of BMV land (see below for more information)
- Soil Resource Plan to inform soil management;
- Toolbox talks to staff;
- Storage of materials or equipment should occur on dedicated construction sites only to avoid soil compaction;

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- Appropriate storage of fuel and chemicals to avoid spillages;
 - Erection of protective fencing or barrier tape and exclusion signs along the boundaries between construction and open space areas of the site to protect these soils from construction activities and avoid indiscriminate vehicle movements
 - Details of the provisions to be made for the parking and turning on site of operatives and construction vehicles
 - Details of measures to be taken to prevent mud from vehicles leaving the site during construction works and being deposited on the public highway.
 - The provision to be made for contractors vehicles parking and plant, storage of building materials and any excavated materials, huts and all working areas.
- Once approved, the CEMP should be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority

Reason: To ensure that all construction work in relation to the application does not cause materially harmful effects on nearby land, properties and businesses and to ensure the protection of ecology and in the interests of highways safety.

10. Prior to commencement of each respective phase of development, full details of (or within such extended period as may be agreed with the Local Planning Authority), a scheme to deal with contamination shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall conform to current guidance and best practice as set out in BS10175:2001 Investigation of potentially contaminated sites - code of practice and Contaminated Land Reports 7 to 11, or other supplementary guidance and include the following phases, unless identified as unnecessary by the preceding stage and agreed in writing by the LPA:

- a) A desk top study and conceptual model documenting all the previous and existing land uses of the site and adjacent land;
- b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study;
- c) A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a suitably qualified person to oversee the implementation of the works.

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

11. Prior to the occupation of each phase of development, written verification produced by the suitably qualified person approved under the provision of E110c) shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the remedial strategy approved under the provisions of conditions

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E110c) has been implemented fully, unless varied with the written agreement of the Local Planning Authority in advance.

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

12. Prior to commencement of each respective phase of development, including any works of site preparation, the applicant or their agents or successors in title have implemented of a programme of archaeological mitigation works, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the local planning authority in writing. No development or site preparation shall take place on that phase of development other than in accordance with the approved Written Scheme of Investigation unless otherwise agreed in writing by the Local Planning Authority.

The Written Scheme of Investigation shall include:

- The programme and methodology of site investigation and recording
- Provision for post investigation assessment, reporting and dissemination
- Provision to be made for deposition of the analysis and records of the site investigation (archive)
- Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations in accordance with Policy DM26 Winchester District Local Plan Part 2; Policy CP20 of the Winchester District Joint Core Strategy.

13. Following completion of each phase of archaeological fieldwork, within 9 months , a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports and publication.

The report shall be submitted to and approved by the local authority.

Reason: To ensure that evidence from the historic environment contributing to our knowledge and understanding of our past is captured and made publicly available. Policy DM26 Winchester Local Plan Part 2.

14. Each phase of the development hereby permitted shall not be occupied or brought into use until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 15 and that provision for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework and in accordance with DM26 Winchester District Local Plan Part 2; Policy CP20 of the Winchester District Joint Core Strategy

15. Prior to any work commencing on site, details of a scheme for protecting the proposed dwellings from external noise arising from the railway to the north of the site shall be
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submitted and approved in writing by the Local Planning Authority. Such a scheme shall ensure that, upon completion of the development, the following noise criteria (as recommended in BS8233:2014) shall be met:

- i. all bedrooms shall achieve an 8-hour LAeq (23:00 to 07:00) of 30dB(A)
- ii. all living rooms and bedrooms shall achieve a 16-hour LAeq (07:00 to 23:00) of 35dB(A)
- iii. all private amenity spaces shall achieve a 16-hour LAeq (07:00 to 23:00) of 55dB(A)

A noise validation report, demonstrating compliance with these noise criteria, shall be submitted to and approved by the Local Planning Authority before any dwelling is occupied. This assessment shall be conducted with windows open for ventilation, unless mechanical ventilation has been provided, in which case these tests shall be performed with such mechanical ventilation running.

Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

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

16. Prior to commencement of each respective phase of development, a Biodiversity Mitigation and Enhancement Plan (BMEP) shall be submitted to and approved in writing by the local planning authority.

, The BEMP shall include the following:

- the planting of woodland features and native hedgerows
- Use of native wildflower seed mixes which encourage wildlife
- incorporation of bat and bird boxes
- the addition of features such as log piles for reptiles and amphibians
- the long-term management for the white Helleborine population.

Reason: To ensure that the biodiversity interest on the site are maintained and enhanced.

17. Prior to commencement of each respective phase of development, a plan showing the species and location of all of the trees to be retained and measures to protect them from damage during construction shall be submitted to and approved in writing by the local planning authority. The protection measures shall be retained for the full construction period of the respective phase of development.

Reason: To ensure that the trees to be retained are not damaged during construction in the interests of the amenities of the area.

18. The new roundabout on the A31 hereby approved shall be completed prior to the commencement any residential dwellings or employment buildings on the site. The access from the new roundabout is to be used for all construction traffic for the remainder of the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce the impact of construction traffic on the local area.

19. Development on the relevant phase of development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified, unless otherwise agreed in writing with the Local Planning Authority. Works shall

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not recommence on that phase of development before an assessment of the potential contamination has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation) has been submitted to and approved in writing by the Local Planning Authority.

The development shall not be completed other than in accordance with the approved details.

NB – potentially contaminated ground conditions include infilled ground, visual evidence of contamination or materials with an unusual odour or appearance.

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

20. The connection from Sun Lane to the new A31 roundabout, the Sun Lane residential access roundabout and new school access as indicated on Icen drawing number 16-T081 30 dated 14/2/18 and 16-T081 25 Rev B dated 3/11/17 shall be provided prior to occupation of any residential dwellings.

Access to the school shall be maintained at all times during construction.

Reason: In the interests of highways safety and to provide a suitable access.

21. The new connection from Whitehill Lane to the business park as indicated on plan reference Icen drawing number 16-T081 30 dated 14/2/18 and 16-T081 25 Rev B dated 3/11/17 shall be provided prior to occupation of any residential dwellings or occupation of the business park whichever is the sooner.

Reason: In the interests of highways safety and to provide a suitable access.

22. No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the proposed employment area except between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 on Saturdays and at no time on Sundays and recognised public holidays, unless otherwise agreed in writing by the Local Planning Authority.

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

23. Before any telecommunications/air conditioning/refrigeration/compressing equipment is installed and operated on the proposed employment premises, a full acoustic report (with a scheme of attenuation measures) shall be submitted to and approved in writing by the Local Planning Authority. The equipment shall be installed and maintained in accordance with the approved scheme.

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

24. No works, storage or operations shall take place outside the proposed employment buildings (including B8 buildings) unless otherwise agreed in writing by the Local Planning Authority.

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

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25. The proposed development shall be carried out in accordance with the details in the following documents and plans submitted in support of the application and hereby approved:

- The Environmental Statement prepared in accordance with the Environmental Impact Regulations 2017;
- Plans including an illustrative Masterplan, Parameters Plan and Phasing Plan and detailed junction drawings;
- Planning Statement;
- Design & Access Statement;
- Air Quality Assessment;
- Affordable Housing Statement;
- Arboricultural Impact Assessment;
- Archaeological Report;
- Construction Method Statement;
- Development Timetable;
- Ecological Report;
- Economic and Employment Report;
- Habitat Regulations Assessment;
- Lighting Assessment;
- Noise and Vibration Assessment;
- Open Space Assessment;
- Outline Construction Environmental Management Plan;
- Site Waste Management Plan;
- Transport Assessment and Draft Travel Plan;
- Landscape and Visual Impact Assessment (Contained within the Environmental Statement);
- Heritage Impact Assessment;
- Utilities Statement;
- Flood Risk Assessment and Drainage Strategy;

Reason: For the avoidance of doubt and to ensure that the development is completed in accordance with the plans and mitigation proposed in the supporting documents in the interests of the amenities of the area, existing residents and future occupiers of the site.

26. No lighting above 10 lux or above 500 lumens shall be provided on the site without the prior written consent of the local planning authority.

Reason: To ensure that the area and in particular the South Downs National Park is not adversely affected by light spill detrimental to the character and amenities of the area and Dark Skies Reserve and biodiversity interests in the locality.

27. No materials shall be burnt on site, unless agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of occupiers of nearby premises and in the interest of public health.

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28. No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To reduce surface water infiltration from the proposed sustainable drainage system (SuDS) leading to pollution of controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is within Source Protection Zone 1 and is located upon a Principal aquifer.

29. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Assessment and Method Statement [LLD684] shall be installed for each phase prior to any demolition, clearance, construction or groundwork commencing on the site including any works relating to ecological mitigation or s278 works.

No Arboricultural works shall be carried out to trees other than those specified and in accordance with Report LLD864. Any deviation from works prescribed or methods agreed in accordance with Report LLD864 shall be agreed in writing to the local planning authority.

No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the local planning authority, has been appointed to supervise construction activity occurring on the site.

The Arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved Arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the Arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site.

The local planning authority Arboricultural officer (Telephone 01962 848210) shall be contacted:

- (i) to arrange a pre-commencement meeting on site before any of the site clearance and construction works begins. This will be attended by the site manager and the appointed Arboriculturalist.
- (ii) once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected.
- (iii) prior to the commencement of construction of special surfacing under tree canopies.

Reason: to ensure protection and long term viability of retained trees and to minimise impact of construction activity.

Informatives:

01. 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;

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- 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.

In this instance the applicant was updated of any issues after the initial site visit.

02.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.

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

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1).

DS1 – Development Strategy and Principles

MTRA1 – Development Strategy for Market Towns and Rural Area

MTRA2 – Market Towns and Larger Villages MTRA4 – Development in the Countryside

CP1 – Housing Provision

CP2 – Housing Mix

CP3 – Affordable Housing Provision on Market Led Housing Sites

CP6 – Local Facilities and Services

CP7 – Open Space, Sport & Recreation

CP8 – Economic Growth

CP10 – Transport

CP11 – Sustainable Low and Zero Carbon Built Development

CP13 – High Quality Design

CP14 – Effective Use of Land

CP15 – Green Infrastructure

CP16 - Biodiversity

CP17 – Flooding

CP19 – South Downs National Park

CP20 – Heritage and Landscape Character

CP21 – Infrastructure and Community Benefit

Winchester District Local Plan Part 2 – Development Management and Site Allocations.

NA3 – Sun Lane Mixed Use Allocation

DM1 Location of new development

DM2 – Dwelling Sizes

DM6 – Open Space Provision

DM15 – Local Distinctiveness

DM16 – Site Design CriteriaDM17 – Site Development Principles

DM18 – Access and Parking

DM19 – Development and Pollution

DM20 – Development and Noise

DM21 – Contaminated Land

DM23 – Rural Character

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DM24 – Special Trees, Important Hedgerows and Ancient Woodlands
DM25 – Historic Parks and Gardens
DM26 – Archaeology
DM27 – Development in Conservation Areas
DM29 – Heritage Assets

Winchester City Council – Local Plan 2036

In July 2018 the Council launched preparation of a new Local Plan. This plan is in very early stages and does not contain emerging policies which require assessing in this case.

National Planning Policy Guidance/Statements:

National Planning Policy Framework (NPPF) (2019)

- Achieving Sustainable Development
- Decision-making
- Delivering a sufficient supply of homes
- Building a strong, competitive economy
- Promoting healthy and safe Communities
- Promoting sustainable transport
- Making effective use of land
- Achieving well-designed places
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment

The NPPF promotes a presumption in favour of sustainable development and notes that development proposals that accord with an up-to-date development plan should be approved without delay. The Council is currently able to demonstrate a 5-year supply of housing land (including a 5% buffer) so paragraph 11(d) of the NPPF does not apply.

National Planning Practice Guidance

The recommendation has followed the guidance set out in the National Planning Practice Guidance.

- Appropriate Assessment
- Climate Change
- Consultation and pre-decision matters
- Design: process and tool
- Environmental Impact Assessment
- Flood risk and coastal change
- Historic Environment
- Light Pollution
- Natural Environment
- Noise
- Open space, sports and recreation facilities, public rights of way and local green space
- Planning Obligations
- Travel Plans, Transport Assessments and Statements
- Use of planning conditions

Supplementary Planning Guidance

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The Alresford Town Design Statement was adopted as a Supplementary Planning Document in 2008 and is a material consideration.

- Affordable Housing Supplementary Planning Document 2008
- Residential Parking Standards Supplementary Planning Document 2009
- High Quality Places Supplementary Planning Document 2015

Hampshire Minerals and Waste Plan:

The application site lies outside the Minerals Safeguarding Area as identified in the Minerals and Waste Plan.

National Planning Policy Framework:

The NPPF promotes a presumption in favour of sustainable development, but substantial weight should be given to Local Plan policies where the Council can show an adequate and up to date supply of housing land (NPPF paragraph 49). The Council is currently able to demonstrate a 5-year supply of housing land (including a 5% 'buffer'), and the other requirements of paragraph 47 (objectively assessed need, land supply, etc) are satisfied. NPPF paragraph 14 is clear that the presumption in favour of sustainable development relates to proposals that accord with the development plan. As LPP1 and LPP2 are relevant and up to date, the final bullet point of paragraph 14 does not apply.

The Alresford Town Design Statement was adopted as a Supplementary Planning Document in 2008 and is a material consideration. SPDs have also been adopted in relation to Affordable Housing, Residential Parking Standards, and High Quality Places, which are also material planning considerations.

04. 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.

05. 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.

06 Within each development phase archaeological works should be planned and completed to avoid conflict with other intrusive site preparation or enabling works (e.g. for ecological mitigation, highways works, service and other infrastructure works etc). Archaeological mitigation work secured under condition 15 should include any off-site works, (e.g. for the Rising Main - Aksward Construction Consultants, Jan 17, Utilities Assessment. Ref. S128068).

07 The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. The applicant/developer should contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk in order to progress the required infrastructure.

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08 A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk". Any works within highway/ access road will require to protect public apparatus and the protection details need to be submitted to, and approved by Southern Water under NRSWA enquiry.

09. 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.

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APPENDIX A – 21st June 2018 Planning Committee Update Sheet

Item No	Ref No	Address	Recommendation
7.	17/01528/OUT	Land to the East of Sun Lane, Alresford.	PER.
<p>Officer Presenting: Jill Lee</p> <p>Speaking Objector: Mr John Bernie Parish Council representative: Mr Graham Summer Alresford PC; Lorraine Line Cheriton PC. Ward Councillor: Cllr Jackie Porter (HCC); Cllr Margot Power; Cllr Lisa Griffiths; Cllr Kim Gottlieb. Supporter: David Jobbins (agent); Mr John Cranford.</p> <p><u>Update1 objection from Councillor Gottlieb.</u></p> <p>Dear Sirs</p> <p>I write to register the strongest possible objection to this proposal which I believe could be utterly disastrous for Alresford and surrounding villages. There are many reasons why I take this view, all of which have already been eloquently expounded by the hundreds of local residents who are of the same opinion.</p> <p>I may not be a traffic engineer, but with 45 years' driving experience and a career in the development world I feel sufficiently expert to be certain that the traffic impacts arising out of this scheme will be unacceptable. It is also of great concern that the potential impacts have been only partly assessed due to, 1) a patent lack of design detail of the proposed new junction on the A31, and 2) the applicant applying for only a portion of the land allocation set out in the local plan. This is clearly a consent that is being planned to be won in incremental stages, over which the planning authority will have less and less control.</p> <p>I am also concerned by what this application means for the affordable housing which remains a key local authority objective. I appreciate that the applicants say that they will honour a 40% commitment, but I have seen no current detailed appraisal provided by the applicant and/or tested by the local planning authority, to confirm that this is truly viable. We have seen time and again developers return after planning permission is first granted with revised proposals which entail a substantial reduction in the affordable contribution or, in some cases, none at all.</p> <p>In this instance, the proposal will, at least in theory, provide circa two thirds of the affordable housing provision required within the local plan period. We have no idea of the financial benefits/costs of the substantial commercial provision because none has been provided, but I fully believe that the ultimate cost of the new road junction will severely impact upon viability and, inevitably, it will be the affordable element that will bear the brunt. It would, in my view, be neglectful of us as a local authority to lose such a quantum of affordable housing in a part of the district where it is desperately needed.</p> <p>That we are taking such a gamble is largely due to the validation of an outline application. This should never, in my opinion, have been allowed for a proposal</p>			

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having such a wide range of significant and adverse impacts.

Lastly, I would remind the planning authority that just because a site is allocated a use in the Local Plan, it doesn't mean that any application should be automatically approved. It still has to pass all the requisite tests and if it cannot then it should be refused. In this particular case the proposal was never properly tested, and you will recall that at the Local Plan Inquiry the roundabout idea was put forward on the day and not even the Inspector got to see the details of its design. It was all very unsatisfactory.

The potential impacts this proposal presents for this wonderful market town cannot be justified from any perspective, and I urge the committee to refuse the application. The developer and the land owner will get another chance. Unfortunately, the town won't.

Update 2 1 additional letter of support.

- After many, many meetings and what seems to be years of consultation and discussion, I was under the impression that Winchester Planners had finally decided that the statutory number of houses would be built on Pearsons Field.
- Why are objections STILL being considered? If works do not start in the foreseeable future, my understanding is that the planners could lose their autonomy through Government interference.
- Naturally, the addition of several hundred houses to a smallish market town is fairly undesirable. However, there is no option. My strong view is that, this being so, the proposed, carefully planned, development at one end of the town is by a long way the lesser of two evils.
- Small developments all over the town would cause untold disruption and, in some cases ruin certain areas - eg. Arlebury Park, in the historic Avenue, gateway to Alresford.
- I cannot understand why the powers-that-be have not given the go-ahead to the development plan they have already decided to adopt. Are we to endure this uncertainty for several more years, until the Government steps in?

Update 2, three additional letters of objection.

- Concerns over environmental impacts.
- Question ability to deliver.
- Increase in pollution, flooding and crime.
- House prices adversely impacted.
- Burden on doctors, schools and community assets.
- Comprehensive transport assessment needed current one is inadequate.
- Design of new roundabout onto A31 unacceptable.
- Unacceptable impact on environment from building new roundabout.
- No information on noise or light pollution mitigation.
- Safety of school children not considered.
- Existing businesses will not relocate to the site.

Update 3 objection letter from Steve Brine MP.

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See below.



HOUSE OF COMMONS
LONDON SW1A 0AA

Ms Laura Taylor
Chief Executive
Winchester City Council
City Offices
Colbrook St
Winchester
Hampshire
SO23 9UJ

18th June 2018

Dear Laura,

I write, ahead of Thursday's meeting of PDCC, in respect of the Sun Lane proposals in New Alresford.

Firstly, please see enclosed a copy of the correspondence received by my office in recent weeks about this application.

Many of them were sent to councillors on PDCC, and simply copied to me, but others were sent to me alone. I ask that all are considered by members as part of their deliberations.

Secondly, you will know that, as the Member of Parliament, I do not routinely get involved in individual planning applications which are quite properly a matter for democratically elected councillors.

However, where I see a strategic implication (such as my previous engagement on Barton Farm and Pitt Vale) I think I have a duty to speak out.

Winchester has a signed off Local Plan in accordance with Government policy and that rightly includes a quantity of new homes in New Alresford.

To be clear, I am not seeking to re-open that settlement: because the town needs new growth if it, and especially its many independent businesses, are to survive.

Furthermore, I am not challenging the decision, made with a great deal of public input, to locate that growth on one site with the appropriate infrastructure and a strategic plan to deliver it.

The issue is we don't have sufficient detail for Sun Lane, even at this late stage, and I think we should before an informed decision can be made.



Steve Brine MP

Winchester & Chandler's Ford

Tel: 020 7219 7189 | email: steve.brine.mp@parliament.uk

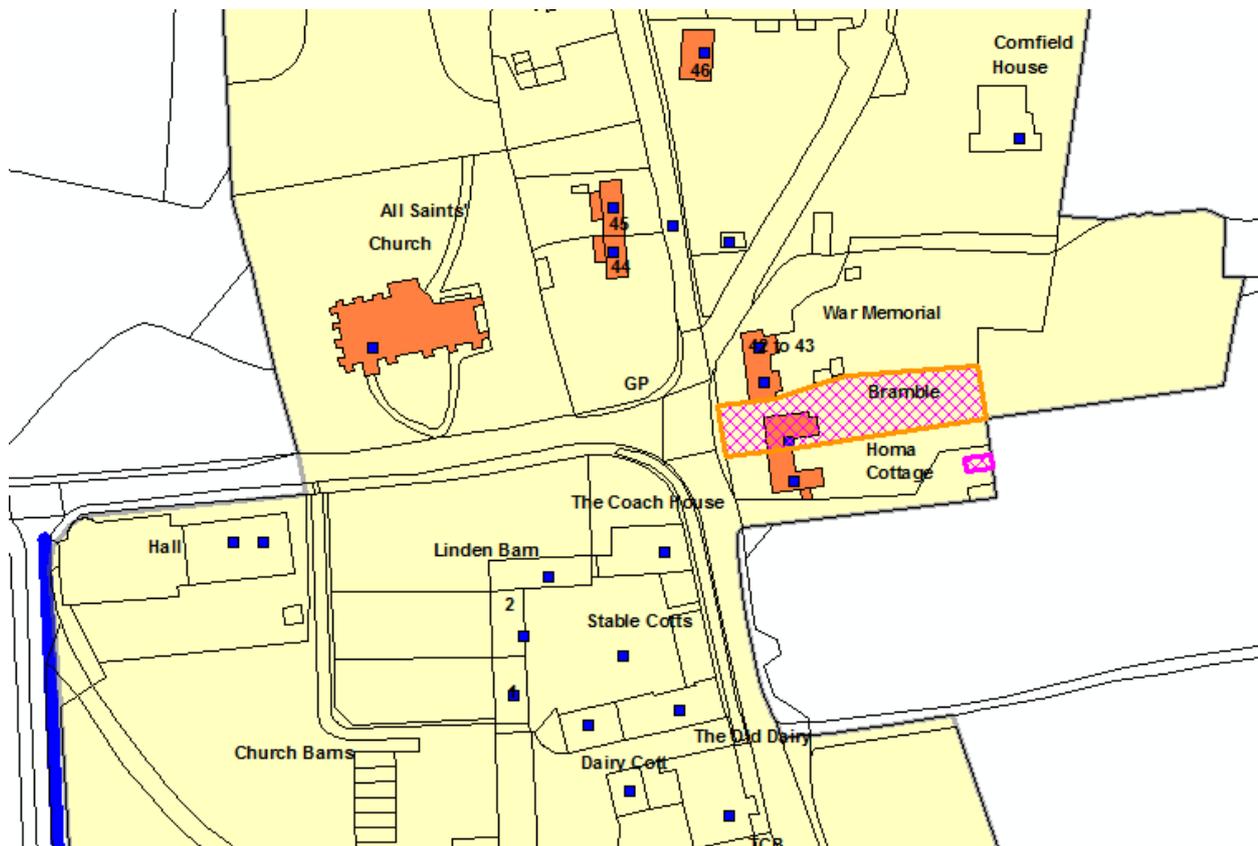
www.stevebrine.com

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Case No: 19/01772/FUL
Proposal Description: Erection of patio/barbecue area, raised planters, pergola to the rear of the building and fence to bin/log store in accordance with the amended plans received 3rd December 2019
Address: Bramble Cottage 41 Stratton Lane East Stratton SO21 3DT
Parish, or Ward if within Winchester City: Micheldever
Applicants Name: Mr Joseph Parkin
Case Officer: Verity Osmond
Date Valid: 3 September 2019
Recommendation: Permit

Pre Application Advice: No



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General Comments

The application is reported to Committee as a Councillor lives next door to the application site and has submitted an objection to the application (Appendix A).

Planning Permission is required for the development, as the pergola, patio/barbeque area and raised planters fall within the definition of "building" in Section 336 (1) of the Town and Country Planning Act 1990 (TCPA) as the definition includes any structure or erection.

Planning permission is required because the development is situated within the curtilage of a listed building and does not therefore benefit from permitted development rights.

Amended plans were received on 3rd December 2019 reflecting negotiations with the applicant to reduce the height of the structures.

Site Description

The application site is comprised of a Grade II listed building, which is a two-storey semi-detached property set within a simple open garden with views to the countryside and fields beyond. The historic significance of Bramble Cottage lies in its small scale, vernacular; timber framed and thatched appearance and character. It was a 'two up two down' cottage then extended in the late 20th century with a two storey rear wing and single storey side extension. The extensions were considered at the time to conform to the character of the cottage. A single storey rear extension was approved in 2018.

The application site is also located within the East Stratton Conservation Area which is characterised by 17th and 18th century thatched cottages leading southwards to 19th century estate cottages.

Proposal

The application seeks to regularise the pergola, patio/barbecue area, raised planters, and the fence to the bin and log store, which were constructed without planning permission. The amended plans were submitted to show agreed reductions in height for these elements, which still need to be carried out. The stepped section of the patio, including the built in barbecue area will be lowered in height by approximately 24cm and the height of the pergola is intended to be reduced by to approximately 2.1 metres. The height of the fence enclosing the bin area and log store is also shown to be reduced to approximately the height of the existing timber fence forming the boundary with Bailey's End. The raised planters remain at the same height as originally constructed within the amended plans.

Relevant Planning History

18/02608/HOU (PER 25.01.2019) Single storey rear extension and internal alterations
18/02609/LIS (PER 25.01.2019) Single storey rear extension and internal alterations
17/02665/HOU (REF 24.05.2018) Erection of an oak framed garden room extension to rear elevation and reworking of existing side extension.

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17/02666/LIS (REF 24.05.2018) Erection of an oak framed garden room extension to rear elevation and reworking of existing side extension.

16/01583/FUL (Withdrawn 03.10.2016) Single storey rear/side extension to listed grade II domestic two storey dwelling.

16/01584/LIS (Withdrawn 03.10.2016) Single storey rear/side extension to listed grade II domestic two storey dwelling.

05/01141/LIS (PER 28.06.2005) Internal alterations for a new shower room, alterations to fireplace and re-siting of boiler

Consultations

Service Lead for the Built Environment

Historic Environment:

Consultation response: No objection.

Comments and advice:

This application is part retrospective and seeks the retention of a barbeque area with raised planters and patio, incorporating a log store and bin area, along with a pergola, at the side and rear of Bramble Cottage, a grade II listed building located in the East Stratton Conservation Area. The patio is located at the rear of the listed building with the barbeque area and bin/log store to the northern side of the patio. The pergola is located to the north east of the cottage beyond the patio within the lawn but also accessed from the barbeque area to which it is adjacent. It has a decked area beneath. All structures are physically independent of the listed building.

Significance of the listed building:

Bramble Cottage is a semi-detached one and a half storey 2 bay dwelling dating from the 17th century constructed in a mix of timber framing and brick to the external walls but now covered in harling render painted white. The building has a half hipped thatched roof with flush ridge. The property has been subject to a number of alterations and extensions, particularly during the C20, when a one and a half storey extension was added to the rear at right angles to the main range, and again in the late C20 when a single storey flat roofed extension partially infilled the gap between the historic range and the rear extension. Most recently, permission has been granted for a further single storey flat roofed extension to the rear, which sits within the building line of the one and a half storey extension. The building is considered to have reached the limit to which it can be extended without irreparably harming its special architectural and historic interest.

Despite later extensions the historic form and vernacular character of Bramble Cottage is still clearly discernible, as it is historic, visual and physical relationship with its neighbour, Homa Cottage (listed as a pair). Bramble Cottage sits on higher ground than Homa cottage but they share a continuous ridge line. In contrast to Bramble Cottage, and probably due to the change in levels, Homa Cottage has eyebrow dormers beneath a thatched roof. The stack to Bramble Cottage is located between the two bays whilst that at Homa Cottage is at the southern end.

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The significance of Bramble Cottage can be summarised as; a good example of a modest 2 bay one and a half storey C17 timber framed cottage, the evolution of which, along with its adjoining neighbour Homa Cottage, remains evident from their built form, retained historic fabric, and floorplan. The buildings maintain an attractive, vernacular historic appearance which, despite being harmed to a marginal degree by the application of an inappropriate render in the C20, and despite C20 extensions to the rear, remains clearly evident and appreciable.

Contribution of setting to significance:

Historic England's guidance 'The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)', gives guidance on how to understand setting and how it may contribute to an asset significance.

Setting is defined in the NPPF as ; *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, Annex 2: Glossary).*

The guidance states that; *'A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.'* (Pg. 2).

The guidance is clear that ; *'Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance'*.(Pg. 4).

The setting of Bramble Cottage is not solely confined to its domestic garden and this is only a small part of how the building is experienced and is an area that is largely experienced by occupiers of and visitors to the building only. The building is widely experienced from within the public domain, in particular from Church Bank Road, in which it is prominent in views approaching from the west, and from Stratton Lane. The ability to clearly view the front elevation of the building from the public domain along with glimpsed views along its northern side, and wider views of the property within the street scene and from glimpsed views between adjacent dwellings from slightly further afield, means it can be clearly appreciated as an historic dwelling of modest vernacular scale and picturesque appearance.

The steps set out in the above guidance have been used in assessing current proposals.

Impact on the setting of the listed building:

Barbeque and log/bin store:

The proposed barbeque and log/bin store is somewhat incongruous and alien within the context of the garden to a vernacular building by virtue of its sprawling footprint and the use of painted render, which, while matching the house, is not a traditional finish for
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ancillary garden structures which are normally expected to be of timber. The impact of the form and materials is compounded by the use of raised planters which add to the degree of perceived solidity and mass of the structure, although it is appreciated that once matured these planters would have the effect of visually softening the structure. The reduction in the height of the structure proposed would be welcomed as any reduction in size or mass would help to reduce the impact on the setting of the listed building.

The proposed structures would have the greatest impact on setting when viewed from the side (north) and rear (east) of Bramble Cottage within the garden which was both historically, and remains, private amenity space associated with the habitation of the cottage. They would be largely screened from view from the public domain to the north and south by adjoining development, and a glimpse of the log/bin store view may be obtained from the east from the narrow gap between Bramble Cottage and Bailey's End, the adjacent property to the north. When viewed from within the garden the barbeque and stores would be read in the context of the modern rear extensions to the property and as part of the domestic garden, the majority of which would retain its soft landscaping and 'cottagey' appearance.

These structures have a very localised impact on the surroundings in which the building is experienced, predominantly from the garden, and do not detract from the ability to appreciate the significance of the listed building. Neither do they detract from the ability to clearly appreciate the building's wider setting or historic context as a modest timber framed cottage in a rural village location. They are clearly subservient to the listed building and their form very much reflects their function as a modern garden structure. Whilst the structures may be slightly incongruous due to the extent of their footprint and the use of materials, which create a stark appearance at present, the harm to the setting of the listed building (that is the surroundings in which the asset is experienced) that results, is so minimal and localised as to be at the negligible.

The structure would be entirely reversible without any legacy of harm. It is questioned whether removing some elements to be stand alone, such as the bin/log store, or the planters, would result in the stricter being defined as a building and therefore requiring planning permission.

Notwithstanding this, the negligible degree of harm identified to the setting of Bramble Cottage in terms of the incongruous appearance of the barbeque structure when experienced from within the garden, does not translate as harm to the significance of the listed building. It is considered that no harm to the significance of the listed building, as identified above, would result from proposals.

Pergola:

The pergola is a lightweight, visually permeable garden structure, the proportions and size of which would not be harmful in the proposed location. The pergola would be sited a sufficient distance from the rear extension to allow for clear visual separation between the house and garden structure and to avoid a sense of overcrowding or a cramped relationship. It is therefore considered that the pergola would not harm the setting of the listed building.

Impact on the character and appearance of the conservation area;

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Bramble Cottage is one of a series of vernacular, predominantly thatched, dwellings of modest size that positively contribute to the character and appearance of East Stratton Conservation Area. As noted above it is visually prominent in views from the west along Church Bank Road and to a lesser extent in views along Stretton Lane, where it has a much more localised presence due to the curve of the road in relation to the building lines and the set back of Bramble Cottage from the carriageway.

Whilst a glimpsed view of the proposed development may be obtained from the east in the gap between Bailey's End and Bramble Cottage, the distance at which the barbecue structure is set back from the road and the degree of verdant screening between the structure and the road results in the development being largely obscured from view. This glimpsed view is the area where development would be most readily appreciable from, and have the greatest impact on, the character and appearance of the conservation area. It is considered that the negligible visual impact of proposals would meet the statutory test of preserving the character and appearance of the conservation area.

Summary:

For the above reasons proposals are considered to comply with national and local planning policy and guidance and sections 66 and 72 of the 1990 Act.

Representations:

Micheldever Parish Council

- Some residents of East Stratton have also expressed concern at the extent of works being carried out at Bramble Cottage as large quantities of building materials have apparently been delivered. Please could you confirm that all the works carried out at Bramble Cottage are in accordance with the specifications noted in the above planning application, as seen and reviewed by the Parish Council. In particular that the overall height of the pergola and the dimensions of the posts are as described.

In addition, please could you confirm whether the raised platform, bin store and bbq area have been lowered or whether an additional retrospective application is to be submitted. The Parish Council felt that they would have no grounds to object to the pergola application as submitted. However, a taller or more substantial structure is likely to have been objected to, as would the raising of the level of different areas of the garden and I feel that this needs to be made clear when the application goes before the Planning Committee.

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

- Visual impact of patio and pergola on neighbouring amenity
- View from outside of kitchen window of pergola and of the open back of the bin store, both with significant impact on amenity, as the view of the garden from the

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kitchen sink is frequently accessed during the day.

- Concentrated smell of the bins.
- Property being advertised on Air BnB with property and large outdoor terrace to be used as a party venue.
- Original level of garden area was appreciably below the level of the central area of the garden.
- Dumping of soil and alterations to the existing ground level
- The works, are contrary to the advice expressed by the historic environment officers in relation to previous applications on this site.
- Precedent and potentially cause harm to the whole village.
- Significantly more overlooking than before.
- Impact of the development on the setting of the host dwelling and adjacent listed buildings.
- Impact of the development on the East Stratton Conservation Area conflicting with the objectives
- Labelling of Plans and lack of clarity about 'existing' or original situation.
- Unauthorised works to be enforced and result of the revisions made will still have and impact on amenity, only acceptable way is to completely remove the pergola and unauthorised works.
- It is against the property boundary, beside, above and in view of 'Bailey's End', the adjoining property and will have an impact on the residents here.
- Pergola is under a mature tree

Reasons aside not material to planning and therefore not addressed in this report

- Fire safety of the barbecue area
- Threat of fire to thatched roofs

0 letters of support received.

Relevant Planning Policy:

Winchester District Local Plan Part 1 – Joint Core Strategy

Policy DS1 – Development Strategy and Principles

Policy MTRA 3 – Other Settlements in the Market Towns and Rural Area

Policy CP13 – High Quality Design

Policy CP19 – South Downs National Park

Policy CP20 – Heritage and Landscape Character

Winchester District Local Plan Part 2 – Development Management and Site Allocations

Policy DM3 – Small Dwellings in the Countryside

Policy DM15 – Local Distinctiveness

Policy DM16 – Site Design Criteria

Policy DM17 – Site Development Principles

Policy DM23 – Rural Character

Policy DM27 – Development in Conservation Areas

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Policy DM28 – Demolition in Conservation Areas

Policy DM29 – Heritage Assets

National Planning Policy Guidance/Statements:

Section 4 of National Planning Policy Framework 2019

Section 16 of the National Planning Policy Framework 2019

Section 66 of Planning (Listed Building and Conservation Areas) Act 1990

Section 72 of Planning (Listed Building and Conservation Areas) Act 1990

Planning Practice Guidance – Historic Environment section.

Supplementary Planning Guidance

Micheldever Parish Village Design Statement 2002.

East Stratton Conservation Area Technical Assessment 1986

High Quality Places SPD 2015

Planning Considerations

Principle of development

Paragraph 47 of the NPPF requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise. The application site is not located within a defined settlement boundary, however the principle of development within the residential curtilage of the property is accepted under Policy MTRA 3 of Winchester District Local Plan Part 1 (LPP1) provided the development is proportionate in scale and in design and conserves the settlement's identity.

The development site is outside of a defined settlement boundary and is within the countryside. In this area, Policy DM3 of the LPP1 seeks to retain small dwellings to restrict the loss of such dwelling types across the district. The policy achieves this by restricting dwellings with a floor space below 120sq.m to a 25% expansion. The existing dwelling has a floor space in excess of 120sqm and a size restraint does not apply to alterations. Therefore this policy is not applicable to this application.

Policy DM23 of Winchester District Local Plan Part 2 (LPP2) deals with development outside defined settlement boundaries and proposals which accord with the Development Plan will be permitted where they do not have an unacceptable effect on the rural character of the area, by means of visual intrusion, the introduction of incongruous features, the destruction of locally characteristic rural assets, or by impacts on the tranquillity of the environment. This policy is relevant to this application and follows on from Policy MTRA 3 which allows this type of development in principle.

Policy DM27 of LPP2 establishes the principle of development within the District's Conservation Areas and allows for development proposals which conserve or enhance the character, appearance or special architectural/historic interest of the area in accordance with the Development.

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The development is located within the curtilage of a Grade II listed building. The principle of alterations to a listed building is accepted under Policy DM29 of WDLPP2 provided that any alterations, additions or other works affecting the special interest of a heritage asset:

- retain the historic plan form and structural integrity of the building
- retain the architectural and historic features forming part of the special interest of the building
- reinforce the intrinsic character of the building through the use of appropriate materials and details;
- not harm the special interest of the buildings or structures forming part of the curtilage of the heritage asset.

The development does not fall under Schedule I or Schedule II of the EIA Regulations, therefore an Environmental Impact Assessment is not required. Due to the nature of the development and the distance between the application site and the European Protected Site of the Solent SAC and SPA and the River Itchen SAC, an appropriate assessment under the Habitats & Species (Amendment) Regulations 2011 is not required.

The assessment of the application in relation to the Development Plan policies is set out below.

Impact on Listed Building and Character of Conservation and Rural Area.

A planning application was submitted for the erection of a pergola to the rear of the dwellinghouse which was approximately 2.4 metres in height. At the time of submitting the planning application, the timber posts of the pergola had been partly constructed, but the pergola had not been completed. Building continued on the site through the course of the application. In the amended plans, the proposal is to reduce the height of the pergola to approx. 2.1 metres. The amended plans also seek to regularise the patio and barbecue area which have been constructed without planning permission

As noted above, the development is within the curtilage of a Grade II listed building which is located within the East Stratton Conservation Area with the following legislation and policies taken into account in the assessment and determination of this planning application.

The preservation of the special architectural/historic interest of the listed building and its setting (S.66 P(LBCA) Act 1990; Policy DM29 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2019) Section 16.

The preservation or enhancement of the character or appearance of the conservation area (S.72 P(LBCA) Act 1990; Policies DM27 & DM28 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2019) Section 16.

Of pertinence to this application proposal in the context of the surroundings are matters pertaining to heritage noting that the proposed development is located within the curtilage of a Grade II listed building. As such due regard has been given to Section 66 of the Planning (Listed Buildings and Conservation Areas Act 1990) which confirms that “special
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attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Listed Building/Structure. Case law has established that where an authority finds that a development proposal would harm the setting of a listed building, it must give that harm “considerable importance and weight”. The historic environment section of the Planning Practice Guidance further outlines the role of the Local Planning Authority in considering the effects of new development that are in the vicinity of or affect the setting of listing buildings and heritage assets. Paragraph 193 of the NPPF advises that great weight should be given to the conservation of a heritage asset in considering the impact of a proposal on its significance (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Policy CP20 of WDLPP1 and Policy DM29 of WDLPP2 ensure that development conserves and enhances heritage assets and their settings.

The historic significance of Bramble Cottage lies in its small scale, vernacular, timber framed and thatched appearance and it is important that any development does not have an unacceptable impact on what is significant regarding the setting and historic interest of the listed building. The setting of Bramble Cottage is not solely confined to its domestic garden and this is only a small part of how the building is experienced and is an area that is largely experienced by occupiers of and visitors to the building only. The building is widely experienced from within the public domain, in particular from Church Bank Road, in which it is prominent in views approaching from the west, and from Stratton Lane. The ability to clearly view the front elevation of the building from the public domain along with glimpsed views along its northern side, and wider views of the property within the street scene and from glimpsed views between adjacent dwellings from slightly further afield, means it can be clearly appreciated as an historic dwelling of modest vernacular scale and picturesque appearance.

The pergola is located towards the northern boundary of the application site and does not have any physical connection to the listed building. The pergola is a lightweight, visually permeable garden structure, the proportions and size of which would not be harmful in the proposed location. The pergola would be sited a sufficient distance from the rear extension to allow for clear visual separation between the house and garden structure and to avoid a sense of overcrowding or a cramped relationship. It is therefore considered that the pergola would not harm the setting of the listed building. It is noted that the pergola is located near to an existing maple tree, however this tree is not protected and the foundations of the pergola are very shallow meaning there is no detrimental impact to the tree roots.

Similarly, the patio and barbecue area are not physically connected to the historic part of the listed building. The raised planters are constructed on top of the patio area. The proposed barbecue and log/bin store is considered to be slightly alien by virtue of its sprawling footprint and painted render which is not considered to be a traditional finish in addition to the additional mass of the raised planters constructed on top of the patio. The reduction in the height is however considered to help reduce the impact on the setting of the listed building. The proposed structures would have the greatest impact on setting when viewed from the side (north) and rear (east) of Bramble Cottage within the garden which was both historically, and remains, private amenity space associated with the

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habitation of the cottage. They would be largely screened from view from the public domain to the north and south by adjoining development and a glimpse of the log/bin store view may be obtained from the east from the narrow gap between Bramble Cottage and Bailey's End, the adjacent property to the north. When viewed from within the garden the barbeque and stores would be read in the context of the modern rear extensions to the property and as part of the domestic garden, the majority of which would retain its soft landscaping and 'cottagey' appearance.

These structures have a very localised impact on the surroundings in which the building is experienced, predominantly from the garden, and do not detract from the ability to appreciate the significance of the listed building. Neither do they detract from the ability to clearly appreciate the building's wider setting or historic context as a modest timber framed cottage in a rural village location. They are clearly subservient to the listed building and their form very much reflects their function as a modern garden structure. Whilst the structures may be slightly incongruous due to the extent of their footprint and the use of materials, which create a stark appearance at present, the harm to the setting of the listed building, that is the surroundings in which the asset is experienced, that results, is so minimal and localised as to be at the negligible. Notwithstanding this, the negligible degree of harm identified to the setting of Bramble Cottage in terms of the incongruous appearance of the barbeque structure when experienced from within the garden, this does not translate as harm to the significance of the listed building.

In summary, the pergola is seen together with the listed building when standing in the rear garden, however given the degree of separation between the rear elevation of the listed building and the pergola and the visual permeability of its structure, it is considered that it will result in less than substantial harm to the significance of the setting and historic interest of the listed building, in accordance with Section 16 para 193 of the NPPF, S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy CP20 of WDLPP1 and DM29 of WDLPP2 and the historic environment section of the Planning Practice Guidance. In addition, the patio/barbecue area, bin/log store and raised planters have such a minimal and localised impact on the listed building and result in less than substantial harm to the significance of the setting and historic interest of the Listed Building in accordance with Section 16 para 193 of the NPPF, S.66 of the Planning (Listed Buildings and Conservation Areas) Act and Policy CP20 of WDLPP1 and DM29 of WDLPP2.

Whilst the development is situated within the curtilage of a Grade II listed building, it is also adjoined by listed buildings on either side. In accordance with S.66 of the Planning (Listed Building and Conservation Areas Act) 1990 and Section 16 of the NPPF great weight should be given to development proposals that would harm the setting of a listed building. There will be some views of the pergola from the neighbouring properties, however given the distance between the pergola and these listed buildings and its open structure it is considered to result in less than substantial harm to the setting of the surrounding listed buildings. Furthermore, whilst there may be some views of the patio/barbecue area from the rear of these listed buildings, it is not considered to detract from their historic interest which lies in their roof thatch, symmetrical fenestration, casement windows, eyebrow dormers and ridge stacks or their setting in accordance with S.66 of the Planning (Listed Buildings and Conservation Area Act)1990.

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The site lies within the Conservation Area of East Stratton. Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area. Bramble Cottage is one of a series of vernacular, predominantly thatched, dwellings of modest size that positively contribute to the character and appearance of East Stratton Conservation Area. As noted above it is visually prominent in views from the west along Church Bank Road and to a lesser extent in views along Stretton Lane, where it has a much more localised presence due to the curve of the road in relation to the building lines and the set back of Bramble Cottage from the carriageway.

The pergola and patio area, including the raised barbecue, planters and fence to bin/log store, as proposed are considered to remain subservient to the host dwellinghouse and would have a limited localised impact on the character, appearance or historic interest of the East Stratton Conservation Area in accordance with DM27 of LPP2 and CP20 of LPP1. There may be some very glimpsed views of the pergola from Stratton Lane to the south of the site and from the east in the gap between Bailey's End and the application site, however the views afforded of the rear of the building from the public domain are extremely limited. This glimpsed view is the area where development would be most readily appreciable from, and have the greatest impact on, the character and appearance of the conservation area. It is considered that the negligible visual impact of proposals would meet the statutory test of preserving the character and appearance of the conservation area.

The proposals in their appearance, size, siting, detailing and the materials used are considered not to involve the erosion of character of the Conservation Area. Based upon the above assessment it is considered that the proposed development would conserve the character, appearance and historic interest of the Conservation Area in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in compliance with DM27 of LPP2, CP20 of LPP1 and para 16 of the NPPF and the historic environment section of the Planning Practice Guidance.

The application site is not located within a defined settlement boundary, so countryside policies apply to any development. Given the scale of the development and its location within the rear garden of a residential property it is not considered to result in significant visual intrusion to the wider rural area. There is a Public Right of Way (PROW) (Footpath 18 and 19) which runs along Church Bank Road and New Farm Road to the south west of the application site. There is another PROW (Footpath 20) to the south of the site running eastwards past The Old Post Office. The views of the rear garden of the application site are limited from both rights of way, there may be glimpses of the rear of the site from footpath 20, however the site is approx. 300 metres away from this footpath and in the context of the rear gardens of the neighbouring properties also seen from the PROW the development is not considered to harm its enjoyment or appreciation.

The application site is located over 4km away from the South Downs National Park, therefore the development will not affect any land within the National Park and is in accordance with Section 11a of the National Parks and Access to the Countryside Act 1949.

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The proposal is therefore not considered to result in significant harm to the rural character or appearance of the area in accordance with Policy DM15, DM16 and DM23 of WDLPP2 and also policies SB26, SB28, SB30 of the Micheldever Village Design Statement 2002.

Impact on Residential Amenity

Objection has been expressed in relation to how the development affects the levels of the rear garden and in relation to the impact of the patio and barbecue area on the amenities of the neighbouring rear garden, particularly to the north of the site. The proposed patio area is higher than the ground level as originally existed and there are steps proposed up from the patio to the rear garden. The rear garden of the application site as originally existed sloped down from the rear of the site towards the listed building, with a retaining wall leading down to an area of patio/hard surfacing. The development proposed in the amendments contains steps down to a patio area; and these steps are in a similar location to the original retaining wall, therefore whilst there is a material change in levels on site it is not considered to be significant. The height of the constructed patio, as built, is approx. 2 brick courses higher than the original ground level. The constructed patio contains a stepped section leading to the barbecue area towards the northern boundary of the site with Bailey's End, this section of the patio area is proposed to be reduced by approx. 24cm which is shown in the amended plans and will be approx. 20cm above the main patio level. The planters which have been constructed on the patio remain at the same height in the amended plans.

The existing fence which forms the boundary treatment between the application site and the neighbouring property at Bailey's End is low, with views across and into neighbouring properties historically being able to be achieved and hence a certain degree of overlooking between the application site and Bailey's End. Given the levels of the development that are now proposed in the amended plans and the expected intensity of use for the amenity area created, the original use as a garden and existing situation, the proposal, including the fence to the log/bin store, is not considered to result in level of harm to the privacy and amenities of the neighbouring properties of such an extent that would be significantly worse than the existing situation and demonstrably to the harmful detriment of the users of Bailey's End and Homa Cottage.

Objections have also been expressed in relation to the pergola and its visual intrusiveness on the neighbouring properties. In the amended plans, it is proposed to reduce the height of the pergola by 30cm and it is screened by the existing hedging which forms the rear part of the northern boundary. The structure comprises 4 timber posts, an open slatted roof, is visually permeable and is not considered to result in significant overbearing, harm to outlook from garden areas loss of light or overshadowing, harmfully detrimental to neighbouring amenity.

Condition 01 is recommended to ensure that works are carried out on site to implement the amended plans.

The proposal therefore accords with Policy DM17 of LPP2 and Micheldever Parish Village Design Statement policies SB26, SB28, SB30.

Other Matters

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The future use of the property, potentially as an Air B&B is not a material consideration in the assessment of the proposal.

An objection has been received relating to the quality of the plans accepted to validate the planning application. In line with the Communities and Local Government 'Guidance on the information requirements and validation', it is considered that the applicant had taken reasonable steps to fulfil the information requirements set out on the local list and it was not considered appropriate to delay validation. A particular objection has been received in regards to the amended plans which stated 'draft not for issue', however the amended plans were to scale, easily readable and were considered sufficient to re-publicise the application. In accordance with paragraphs 34 and 35 of the above document, the same plans were requested and submitted during the re-publication period which removed 'draft not for issue'.

Recommendation

Approve subject to the following condition(s):

01 Within 3 months from the date of this decision, the height of the patio/barbecue area, pergola and the fence forming the bin and log store area shall be reduced in accordance with approved drawing: Proposed Pergola and Barbecue Area Drawing no. 01 A dated November 2019. Should the height not be reduced within this timeframe, the use of the patio / barbecue area and pergola shall cease until the works have been undertaken.

Reason: In order to protect the occupiers of neighbouring properties from unacceptable overlooking and the overbearing impact of the unauthorised development in accordance with Policy DM17 of Winchester District Local Plan Part 2.

Informatives:

01 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.

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

Winchester District Local Plan Part 1 (2013): DS1, CP13, CP19, CP20, MTRA 3

Winchester District Local Plan Part 2 (2017): DM3, DM15, DM16, DM17, DM23, DM27, DM28, DM29

Winchester District High Quality Places Supplementary Planning Document

Section 66 and Section 72 Listed Building and Conservation Area Act 1990

East Stratton Conservation Area Technical Assessment 1986

Micheldever Parish Village Design Statement 2002

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03 In accordance with paragraph 38 of the NPPF (July 2019), Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

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

04 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.

05 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.

06 Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

For further advice on this please refer the Construction Code of Practice <http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

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APPENDIX A

Main objection from Councillor Gottlieb in relation to the amended planning application. Further emails have also been received from Councillor Gottlieb and these are available online to view.

From: Kim Gottlieb
Sent: Wed, 4 Dec 2019 18:25:03 +0000
To: Verity Osmond
Cc: Gill Cooper; Julie Pinnock
Subject: 19/01772/FUL - Bramble Cottage, East Stratton

Dear Verity

I have seen the drawing that was posted online yesterday. I don't understand how a drawing marked "DRAFT, NOT FOR ISSUE" could be accepted as part of any application.

Otherwise, the application is disingenuous in almost every respect. It is not a "part retrospective" application; it is entirely retrospective. What it describes as the "existing" situation is particularly misleading as all the works undertaken were unauthorised, and the drawing misrepresents what should be regarded as the starting position. It incorrectly indicates the existing garden level as what it shows is the level after they raised it.

The result of the revisions made is still wholly unacceptable and will still have a significant adverse impact on the amenity of my house. The proposed BBQ still presents a significant fire risk. The proposal still conflicts with the objectives of the Conservation Area and, as such, the application should be refused. The enforcement action commenced in respect of the unauthorised works should be pursued with some vigour. This situation has been the cause of much distress over the last six months, and it unreasonable for us to have to endure it any longer.

Regards Kim

Kim A Gottlieb

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Case No: 19/02175/TPO

Proposal Description:

1. Remove 17 No. selected trees (Cypress, Yew, Holly, Sycamore, Oak) marked with 'X' located in the area south side of the driveway.
2. Linear group of 12 No. trees (Cypress and Holly) located adjacent to the northern boundary with 'The French House'.
3. Evergreen Oak - Overall crown reduction by 2m

Address: Silkstede Priors Shepherds Lane Compton Winchester Hampshire

Parish, or Ward if within Winchester City: Compton And Shawford

Applicants Name: Mr Adam Blake

Case Officer: Lloyd Fursdon

Date Valid: 4 October 2019

Recommendation: Application permitted

Pre Application Advice: No



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General Comments

Application is reported to Committee as 8 objections have been received for this application.

Site Description

The site is located off the south side of Shepherds Lane and has a shared access with Silkstede Priors Cottage and 'The French House'.

Located to the south side of the main driveway entrance is a large area of mixed species trees of which this application refers to.

The property is a large detached two-storey stone built dwelling and benefits from a large garden with significant mature tree cover around the perimeter.

The trees are partially visible from the public highway (Shepherds Lane) giving them limited visual public amenity value.

Proposal

1. Remove 17 No. selected trees (Cypress, Yew, Holly, Sycamore, Oak) marked with 'X' located in the area south side of the driveway.
2. Linear group of 12 No. trees (Cypress and Holly) located adjacent to the northern boundary with 'The French House'.
3. Evergreen Oak - Overall crown reduction by 2m

Relevant Planning History

None

Consultations

Compton and Shawford Parish Council

Representations:

Parish Council – Compton and Shawford

- The Parish Council would support a management approach to the tree stock with the provision of a condition for replanting and post planting maintenance.

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

- Concerns that the trees are being removed for development or future

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development.

- Concerns that 'All' the trees are being removed. Loss of woodland habitat
- The trees are preserved and shouldn't be removed
- The proposed works are contrary to the Local Area Design Statement which values trees over development.
- Environmental impact on the local area and climate change policy
- No evidence of any previous formal gardens to the property
- Loss of further trees in the local area
- Trees are characteristic to the area and make a significant contribution
- No valid reasons for removal of the trees

Six letters of support received summarised as follows:

- Support proactive woodland management
- Management overdue and will improve the general appearance
- Support removal of dead and dangerous trees
- The woodland has not been actively managed for a protracted period of time

Relevant Planning Policy:

Winchester District Local Plan – Part 1

CP20 Heritage and Landscape Character

Winchester Local Plan - Part 2

Policy DM15 Local Distinctiveness

National Planning Policy Guidance/Statements:
National Planning Policy Framework

Supplementary Planning Guidance
Compton and Shawford Village Design Statement

Planning Considerations

The proposed select removal of trees within the group would be in the interests of good woodland and arboricultural management and will benefit the long-term development of adjacent better quality trees that will continue to sustain and improve the visual public amenity of the local area.

A site visit confirmed that the woodland area has been subject to neglect for a number of years by the previous owners which has led to an unmanaged and overgrown situation.

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A number of trees were noted to be suppressed, unremarkable, low quality and/or of limited merit such that they would not meet the criteria for making a new tree preservation order.

Where the poorer quality trees could be removed for the betterment of the overall woodland or adjacent better quality trees then accordingly they have been selected for removal.

Whilst Woodlands contain trees that are the dominant plant form they usually also contain a great variety of other plants and habitat depending on the amount of light available under the tree canopy.

In this particular case the lack of management has allowed the tree canopy to become dominant as the tallest layer and suppressed the amount of available daylight to the understorey and woodland floor. The impact of this is evident by the lack of woodland flora or fauna and also any succession tree stock.

The removal of the selected trees will make way for better diversity within the woodland belt and will ensure that the best specimens continue to thrive. The proposed works will also increase the useful life expectancy of the remaining trees within the woodland and therefore continue to make a significant contribution to the local landscape.

It is considered that the proposal does not contravene the Local Area Design Statement as the proposed works are not for development reasons but for woodland management, ensuring that there are a high number of trees being retained rendering the area unsuitable for any future schemes.

Due to the location of the trees there will be no detrimental impact on the woodlands public visual amenity value and the proposed replanting of new trees will satisfy the requirements of the climate change policy.

The proposed works are considered to be in accordance with good woodland and arboricultural management.

A condition for replanting will ensure that sensible restocking is achieved to ensure varying age, species and future stock levels.

Principle of development

Not applicable

Design/layout

Not applicable

Impact on character of area and neighbouring property

None

Highways/Parking

Not applicable

Other Matters

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Not applicable

Other matters

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of our duty.

Planning Obligations/Agreements

Not applicable

Recommendation

Permit subject to the following condition(s):

Conditions

01 The approved work(s) shall be carried out in accordance with the British Standard 3998: 2010 Tree Work - Recommendations, Chapter 7. Pruning and related work

REASON: To minimise the impact and ensure the work carried out is to the long term well-being and visual amenity of the tree(s) and; to satisfy Policy CP20 of Winchester District Local Plan Part 1; and policy DM15 of the adopted Winchester District Local Plan Part 2.

02 The permitted work shall be completed within two years and carried out only once from the date of this consent.

REASON: To accord with part 4, regulation 17 (4)(a) and (b) of The Town and Country Planning (Tree Preservation)(England) Regulations 2012.

03 Fifteen replacement trees shall be planted in the tree planting season, November-February, immediately following the approved removal. The replacement tree(s) shall be planted on the land owned by the applicant/owner of the tree. The precise planting locations will be made by agreement in writing with WCC prior to the commencement of any tree works at this site.

The replacement tree(s) shall meet the following specification:

Regular standard 8-10cm girth, minimum of 2 metres tall at the time of planting - to comply with BS3936: 1992 - Part 1

The replacement trees shall be selected from the following tree types:

1. 1 x Purple Beech - *Fagus sylvatica* "purpurea"
2. 2 x Common Beech - *Fagus sylvatica*
3. 2 x Sweet Cherry - *Prunus avium*

Case No: 19/02175/TPO

WINCHESTER CITY COUNCIL
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4. 3 x English Oak - Quercus robur
5. 3 x Fastigate Oak - Quercus robur 'fastigiata'
6. 2 x Yew - Taxus baccata
7. 2 x Sweet Chestnut - Castanea sativa

If, within a period of five years, any tree planted as a replacement is uprooted, removed, or dies, or becomes; in the opinion of the council, seriously damaged or defective:

- a) the council shall be notified as soon as is reasonably practicable; and
- b) another tree of the same species and size shall be planted in the same location at a time agreed in writing with the council, unless the council agrees to dispense with or vary the requirement.

REASON: To ensure the amenity afforded by trees is continued into the future, in accordance with Policy DM15 of the adopted Winchester District Local Plan Part 2 2016.

04 The appointed contractor (or other person) carrying out the approved work shall notify the Tree Officer at least 10 days prior to starting the approved work and meet the Tree Officer on site if so required.

REASON: To ensure that the contractor or person carrying out the approved work clearly understands the consent.

Informatives:

Your application will determine whether the proposed tree works are acceptable in planning terms. Please be aware that this will not automatically override your responsibilities under other legislation and in particular your attention is drawn to the Wildlife and Countryside Act 1981 as amended, the Countryside and Rights of Way Act 2000 and the Conservation of Habitats and Species Regulations 2017. This legislation protects ALL wild birds, their nests (whether in use or being built) and eggs and other wild animals including bats and their roosts in or adjacent to trees. In simple terms, you should make sure that there are no wild birds nesting in or bats roosting in or adjacent to the tree(s) that you are proposing to work on. It is a criminal offence to harm or destroy any bird, its nest or its eggs or any bat or its roost (even if the roost is not occupied at the time).

This decision notice, along with any observations that have been made on the application file, does not constitute a tree safety inspection. Neither does this decision indemnify the tree owner against any future damage caused by the tree. The tree has been assessed only as far as is necessary to determine the suitability of the proposed work. In the absence of any supporting technical evidence, submitted from an appropriate expert, which relates to the trees condition, the decision is based on the assumption that the tree is in good health and structural integrity. If you have concerns about the condition of the tree, you are advised to contact the Arboricultural Association at www.trees.org.uk for independent advice (a fee may be applicable).

PDC1156
PLANNING COMMITTEE

REPORT TITLE: PLANNING APPEALS

18 FEBRUARY 2020

REPORT OF CABINET MEMBER: Cllr Jackie Porter Cabinet Member for Built Environment and Wellbeing.

Contact Officer: Julie Pinnock Tel No: 01962 848 439

Email jpinnock@winchester.gov.uk

WARD(S): ALL (EXCLUDING SOUTH DOWNS NATIONAL PARK AUTHORITY

PURPOSE

This report provides a summary of appeal decisions received during July – September 2019

Copies of each appeal decision are available on the Council's website.

RECOMMENDATIONS:

1. That the report be noted.

IMPLICATIONS:1 COUNCIL PLAN OUTCOME

1.1 Analysis of appeal decisions ensure consistency in decision making helping the City Council to protect the Environment.

2 FINANCIAL IMPLICATIONS

2.1 None

3 LEGAL AND PROCUREMENT IMPLICATIONS

3.1 None

4 WORKFORCE IMPLICATIONS

4.1 None

5 PROPERTY AND ASSET IMPLICATIONS

5.1 None

6 CONSULTATION AND COMMUNICATION

6.1 Not applicable – report for information

7 ENVIRONMENTAL CONSIDERATIONS

7.1 None

8 EQUALITY IMPACT ASSESSMENT

8.1 None

9 DATA PROTECTION IMPACT ASSESSMENT

9.1 None Required

10 RISK MANAGEMENT

Risk (Detail in this column specific risks, under each of these headings)	Mitigation	Opportunities
<i>Property N/A</i>		
<i>Community Support N/A</i>		
<i>Timescales N/A</i>		
<i>Project capacity N/A</i>		
<i>Financial / VfM N/A</i>		
<i>Legal N/A</i>		

<i>Innovation N/A</i>		
<i>Reputation N/A</i>		
<i>Other N/A</i>		

11 SUPPORTING INFORMATION:

11.1 This report provides a summary of appeal decision in relation to planning cases received during July – September 2019

14 cases in total

5 Appeal allowed 36%

9 Appeal dismissed 64%

Of these

2 Appeal allowed cost refused

1 Appeal allowed costs allowed

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 None

BACKGROUND DOCUMENTS:- Relevant planning applications files.

Previous Committee Reports:- PDC1143

Other Background Documents:-

APPENDICES:

Appendix 1 – Summary of decisions (Planning Cases) July – September 2019

APPENDIX 1

PLANNING APPEALS – SUMMARY OF DECISIONS (DC CASES)

A summary of appeal decisions received during the July – September 2019

Item No: 01			
Date of Inspector's Decision:	10th July 2019	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	18/00940/FUL		
Case Officer:	Verity Osmond		
Original Decision Type:	Appeal due to non determination		
Was Decision Overturned at Committee?	No		

Proposal:	The development of four detached family homes, garages, formation of a new vehicular access road onto Down Farm Lane together with hard and soft landscaping and all other associated development works.
Location:	Land East Of Down Farm Lane Headbourne Worthy Hampshire

Item No: 02			
Date of Inspector's Decision:	30th July 2019	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	17/03193/FUL		
Case Officer:	Liz Marsden		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Change of Use from Class D1 to Class B1(a)
Location:	St Clements Partnership Tanner Street Winchester SO23 8AD

Item No: 03			
Date of Inspector's Decision:	2nd August 2019	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	W	Costs:	Costs Refused
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	18/01114/FUL		
Case Officer:	Robert Green		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Application Reference Number: 16/01322/FUL : Date of Decision: 30/06/2017 : Condition Number 05 (Materials). Variation of Condition 05 to make reference to 'clay tiles' rather than 'clay plain tiles'
Location:	Land To The West Of Tangier Lane Bishops Waltham SO32 1BU

Item No: 04			
Date of Inspector's Decision:	5th July 2019	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	I	Costs:	No Application for costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	17/02115/FUL		
Case Officer:	Verity Osmond		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Siting of mobile home for a period of 3 years to house agricultural worker
Location:	Franklyns Fish Farms Ltd Drove Lane Alresford SO24 9EX

Item No: 05			
Date of Inspector's Decision:	24th September 2019	Inspector's Decision:	Appeal Allowed
Appeal Procedure	W	Costs:	Cost Refused

(see code below):			
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	18/01806/FUL		
Case Officer:	Rose Lister		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	Yes		

Proposal:	(RETROSPECTIVE) (AMENDED DESCRIPTION) Proposed use of first-floor mezzanine and partial use of ground floor of (northwest) agricultural storage building for office purposes (Class B1)
Location:	Meadows Farm Ervills Road Worlds End Hambledon PO7 4QU

Item No: 06			
Date of Inspector's Decision:	22nd July 2019	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	18/00073/FUL		
Case Officer:	Robert Green		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	3 NEW DWELLINGS, CAR PARKING AND LANDSCAPING
Location:	The Meadows Forester Road Soberton Heath SO32 3QG

Item No: 07			
Date of Inspector's Decision:	8th August 2019	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	H	Costs:	No Application for costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	18/02556/HOU		
Case Officer:	Curtis Badley		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Demolition of existing garage and single storey side extension and construction of replacement two storey side extension.
Location:	14 Birch Hill Cottages Trampers Lane North Boarhunt PO17 6DB

Item No: 08			
Date of Inspector's Decision:	8th August 2019	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	19/00031/PNACOU		
Case Officer:	Sean Quigley		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Proposed conversion of agricultural building into a dwelling house.
Location:	Bluebell Farm Ham Green Sparsholt Winchester Hampshire SO21 2PA

Item No: 09			
Date of Inspector's Decision:	15th August 2019	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	W	Costs:	Costs Allowed
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	18/02332/HOU		
Case Officer:	Rose Lister		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	Yes		

Proposal:	(Retrospective) Use of existing detached outbuilding as 'granny' annexe for family accommodation ancillary to the main dwelling
Location:	Orchard Gate Lordswood Highbridge Hampshire SO50 6HR

Item No: 10			
Date of Inspector's Decision:	15th August 2019	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	18/02853/FUL		
Case Officer:	Verity Osmond		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	(Amended Description) 7 Bedroom HMO at 44 Fromond Road.
Location:	44 Fromond Road Winchester Hampshire SO22 6EG

Item No: 11			
Date of Inspector's Decision:	23rd August 2019	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	18/02414/FUL		
Case Officer:	Robert Green		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Erection of 3 bedroom dwelling on land to the north of Derryveagh, Bridge Road, Alresford, Hampshire, SO24 9ET.
Location:	Derryveagh Bridge Road Alresford SO24 9ET

Item No: 12			
Date of Inspector's Decision:	22nd August 2019	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	H	Costs:	No Application for costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	19/00390/HOU		
Case Officer:	Cameron Finch		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	(Amended description) Proposed conversion of existing garage to habitable living space		
Location:	2 Hyssop Close Whiteley PO15 7JS		

Item No: 13			
Date of Inspector's Decision:	10th September 2019	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	H	Costs:	No Application for costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	19/00669/HOU		
Case Officer:	Cameron Finch		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	(Retrospective) Proposed lantern light in roof space		
Location:	6 Dean Villas Knowle PO17 5LR		

Item No: 14			
Date of Inspector's Decision:	2nd August 2019	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	H	Costs:	No Application for costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	19/00335/HOU		
Case Officer:	Sean Quigley		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Construction of detached garage and store		
Location:	2 Thatched Cottages Weston Down Lane Weston Colley SO21 3AG		

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