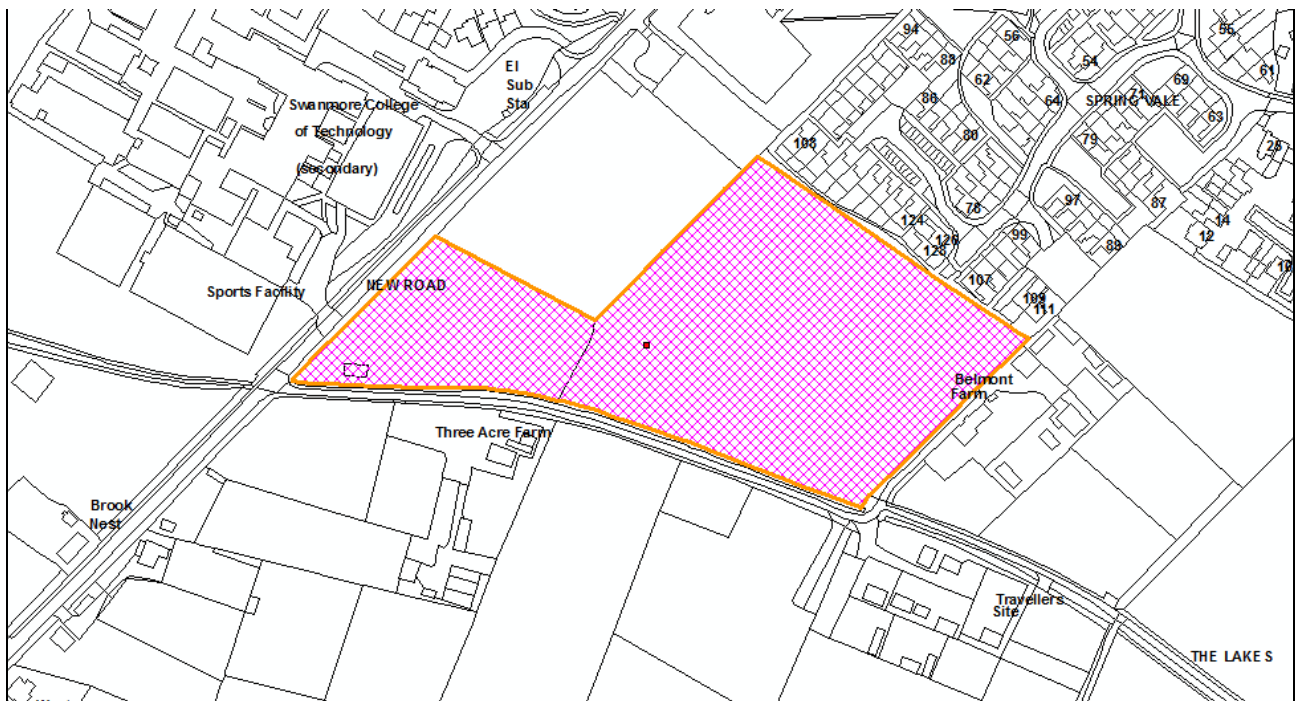


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 19/02421/FUL
Proposal Description: Residential development comprising 60 no. dwellings and 4 no. flats with access from New Road together with car parking, landscaping, public open space and associated works
Address: Land Off New Road Swanmore Hampshire
Parish, or Ward if within Winchester City: Swanmore
Applicants Name: Mr G Allison
Case Officer: Liz Marsden
Date Valid: 13 November 2019
Recommendation:

Link to Planning Documents : <https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple&searchType=Application>

Pre Application Advice: Yes



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General Comments

Parish Council's request for application to be determined by Planning Committee, see Appendix 1

Application is also reported to Committee due to the number of objections received, contrary to officer recommendation

Amended plans were received on 13.11.2020, the principle differences being:

- Reduction in number of units from 71 to 64
- Change of house types to better suit Housing Association standards
- Removal of block of flats to south of access road
- Provision of pedestrian link to development immediately north
- Removal of dwellings at edge of site, away from hedges
- Amendments to layout in centre of site to provide area of green space and tree lined east-west link
- Removal of visitor car parking spaces near site entrance
- Reworked drainage scheme to include provision of SuDS basin

Amended plans received 03.02.21 providing additional details of visibility splays and revised boundary treatments (introduction of solid brick screen walls in place of brick piers and fence panels) to address comments by the highways authority and Landscape officer.

Amended plans received 17.03.21 showing alterations to:

- Western edge of site to increase use of block paving in order to provide more distinction between primary and secondary roads
- Detailed planting scheme and landscaping
- Extension of turning head and footway at eastern end of site to meet the site boundary, to ensure that access available to adjacent site
- Reduction to front garden of plot 57 to ensure adequate visibility as required by the highway authority.

Amended plans received 26.03.21 with updated street scene plan and house types to address Urban Design officer comments, together with amendment to visibility splay required by Highways Authority.

Site Description

The site has a total area of around 2.4ha and forms the westernmost part of a wider area, extending from New Road to the west and Hill Pound to the east, which is allocated for housing (policy SW1 of Winchester Local Plan Part 2). The site is located on the edge of the settlement of Swanmore which, in the area adjacent to the allocation, is comprised of housing developments dating from the late 1960's and early 1970's. To the east of the site, there is a further parcel of land, within the same allocation, which contains a single detached residential property (Belmont Farm) and a collection of outbuildings. To the north and west, there is a field that is designated as a SINC and which is to be retained as such. To the south there is a narrow gravel track (The Lakes) which runs along the southern boundary of the allocation, from New Road to Hill Pound.

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The site is comprised of two open fields, used for grazing, separated by a post and wire fence. There is little discernible change in land levels across the site, though the southern part, is in a flood zone. There are no significant natural features within the fields, which is rough pasture, but the boundaries are defined by mature hedges and trees, the tallest of which are located to the south of the site. There is an existing access to the site via a field gate from New Road.

Notwithstanding the existing residential development to the north, the site and its immediate surroundings are predominantly rural in terms of their character and appearance.

Proposal

The proposal is for the development of 64 residential units (60 houses and 4 flats), nearly 40% of which will be affordable units, together with a new access road from New Road and associated landscaping and drainage facilities. The proposed residential units are predominantly two-storey, some with rooms in the roof, and are a mixture of detached, semi-detached and short terraces.

Bin and cycle storage will be provided for each unit together with parking provision in accordance with adopted standards and 13 visitors parking spaces scattered throughout the site.

Relevant Planning History

Site allocated for residential development in policy SW1 of LPP2.

15/01693/FUL - Erection of 91 dwellings with associated parking, access, landscaping, and surface water drainage - application permitted 10.03.2016 (easternmost part of the allocated land with access onto Hill Pound, now constructed and called Horders View/Holywell Close/Hamble Rise)

18/01598/OUT - Demolition of all existing buildings and outline planning permission with all matters reserved for x27 residential units - application withdrawn 03.10.2018 (site to east of current proposal – Belmont Farm)

20/00970/FUL - Demolition of existing buildings and redevelopment to provide x32 residential units (net additional x31) (Use Class C3). – refused 04.12.2020 (Belmont Farm)

Consultations

WCC Service Lead for Environmental Services: Drainage - No objection subject to confirmation of capacity from Southern Water and appropriate conditions. (conditions 13 and 15)

HCC Flood and Water Management team: No objection subject to conditions (condition 13)

HCC Highways: Initial objection to original submission on grounds of:

- Lack of information re. personal injury accident data

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- Lack of detail on visibility splays and uncontrolled pedestrian crossing points at main access to New Road
- Lack of pedestrian links to adjacent sites
- Issues with the layout of internal roads, including visibility at junctions, restricted swept path analysis, inadequate service margins.
- Parking issues, including inadequate length and uneven distribution of visitor spaces, difficulty in manoeuvring for some plots
- Lack of detail about cycle parking/storage
- TRICS analysis provide reasonable estimate for traffic generation but Transport Statement does not appear to have considered the impact of the school traffic or the cumulative impact from the adjacent part of the allocated site.

Following the submission of additional information and revised plans, the majority of the comments raised previously were addressed. The addendum to the Transport Statement takes into account school traffic and the cumulative impact of the adjacent allocated site and if it is accepted that any increase in traffic as a result of the development is relatively small. Overall, the proposed development is unlikely to result in any capacity issues on the local highway network. The changes to the internal layout generally acceptable, though concerns about the location of a water storage tank under the highway and it is unlikely that the internal roads will be adopted if this is retained.

Further plans and details have been submitted to address the remaining concerns and it has been confirmed by the highways authority that the proposal is acceptable in terms of its layout and impact on local highway network. Note has been taken of the additional comments and speed survey data provided by the Parish Council to HCC and a recommendation to provide slightly higher visibility splays, capable of being accommodated, has been included as a condition (condition 5). In addition the concerns about on-street parking have been considered and it is requested that contributions are secured towards progressing a Traffic Regulation Order (TRO) to control on-street parking on New Road in the vicinity of the access and within the development. This would be included within the 106 Agreement.

WCC Service Lead for Environment - Environmental Protection: No objection but would recommend a condition requiring the submission of an Construction Environmental Management Plan (CEMP) (condition 3)

WCC Service Lead for the Built Environment - Urban Design. Initial objections which could be overcome by further alterations.

Initial amendments made to the proposal but don't go far enough to accord with the requirements of policy SW1 and the original masterplan. Would expect a reduction in numbers to allow a looser grain along the urban edge and provision of continuous green corridor between SINCS.

Following further amendments to address earlier comments, it is considered that, whilst the developer could go further to secure greater enhancements and visual distinctiveness, it would be difficult to object to the proposal.

WCC Service Lead for the Built Environment – Archaeology: No objection

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WCC Service Lead for Environmental Services –Trees: No objection subject to conditions (condition 8).

WCC Service Lead for Environmental Services – Landscape: Soft and hard landscaping specifications are acceptable. The originally proposed boundaries of brick piers with close board fencing infill were not acceptable, but these have now been amended to solid walls which is acceptable.

WCC Service Lead for Environmental Services - Ecology: Further information is required to ensure no construction or operational impacts on surrounding SINC's and ecological designations. This should include a drainage assessment/strategy, Construction Environmental Management Plan (CEMP) and a Biodiversity Net Gain (BNG) assessment to inform a Biodiversity Mitigation and Enhancement Plan (BMEP). European Protected Species Licences will be required from Natural England prior to the start of development or any preparatory works. (conditions 3, 21 and 22)

WCC Service Lead for Housing - New Homes Team – No objection is raised in respect of the affordable housing proposed for this application subject to the appointment of an acceptable provider.

WCC Service Lead for Built Environment - Strategic Planning: The development of the site for housing is acceptable in principle and allowed for under policy SW1. However, there are parts of the policy that the proposal does not comply with, including the provision of a masterplan which is necessary to ensure comprehensive planning of the area and suitable linkages across the sites. Masterplan subsequently provided.

Environment Agency: No objection subject to conditions and informatives (condition 14, informative 6)

Natural England:

- Water Environment. Originally objection due to mitigation land not being in the same river catchment area as the site. Following agreement of developer to Grampian condition, objection withdrawn.
- Protected landscapes. Potential impact on SDNP, due to proximity, should be assessed
- Protected species and biodiversity. A biodiversity mitigation and enhancement plan should be submitted and measures secured as part of any application (condition 19)
- New Road Meadow SINC. The submission of a Construction Environmental Management Plan welcomed and should be secured via an appropriately worded condition. (condition 3)

Southern Water: Recognised that sewerage network reinforcement/upgrade is proposed and needs to be agreed via a separate application to Southern Water. A recent letter, dated 29.04.21, confirms that, following more detailed network modelling as part of a network growth review, the assessment indicates that the additional foul sewerage flows from the proposed development will not increase the risk of flooding in the existing public sewerage development. Southern Water can therefore facilitate foul sewerage disposal to service the proposed development. The occupation of the development is required to be phased to align with the delivery of the upgrade (condition 15).

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In some circumstances SuDS will be adopted by Southern Water if requested by the developer. If the SuDS are not adoptable, there is a requirement for details to be provided of the responsibilities of each party involved in the implementation, a timetable for implementation and arrangements for the long-term maintenance of proposed SUDS facilities to ensure their effectiveness. (S.106 Agreement)

Representations:

Swanmore Parish Council – Objection. (full comments in appendix 1)

- Density too high
- Adverse impact on road safety, given location opposite Swanmore College and lack of masterplan means that they haven't taken into account the development of the entire site.
- Transport Plan does not make allowances for deliveries during peak school times
- Contrary to Village Design Statement
- Inadequate parking, provision should be made for some parking to be used in connection with the college.
- Nitrate off-set has not been met.
- There is no stated environmental standard for the houses to be built to.
- No Master Plan has been submitted to take into account development on adjacent site.
- Further CIL funding should be used for the redevelopment of the village hall.
- Doors should not be fitted to garages in order to ensure they are used to provide space for car parking.

Hampshire Swifts society – welcome the introduction of Swift boxes, but consider that may more are required.

Letter on behalf of the proposed developers of the site to the east of the current proposal (Belmont Farm). Raises concerns that applicants have not acknowledged the proposed development of that site or provided defined phasing which will ensure that the access link to Belmont Farm will be provided as part of their first phase and enable that development to be brought forward in a timely manner.

36 letters from 33 households received objecting to the application for the following material planning reasons:

- Overlooking and loss of privacy to neighbouring properties
- Noise disturbance and dust pollution
- Density inappropriate and has no aesthetic merit
- Loss of outlook
- Exceeds housing requirement for the area
- Increase traffic will be hazardous to users of the road, particularly given the close proximity of the access to the school where accidents have already occurred.
- Lack of road safety measures
- Lack of provision for footpaths and cycleways
- Parking provision inadequate and will lead to residents parking in visitor spaces
- Add to the significant congestion that already occurs on the roads in the vicinity
- The existing infrastructure and services in Swanmore are inadequate and will not

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be able to cope with increase in development.

- Loss of village character of Swanmore
- Erosion of the countryside, green gaps and natural corridors within the village
- Site prone to flooding and the proposed SUDs system will not be able to cope
- Proposed mitigation for nitrates not within the right catchment area
- Net increase in biodiversity not demonstrated
- Not obvious whether there is provision for affordable homes
- Query over sustainability and efficiency of new houses

Reasons aside not material to planning and therefore not addressed in this report

- Loss of property value, inability to sell

Relevant Planning Policy:

Local Plan Part 1 – Joint Core Strategy (LPP1): 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
CP1 – Housing Provision
CP2 – Housing Provision and Mix
CP3 – Affordable Housing Provision on Market led Housing Sites
CP7 – Open Space, Sport and Recreation
CP11 – Sustainable Low and Zero Carbon Built Development
CP13 – High Quality Design
CP14 – Effective Uses of Land
CP15 – Green Infrastructure
CP16 – Biodiversity
CP17 – Flooding, Flood risk and the Water Environment
CP20 – Heritage and Landscape Character
CP21 – Infrastructure and Community Benefit

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

Formally adopted by the Council on 5th April 2017. The following policies are particularly relevant to this application:

SW1 – The Lakes Swanmore
DM1 – Location of New Development
DM2 – Dwelling Sizes
DM6 – Open Space Provision for New Developments
DM15 – Local Distinctiveness
DM16 – Site Design Criteria
DM17 – Site Development Principles
DM18 – Access and Parking
DM24 – Special Trees, Important Hedgerows and Ancient Woodlands
DM26 - Archaeology

Hampshire Waste & Minerals Plan Adopted by HCC, October 2013.

Policy 15 – Safeguarding Mineral Resources:

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Part of the site lies within the Minerals Safeguarding Area for brick clay mineral as set out in the Hampshire Minerals & Waste Plan.

National Planning Policy Guidance/Statements
National Planning Policy Framework (NPPF)

Supplementary Planning Documents:
Swanmore Village Design Statement (2019),
Car Parking Standards (2008)
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 site forms part of a site allocation in the Winchester District Local Plan Part 2 - Development Management and Site Allocations (LPP2), covered by policy SW1 and its development for residential properties is therefore acceptable in principle. It is recognised that the number of dwellings referred to in the policy, across the entire site (about 140), does not preclude an increase in the number of dwellings as referred to by the Inspector in the examination of LPP2, with the caveats that density should be 'generally consistent with the sites character and location'.

The development of this site must also comply with the specific requirements of SW1 as well as the development plan as viewed as a whole. SW1 requires that a suitable masterplan be submitted with each application across the area, which establishes various principles. Individual applications should demonstrate how their proposals fit in with the overall plan. A masterplan formed part of the application for the first development approved on this site at Hillpound (now built out and called 'Horders View'). It is recognised that such masterplans may vary with different developers and phases and the masterplan submitted with this proposal shows a considerable difference, in terms of both the layout and number of units to the original submission. It is necessary to assess whether these differences result in so significant a departure from the policy requirements of SW1, which include requirements for phasing, access, environmental measures and other infrastructure, so as to result in demonstrable harm that would warrant a refusal. Or whether the benefits to be derived from the development, that is acceptable in terms of other planning criteria, would outweigh policy considerations. These issues are assessed in subsequent sections of this report.

It is recognised that the density of the proposal is higher than that envisaged at the time of the policy allocation and in the originally submitted masterplan, which showed fewer properties in larger gardens, leading to a more spacious pattern of development, appropriate to the site on the edge of the countryside. In this case the proposal would result in a total for the SW1 allocation of 155 units, across 2 sites, with the potential for further development on the Belmont Farm site which, whilst the previous scheme for 32 houses (on half of the central site) was not considered to be acceptable, could be capable of accommodating more than shown on the masterplan. The overall number of houses across the allocation could therefore be in the region of 45-50% greater than the figure quoted in the policy.

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The Council has an adequate supply of housing land for 6.7 years (under the current standard method of calculating the requirement) and therefore, whilst there is a presumption in favour of sustainable development, this does not justify a departure from policy. However, where it can be demonstrated that the development is acceptable in terms of its overall impact, then there is a benefit to be derived from providing additional dwellings, including affordable properties, within an existing allocation and would serve to strengthen the council's ability to resist new development in less appropriate locations.

Policy CP14 of LPP1 states that the development potential of all sites should be maximised and that higher densities will be supported on sites which have good access to facilities and public transport. The primary determinant will be how well the design responds to the general character of the area, which is discussed in more detail in subsequent sections of this assessment.

Policy CP2 states that new residential development should meet a range of community needs and deliver a wide choice of homes. The provision of new affordable housing is set as a priority. The policy seeks a mixture of housing types, sizes and tenures appropriate to the site, size, location and characteristics, with the majority being in the form of 2 and 3 bed dwellings. The application proposes 64 homes of which 4 will be 1 bed, 13 x 2 bed, 41 x 3 bed and 6 x 4 bed. It therefore complies with the numerical requirement of the policy.

Policy CP3 relates to the requirement for the provision of affordable homes as part of the development. In this case:

- 25 homes are to be affordable which amounts to 39.06% of the overall number on the site, Policy CP3 states that the expectation is that 40% of the homes will be affordable which would equate to 25.6 homes leaving 0.6 outstanding. The applicant has confirmed that this shortfall will be made up as a financial contribution.
- In terms of tenure, 17 of the affordable units are to be for rent, with 8 for Shared Ownership. This is broadly in accordance with the 70/30 split required by the policy.
- The proposal offers an acceptable range of types and sizes of affordable units.
- The size of the individual units will be meet the Nationally Described Space Standards as required by LPP2 policy DM2.
- The affordable homes are dispersed throughout the site and their location is acceptable.

The housing development would also need to meet the requirements for sustainable construction required by policy CP11 of the LPP1, (as modified by Government announcements) which means all dwellings meet code 4 of the Code for Sustainable Homes. These details will be secured by conditions 9 and 19.

Parking provision for the development is in accordance with standards for residential properties.

Policies DM15 – DM18 set out the criteria for new development in order to ensure that it respects and responds positively to the qualities and characteristics of the surrounding area and that its layout, scale and design provide a satisfactory level of accommodation

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for its residents without having an adverse impact on those of neighbouring properties. These aspects are assessed in more detail in subsequent sections of this report.

Design/layout

The layout has been designed in order to maximise the development potential of the useable part of the site, avoiding any encroachment into the area at risk of flood in the southern part of the site. The initial submission was considered to be unacceptable in terms of its overall density, leading to a cramped layout that failed to provide sufficient room around the perimeter of the site. Following discussions with the developers, the scheme was amended, removing 7 dwelling units, including the flats that were to have been located to the south of the access road, a dwelling in the northernmost corner. The reduction in numbers has enabled the creation of a centrally located open space as well as providing a wider area around the boundaries of the site, ensuring that there will be no necessity to reduce the width of the existing hedgerows, which provide important green links across the allocated sites, and to provide an acceptable relationship with existing adjacent properties.

In addition, the gardens of the dwellings along the boundary with the New Road Meadow SINC (plots 1-8), where there is only a low fence and little hedging, have been off-set from the boundary in order to leave a buffer zone. This will protect the SINC from the residential activities, including the temptation to deposit garden clippings over the boundary and enable the provision of a more substantial hedge.

The development comprises a variety of types of dwelling, including detached, semi-detached and short terraces of houses, together with a small apartment block. The majority of the buildings are two-storey and traditionally designed with pitched roofs and it is considered that the design of these buildings responds sympathetically to the character and form of traditional development in the vicinity. Concern has been raised that some buildings are in excess of 2.5 storeys and would not be in accordance with the guidance of the Swanmore Village Design Statement, this is not in fact the case. The few (11) properties that have accommodation over 3 floors are centrally located within the site and the accommodation is provided by means of dormers in the roof slopes, with little (1m) increase in the overall height of the building.

The materials to be used are also traditional, walls being a mixture of brick types, tile hanging and timber with roofs of natural slate and clay tiles. The materials and detailing of the dwellings vary across the site and it is considered that, notwithstanding the similarity in design across the range of dwellings the use of such detailing will provide sufficient distinction to ensure that the overall appearance of the development is of an appropriate standard.

Car parking is dispersed across the development by having some to the front of houses or some to the sides or in garages with a small parking court serving the flats and adjacent property, ensuring that vehicles will not be a dominant feature in the street scene. The use of hard surfacing materials also reflects and provides clarity to the hierarchy of roads through the site.

The road layout shows the primary access road extending to the red line, which forms the eastern boundary of the site and the land over which the applicant has an option. It has become apparent however, following representations made by the potential

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developers of the adjacent site, Belmont Farm, that this falls short of the actual boundary of Belmont Farm, as a section of land along this boundary, to the east of the Persimmon site, has been retained by the landowner. In these circumstances it has been argued that the proposed development does not accord with policy SW1 as it does not make provision for access links to be available across the allocated land, ensuring that the site is capable of being developed in accordance with the submitted masterplan. Whilst it is recognised that landownership issues are not generally a material planning consideration, the inability to comply with policy SW1 in this respect is considered to justify a reason for refusal.

Subsequent to this issue being highlighted, the applicants have entered into further negotiations with the landowner and obtained their assurance that they are willing to enter into the 106 Agreement requiring access in perpetuity across the land currently excluded from the application site. In addition, a Grampian condition, requiring the extension of the access road to the boundary of the Belmont Farm site has been included (condition 6) and the proposal does not therefore prejudice the development of remaining parts of the SW1 allocation and a reason for refusal on these grounds could not be sustained.

Further permeability of the site is provided by means of a pedestrian link to Spring Vale, to the north of the site. The retention of the open space along the southern boundary serves to link all of the allocated sites and this area, together with the centrally located open green space and new play area are in accordance with the provisions of policy SW1.

Impact on character of area

The site is located on the edge of the urban area and currently comprises open fields, resulting in a rural character and appearance. To the north the site is bounded by the existing residential development of Spring Vale, the upper floors and roofs of which are visible above the mature hedge along the boundary. To the south there are further fields, extending along the length of The Lakes, with the exception of a site to the south east, where there is a Travellers site with a number of pitches.

It is recognised that the principle of residential development on this site and on land to the east has been accepted through its inclusion in an allocation for housing and that this will inevitably have an impact on the rural characteristics of the area. However, whilst the density of the proposal is greater than envisaged in the original master plan, it is less dense than that of existing development to the north. Moreover the spacing of houses, along what would be the new interface with the countryside to the south, along the main access road, provides a looser grain than is currently the case where the continuous terraces of Spring Vale look out over the site. This more spacious appearance will serve to provide a transition between the existing 'hard' edge of the village and the countryside which, together with the retention and enhancement of the green area along the southern boundary, will provide the strong new settlement edge that is required by policy SW1.

The comments of Natural England about the potential impact on protected landscapes, namely the South Downs National Park (SDNP), are noted. However, the nearest part of the site to the SDNP boundary is in excess of 500m and the intervening land to both the north and east is developed and it is not considered that the proposal would be visible from the Park or have an adverse impact on its landscape.

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Impact on neighbour amenity

The nearest residential properties are located to the north of the site, in Spring Vale, with single and two-storey dwellings facing towards the site. Revisions to the layout of the plan has increased the distance between the northernmost dwellings with those in Spring Vale. This ensures that there is a minimum distance of 18m between the side elevation of plot 25 and the dwellings to the north and 21m between windows of the houses that face north and those in Spring Vale, which is considered to be acceptable and ensure that they will not have an unduly adverse impact on the amenities of the occupants of those houses through loss of privacy, light or outlook.

The existing house at Belmont Farm, is set relatively close to the boundary and a distance of 13m from the side elevation of the nearest proposed house. Whilst it is understood that this building is likely to be demolished in any future redevelopment of the site, in the event that this does not take place, the impact of the current proposal should be assessed. The elevation of the nearest house has one small window, serving a bathroom, at first floor level in the side elevation, and will not therefore result in loss of privacy through overlooking. In terms of its impact on the outlook from Belmont Farm, that property is orientated so that it's primary windows face south and east, with the only windows at first floor level (the ground floor looks out onto the drive and existing dense hedge) serving a bathroom and stairwell.

Within the site, the development accords with the accepted standards for new residential properties, in terms of the distances between houses, to ensure that the relationships are appropriate and sufficient to avoid undue loss of privacy, light or outlook.

Landscape/Trees

Landscaping proposals have been submitted which, in addition to the retention of all existing trees and hedges around the site (with the exception of a small section of hedge to create a footpath link through to Spring Vale), provide details of proposed tree and hedgerow planting. These include the provision of a native species hedge along the northern boundary of the site with the SINC, which will link with other hedges around the site, areas of meadow grassland and wetlands in the larger open area to the south and shrub and larger tree planting throughout the development site. In addition the planting along the southern boundary of the site is to be strengthened with a belt of woodland of a mixed variety of trees, ensuring the strong new settlement edge required by policy SW1. The schedule of planting that has been submitted

Highways/Parking

Parking is provided in accordance with adopted standards and the access to New Road has been improved to an appropriate standard with alterations made to the internal layout to accord with highway standards. Significant concern has been raised about the increased traffic resulting from this development in terms of its impact on road safety, particularly in view of its proximity to Swanmore College and the congestion that already takes place along New Road. The revised transport statement has included in its assessment the potential traffic both from this scheme and the future development of the adjacent Belmont Farm site for 57 houses and the Highways Officer has concluded that the development is unlikely to result in any capacity issues on the local highway network, and it is not considered that a refusal on this basis could be justified.

It is understood that following a more recent incident of a child being hit by a car, the Headmaster of the college, together with Parish and County Councillors have contacted
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the highways authority to improve the situation on the road, possibly by means of a pedestrian crossing outside the school, and this is being assessed by the highways authority. The developers have agreed to a TRO to control on-street parking near the site and access and along the internal road.

The issue of the road not extending fully to the boundary of Belmont Farm has been resolved through the confirmation that the landowner will enter into a 106 agreement ensuring access in perpetuity across the land that has not been included in the application site, together with a Grampian condition requiring the developers to provide the link across this land.

Ecology

A comprehensive ecological report was submitted with the application and identifies the features of generally greater ecological value on the site as being the boundary vegetation, including the hedgerows and mature trees. The site has been confirmed as supporting a limited diversity of foraging and commuting bats and reptiles have been confirmed as absent from the site. The site has also been assessed as having suitability for supporting breeding birds, terrestrial great crested newt (GCN) and European hedgehog.

The report refers to the record of a single GCN, approximately 25m to the east of the site (a pond within Belmont Farm land), that was identified in a survey undertaken in 2016 and which was included in the Ecological Assessment and Mitigation Strategy submitted in support of the recent 2020 application on the Belmont Farm site. Whilst it was not possible for the ecologists to carry out their own survey of Belmont Farm, the noted presence of a GCN and the suitability of the application site as habitat during its terrestrial phase of the GCN has informed the precautionary approach to be taken, with the assumption made that GCN are present. In these circumstances it is noted that the clearance of vegetation on the application site has the potential to result in direct harm to GCN and long-term loss of GCN habitat. The report therefore sets out precautionary mitigation measures, including further surveys (with the permission of the owners of Belmont Farm, as required), the necessity for a European Protected Species Licence from Natural England and compensation for the loss of habitat through the enhancement of part of the land to be used as a receptor site for any GCN that are translocated. The measures to be taken are confirmed in an updated ecological note and can be secured through conditions and the licencing process.

The report also sets out a number of measures for additional mitigation, compensation and enhancements for other noted species that would be implemented as part of the application, but does not provide a Biodiversity Net Gain assessment by which it is possible to measure a minimum of 10% gain in biodiversity. However, this can be included as part of a Biodiversity Mitigation and Enhancement Plan which, together with a Construction Environmental Management Plan, necessary to safeguard the integrity of the adjacent New Road Meadow SINC, can be secured by means of condition (21).

A drainage assessment and strategy has been produced which incorporates measures, such as SuDS, that are confirmed by Natural England as being of benefit in the reduction of the volume of surface water run-off from the development site, slow the flow of run-off to greenfield rates, and include pollutant controls, prior to discharge into any watercourse.

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It is considered that, with appropriate mitigation and enhancement measures in place, the proposed development would not adversely affect the ecology of the area.

Nitrates

The site is located in an area where Natural England has raised concern regarding the continued discharge of nitrates and phosphorus (nutrients) due to its proximity to and impact, resulting from eutrophication, on the Solent water environment, recognised as being internationally important for its wildlife and safeguarded by Special Protection Area designations. A Nitrate 'budget' has been submitted, which demonstrates that the development would result in additional nitrogen being released into the sewerage system and appropriate mitigation will be required in order to achieve the neutrality that is required.

In relation to this proposal it was originally proposed by the applicant that the additional nitrogen resulting from the development could be offset by means of taking an area of land out of agricultural usage. However, whilst this is generally an acceptable means of mitigation, the land selected was located in the catchment area of the River Test, rather than the catchment of the Hamble River, within which the application site is located.

Following advice from Natural England that offsetting land must be limited to within the River Hamble catchment the applicants have agreed to the Grampian condition, set out in the Council's Position Statement on nitrate neutral development. An Appropriate Assessment has been undertaken in accordance with regulation 63 of the Conservation of Habitats and Species Regulations 2017 and policy CP16 of the Local Plan Part 1 and, subject to the provision of these mitigation measures, the development will not result in an 'in combination' adverse impact on the ecology of the area and is therefore acceptable in this respect.

Other Matters

Policy SW1 sets out the requirement for the proposal to contribute to the expansion of Swanmore College and the applicants have confirmed the figure that is required and their willingness to pay this contribution.

Equality

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 as statutory planning authority for the council.

Conclusion

There is no objection in principle to the proposed development, which is part of an allocated site under policy SW1. Whilst there is an increase in the number of residential units over what was anticipated, the proposal broadly accords with the policy in terms of the required nature, access, environmental and infrastructure criteria. The use of high quality materials and substantial landscaping will serve to ensure that the overall appearance of the development is acceptable and the benefits to be derived from additional dwellings in a sustainable location are considered to outweigh the limited

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harm caused by the higher density of housing in this location. The development accords with the relevant policies of the Development Plan.

Recommendation:

Approval subject to the completion of a Section 106 legal agreement to secure the following:

- **Access**
In perpetuity vehicular and other access as an extension of the southern perimeter road to and from the remainder of the site allocated by policy SW1.
Securing of S278 works – improvements to road junction and other highways measures
- **Traffic Regulation Order**
- **Affordable Housing**
Provision of 25 units (17 rented & 8 Shared)
Commutated payment (£70,800.00) in lieu of part unit
- **Education contribution**
Contribution of £327,106
- **Management Company**
Incorporation of Man Co to maintain for Common Parts, LAP & Suds
- **Funding SINC monitoring**
- **Employment and skills plan**
- **Nitrates Mitigation Contribution:** means a contribution of £294,000 (two hundred and ninety four thousand pounds) Index Linked

In seeking these planning obligation and financial contributions the local planning authority has had regard to the tests laid down in para 56 of the NPPF which requires the obligations to be necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development

Conditions

Timescale

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 provision of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be in accordance with the following plans and documents:

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Background Papers

Transport Statement - 048.0016/ATS/2 (13 Nov 2020)
Addendum Transport Statement (August 2020) 048.0016/ATS/2
Nitrogen Budget Calculator (13 Nov 2020)
LFFA Rebuttal - SHF.1033.040.HY.L.001.A (13 Nov 2020)
Soft Landscape Specification - PERSC22647 (17 Mar 2021)
Soft Landscape Management and Maintenance Plan - PERSC22647 (17 Mar 2021)
European Sites Checklist (03 Feb 2021)
Arboriculture Assessment and Method Statement 19256-AA3-AS (April 2021)
Flood Risk Assessment and Drainage Strategy – SHF.1033.029.HY.R.001.A
Additional drainage information – SHF.1033.040.HY.L.001.A (12 Nov 2020)

Housing type drawings

Twin Double Garage Plans & Elevations - GAR-001 A (17 Mar 2021)
Single Garage Plans & Elevations - GAR-002 A (17 Mar 2021)
Bin & Cycle Store Plans & Elevations - BIN-001 (17 Mar 2021)
3520B - Detached Plans & Elevations (17 Mar 2021)
0643 Alnmouth - AM-001B (17 Mar 2021)
0811 Danbury - DY-001A (26 Mar 2021)
0811 Danbury - DY-002 (17 Mar 2021)
0811 Danbury - DY-003A (17 Mar 2021)
0811 Danbury - DY-004 (17 Mar 2021)
0863 Wareham - WH-001A (17 Mar 2021)
0863 Wareham - WH-002 (17 Mar 2021)
0863 Wareham - WH-003 (17 Mar 2021)
0923 Rendlesham - RN-001A (17 Mar 2021)
0923 Rendlesham - RN-002 (17 Mar 2021)
0923 Rendlesham - RN-003 (17 Mar 2021)
0968 Sherwood - SW-001 (17 Mar 2021)
0968 Sherwood - SW-002 (17 Mar 2021)
0968 Sherwood - SW-003 (17 Mar 2021)
1012 Charnwood - CW-001 (17 Mar 2021)
1012 Charnwood - CW-002 (17 Mar 2021)
1012 Charnwood Corner - CWC-001 (17 Mar 2021)
1012 Charnwood Corner - CWC-002 (17 Mar 2021)
1035 Saunton - SN-001 (17 Mar 2021)
1035 Saunton - SN-002 (17 Mar 2021)
1035 Saunton - 1043 Braunton SN-BN-001B (17 Mar 2021)
1221 Greenwood - GW-001 (17 Mar 2021)
1259 Whiteleaf - WF-001A (17 Mar 2021)
1276 Selwood - SE-001A (26 Mar 2021)
1415 Kielder - KL-001A (26 Mar 2021)
4x Maisonettes Floor Plans - 4X 1B-001 (17 Mar 2021)
4x Maisonettes Elevations - 4X 1B-002 (17 Mar 2021)
Timber Shed - SK01 (17 Mar 2021)

Site plan drawings

Location Plan - LOC01 (17 Mar 2021)
Foul Water Drainage Strategy - SHF.1033.040 (13 Nov 2020)
Landscape Proposals Sheet 1 - PERSC22647 11 B (17 Mar 2021)

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Landscape Proposals Sheet 2 - PERSC22647 11 B (17 Mar 2021)
Landscape Proposals Sheet 3 - PERSC22647 11 B (17 Mar 2021)
Landscape Proposals Sheet 4 - PERSC22647 11 B (17 Mar 2021)
Development Density Heat Map - 200_HM01 (17 Mar 2021)
Block & Tenure Plan - 200_LP01H (26 Mar 2021)
Storey Heights Plan - 200_LP02F (26 Mar 2021)
Boundary Treatment Plan - 200_LP03G (26 Mar 2021)
Hard Landscaping Plan - 200_LP04E (26 Mar 2021)
Parking Plan - 200_LP05F (26 Mar 2021)
Materials Plan - 200_LP06F (26 Mar 2021)
Refuse Strategy Plan - 200_LP07E (26 Mar 2021)
Street Scene & Section - 200_LP08E (26 Mar 2021)
Adoptable Surfaces - 200_LP09B (26 Mar 2021)
Site Layout Plan - 200_SLPB (26 Mar 2021)
Tree Protection Plan – 19256-3
Revised Highways Plans - 048.0016.008 (03 Feb 2021)
Revised Highways Plans - 048.0016.009 (03 Feb 2021)
Revised Highways Plans - 048.0016.003E (03 Feb 2021)
Revised Highways Plans - 048.0016.004C (03 Feb 2021)
Forward visibility splays – 048.0016.010 (12 Apr 2021)

Reason: For the avoidance of doubt and in the interests of proper planning.

Conditions to be discharged before Development Commences

3. Prior to the commencement of development, including the removal of any vegetation, top soil or trees, 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, with scaled drawings where appropriate:
 - Schedule of pre-commencement works, including timings of mitigation measures
 - 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.
 - Construction traffic routes and their management and control, loading and unloading of plant and materials, provision for contractor's parking, construction traffic access, the turning of delivery vehicles within the confines of the site, adequate provision for addressing any abnormal wear and tear to the highway, and a programme for construction work.
 - Storage of plant and material used in constructing the development.
 - Measures that will be implemented to avoid or mitigate constructional impacts on species and habitats and impacts to the SINC during the construction phase
 - Avoidance of light spill and glare from any floodlighting and security lighting installed.

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– Pest control

The approved details shall be implemented and retained / adhered to throughout the duration of the construction period for this Phase.

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 commencement on site a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing the method of cleaning wheels and chassis of all HGV's, plant and delivery vehicles leaving the site and the means of keeping the site access road and adjacent public highway clear of mud and debris during site demolition, excavation, preparation and construction. The scheme shall be implemented in accordance with the approved details and shall be installed and operational before any development commences and retained in working order throughout the duration of the development. No vehicles shall leave the site in a condition whereby mud, clay or other deleterious materials shall be deposited on the public highway.

Reason: In the interests of highway safety.

5. Prior to commencement on site a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing the means of vehicular access to the site with visibility splays of 2.4m x 57m and 2.4m x 59m onto New Road and the uncontrolled pedestrian crossing and associated highway works. The means of vehicular access to the site and highway works shall be implemented prior to first occupation of any dwelling.

Reason: To ensure a suitable access and layout in the interests of highway safety.

6. Prior to the commencement of development, details of the link road to be constructed between the application site and the boundary of the land to the east, Belmont Farm, shall be submitted to and approved in writing by the local authority. The link road shall be constructed prior to the occupation of the 20th dwelling on the development or in accordance with a timetable to be agreed in writing by the local planning authority.
7. Prior to works commencing on site a Minerals Planning and Extraction Statement shall be submitted to and agreed in writing by the local planning authority in consultation with the minerals planning authority. The statement shall specify -
 - a) a method for ensuring that minerals that can be viably recovered during development operations are recovered and put to beneficial use (such use to be referred to the Mineral Planning Authority for agreement and such an agreement not to be unreasonably refused);
 - b) a method to record the quantity of recovered mineral (for use on site);
 - c) a suitable mechanism to deliver this requirement with time scales, storage facilities, movement plans, etc.

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

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Reason : To ensure that minerals that can be viably recovered are secured as part of a material management plan for the site in accordance with Policy 15: Safeguarding mineral resources, of the adopted Hampshire Minerals and Waste Plan (2013).

8. Prior to the commencement of development, or other works such as demolition, clearance, groundwork or site preparation, protective measures shall be installed in accordance with the Arboriculture Assessment and Method Statement 19256-AA3-AS (April 2021) by Barrell 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.

9. Prior to the commencement of the development hereby permitted detailed information (in the form of SAP design stage data and a BRE water calculator) demonstrating that the development as a whole meets the equivalent of Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2018 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

Conditions to be discharged prior to construction above slab level

10. Prior to construction above slab level, samples/details of all the external materials of the building, walls and other structures and external hard landscaping surfaces shall be submitted to and approved in writing by the local planning authority. The materials shall meet the following criteria, unless otherwise agreed:
 - Roof materials shall be clay plain tiles and/or natural slates.
 - Boundary walls shall be constructed in brick to match the buildings.
 - No GRP shall be used on porches, canopies or bay windows.
 - All windows frames shall be recessed from the elevations by a minimum of 75mm.

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

Reason: To ensure that the external appearance of the building are 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.

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Conditions to be discharged prior to the occupation of the dwellings

11. All hard and soft landscape works shall be carried out in accordance with the approved details. No dwelling hereby permitted shall be first occupied until the landscaped areas associated with that dwelling have been constructed, surfaced and drained in accordance with the approved plans. All landscaping shall be implemented in accordance with a timetable to be submitted to and approved in writing by the local planning authority. The soft landscaping shall be carried out in accordance with the approved implementation programme. 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.

12. Landscaping shall be carried out and thereafter managed in accordance with the submitted soft landscape management and maintenance plan (ref. PERSC2647).

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.

13. The drainage system shall be constructed in accordance with the Flood Risk Assessment and Drainage Strategy ref: SHF.1033.040.HY.L.001.A. Surface water discharge to the Moors Stream shall be limited to 2.2 l/s and 11.9l/s. Any changes to the approved documentation must be submitted to and approved in writing by Local Planning Authority and Lead Local Flood Authority. Any revised details submitted for approval must include a technical summary highlighting any changes, updated detailed drainage drawings and detailed drainage calculations.

Reason: To ensure the satisfactory disposal of surface water.

14. The development permitted by this planning permission shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) and the following mitigation measures detailed in Section 5.2 and Section 7.3 of the FRA:

1. Sequential development of the site, limiting all built development and SuDS features to areas of Flood Zone 1 (Low Risk) (Drawing 009).
2. Finished floor levels must be set a minimum of 300mm above the 1 in 100 year plus climate change return periods for the lifetime of the development.
3. The access road must be raised by a minimum of 310mm (maximum flood depth 150mm freeboard) to ensure dry access.

The mitigation measures shall be implemented in accordance with timing / phasing arrangements to be agreed in writing with the local planning authority. The measures detailed above shall be retained and maintained thereafter throughout

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the lifetime of the development.

Reasons: To ensure safe access and egress from and to the residential buildings and to reduce the risk of flooding to the proposed development and future occupants

15. Occupation of the development is to be phased and implemented to align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that adequate waste water network capacity is available to adequately drain the development.

Reason: To ensure the satisfactory disposal of sewerage.

16. Prior to occupation of any of the dwellings, 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.

17. Prior to the occupation of each of the dwellings without a garage, a bike storage shed in accordance with plan ref.200 SK01, shall be provided within the garden of that property.

Reason: To ensure adequate storage for bicycles.

18. Prior to occupation of any of the dwellings, the parking areas including garages for that dwelling shall be provided in accordance with the approved plans and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling houses as residences.

Reason: To ensure the permanent availability of parking for the property.

19. Prior to occupation of each dwelling, (or on an alternative number of occupations as agreed in writing with the Local Planning Authority) detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that the home meets the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the local planning authority. The development shall be occupied in accordance with these findings.

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.

20. The development hereby permitted shall NOT BE OCCUPIED until:

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

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

Other conditions

21. The recommendations and requirements of the Ecosa Ecological Impact dated October 2019, shall be updated and enhanced by a Biodiversity Enhancement Plan, to be informed by a Biodiversity Net Gain assessment, which shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. The approved mitigation measures shall be adhered to throughout all phases of the development and the ecological enhancements measures shall be thereafter maintained in perpetuity.

Reason: To safeguard protected species and maintain biodiversity.

22. Prior to any translocation of Great Crested Newts, a translocation strategy will be produced and sent to the LPA for approval; approved works shall be implemented in accordance with the approved details and timing of the works, unless otherwise approved in writing by the local planning authority. Following the preparation of a suitable reptile receptor site, all reptiles will be translocated in accordance with current best practice.

Reason: In the interest of protecting and conserving the ecological quality of the area in accordance NPPF paragraph 118.

23. 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 A, B, C, D and E 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.

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24. The gradient of the drives shown on the submitted plan shall not exceed 1:12.
The drives shall thereafter be retained as such throughout the life of the development.

Reason: In the interests of highway safety and to provide adequate & safe access to properties for all users.

25. Unless otherwise agreed in writing by the Local Planning Authority the gradient of the access to the development site shall not be steeper than 1 in 25 for the first 10 metres from New Road and no steeper than 1 in 20 thereafter.

Reason: In the interest of highway safety.

Informatives:

1. In accordance with 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 alterations to the scheme were negotiated in order to ensure its acceptability.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Local Plan Part 1 - Joint Core Strategy: DS1, MTRA1, MTRA2, CP1,CP2, CP3, CP7, CP11, CP13, CP14, CP15, CP16, CP17, CP20, CP21
Local Plan Part 2 – Development Management and Site Allocations: SW1, DM1, DM2, DM6, DM15, DM16, DM17, DM18, DM24, DM26,
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.

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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. Flood Risk Activity Permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit (called a 'Flood Risk Activity Permit') to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal);
- on or within 8 metres of a flood defence structure or culvert (16 metres if tidal);
- on or within 16 metres of a sea defence;
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert; and/or
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you do not already have planning permission.

For further guidance please visit the gov.uk website pages here - <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>, and/or contact our National Customer Contact Centre on **03708 506 506** (Monday to Friday 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk. We advise the Applicant to contact us about such a permit as early as possible.

The Applicant should note that a permit is separate to and in addition to any planning permission granted. The granting of planning permission does not necessarily lead to the granting of a permit."

In addition to the above, the Applicant should be aware of the possible need for a permit for discharge to surface water/groundwater. Further information about such permits can be found here –

<https://www.gov.uk/guidance/discharges-to-surface-water-and-groundwater-environmental-permits>

7. The planning permission does not authorise the undertaking of any works within the highway (carriageway, footway or verge). Any works within the highway must be approved by S278 Agreement, details of which can be found at <https://www.hants.gov.uk/transport/developers/constructionstandards>
8. For both S38 adopted areas as well as areas not proposed to be adopted, developers should also be made aware of the Advanced Payment Code (APC) that will be required by the Highway Authority. Details of this can be found via the following link - <https://documents.hants.gov.uk/transport/APCProcess-Guidancedocument.pdf>

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Appendix 1

Request by Swanmore Parish Council for application to be determined by Planning Committee

Comments for Planning Application 19/02421/FUL

Comment: Swanmore Parish Council ("SPC") OBJECTS to the resubmission of this application on the following grounds:

1. Notwithstanding the 10% reduction in units, the density of the development is still too high. As things stand the total number of units built or planned along the Lakes exceeds the allocation in the Local Plan by 45%.
2. SPC has deep and serious concerns about road safety given the location of the proposed site opposite Swanmore College, a large secondary school with over 1300 pupils. The resubmission fails to address SPC's concerns. College staff and parents park along New Road throughout the day and speeding is an issue. Three children have been hit by cars on New Road in the last two years (the third incident was not formally reported). SPC completed a speed survey in 2019 which showed the 85th percentile speed of cars travelling along New Road in all cases was above the 30 MPH speed limit. The applicant has failed to provide a Master Plan (see point 7 below) which means that Application No 20/00970/FUL, Belmont Farm, the Lakes for 32 dwellings has not been taken into account in the traffic analysis. SPC demands an urgent meeting with HCC Highways to discuss road safety. SPC requests:
 - 2.1 A roundabout at the entrance to the development;
 - 2.2 The reinstatement of the visitor carpark (see point 3 below);
 - 2.3 Further traffic calming measures.
3. Inadequate parking for the size of the development. Currently some staff and parents have to park along New Road. This affects visibility and safety for all road users and will be an issue for site vehicles/ residents entering and exiting the proposed development. SPC demands the reinstatement of the proposed car park at the entrance to the development, to be used by parents and staff from Swanmore College.
4. The nitrate offsetting requirement has not been met. The offsetting must be done in the river catchment area of the development, which is the River Hamble.
5. The design includes dwellings which are over 2.5 storeys. These dwellings contravene the Swanmore Village Design Statement.
6. There is no stated environmental standard for the houses to be built to.
7. No Master Plan has been submitted. The impact of a further 32 dwellings under application no 20/00970/FUL, Belmont Farm, the Lakes has not been taken into account.

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8. The SPC demands further CIL funding to be used for the redevelopment of the village hall.
9. The Transport Plan does not make allowances for deliveries during school pick up and drop off times, SPC requests that deliveries to site do NOT take place before 9am or after 2.30 pm.
10. SPC requests a restriction preventing the fitting of doors to garages in order to ensure they are used to provide space for car parking.
11. SPC requests that the resubmitted application goes to the Planning Committee.