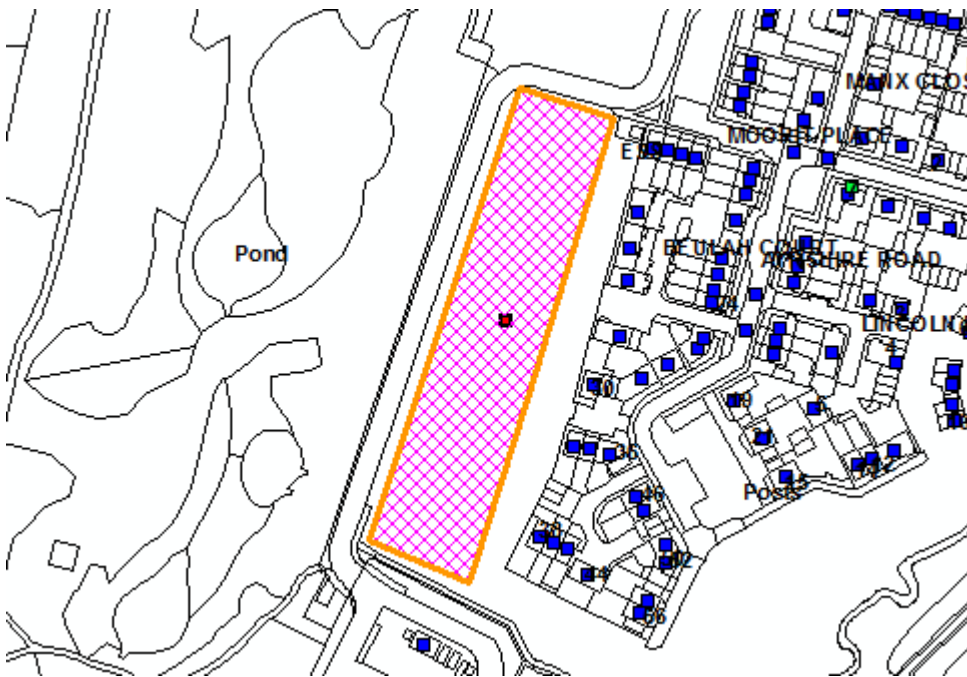


WINCHESTER CITY COUNCIL
WEST OF WATERLOOVILLE JOINT PLANNING COMMITTEE

Case No: 21/01005/FUL
Proposal Description: (AMENDED PLANS RECEIVED) South Plot - Erection of 3no. buildings (comprising: building S1 comprising up to 2no. units and 710 sqm GIA; building S2 comprising up to 6no. units and 930 sqm GIA; and building S3 comprising up to 4no. units and 884 sqm GIA (including mezzanines)) for flexible Class E(d)(e)(g), B2 and / or B8 uses plus associated access, parking, servicing and landscaping.
Address: Land East Of Darnel Road Waterlooville Hampshire
Parish, or Ward if within Winchester City: Newlands
Applicants Name: Dicentra Developments
Case Officer: Robert Green
Date Valid: 13 April 2021
Recommendation: **APPROVE**

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

Pre Application Advice: Yes



© Crown Copyright and database rights Winchester City Council License 100019531

Case No: 21/01005/FUL

WINCHESTER CITY COUNCIL
WEST OF WATERLOOVILLE JOINT PLANNING COMMITTEE

General Comments

The application is reported to the Joint Planning Committee as the site sits within the West of Waterlooville Major Development Area (WoW MDA).

A referral to Committee has been triggered under Winchester City Council's scheme of delegation and is reported to Committee due to the number of comments received contrary to the officer's recommendation.

The case is also reported to the committee at the request of Newlands Parish Council, whose comments are included as an appendix to this report.

Revisions have been made to the application following submission. To summarise, the changes are:

- Revisions to the external materials to darken the appearance
- Introduction of further windows on the western elevation facing Darnel Road

A full consultation period was repeated to advertise the above changes.

A separate planning application has been made on the neighbouring site by the same applicant:

21/00570/OUT - North Plot - Erection of 2no. buildings (Building N1 comprising up to 3no. units and 3,513 sqm of GIA (including mezzanines) and Building N2 comprising up to 2no. units and 808 sqm of GIA (including mezzanines)) for flexible Class E(g), B2 and / or B8 uses plus associated vehicular, pedestrian and cycle access, parking, servicing and landscaping (detailed access, building layouts and building scale not reserved).

The above application is due for determination at the same Committee meeting.

Proposal

The proposal is to construct three separate buildings on this site for employment purposes.

All buildings are identical in terms of scale and appearance. The buildings are equally separated by parking facilities and all buildings have their openings onto these parking areas.

The buildings have a maximum height of 8.1m to ridge height which lowers to 6.9m at eaves. The eaves height of the southern section of building S3 does increase to 7.1m due to changes in the level of the land.

The buildings are proposed to be a mixture of uses as below:

- E(d) - for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public

Case No: 21/01005/FUL

WINCHESTER CITY COUNCIL
WEST OF WATERLOOVILLE JOINT PLANNING COMMITTEE

- E(e) - for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner
- E(g) - Office
- B2 - General Industrial) and/or
- B8 - Storage.

The applicant has applied for a flexible use allowing any of the above uses on the site. Control of this matter is included by conditions as detailed further in this report.

Relevant Planning History

- 05/00500/OUT - Development of land for residential (450 units); live/work (24 units); employment (7.1 ha including B1, B2 and B8 and a Household Waste Recycling Centre), mixed use including retail, food and drink, financial/professional and health; open space/recreational purposes and the construction of two accesses from Hambledon Road (OUTLINE)
Approved 04.01.2008
- 11/03014/REM - Reserved matters application under Outline planning 05/00500/OUT condition 7 (i) (a) (b) (c) with relevant part clearance of outline planning conditions 6, 21, 22 and 24; third and fourth phases of residential development- 219 no. dwellings; 178 no. houses and 41 no. apartments and 17 no. live/work units
Approved 28.06.2012
- 13/02843/FUL - (AMENDED PLANS) Residential development comprising 103 no. dwellings with associated on-site infrastructure.
Approved 31.07.2015

Consultations

Service Lead – Environmental Services (Drainage)

- County Council to lead on surface water response.
- Impact on foul system dependent on end user. Southern Water to advise

Service Lead – Built Environment (Urban Design)

Original Plans:

- Application should still comply with masterplan and design code although it is out of date.
- Proposal does not go far enough in terms of design. The east/west elevations are of a poor design. Setbacks and further visual detailing should be included.
- The roof form does not relate to the context of the surrounding roof forms.
- Cladding is too bright and more consideration should be given to the north elevation.

WINCHESTER CITY COUNCIL
WEST OF WATERLOOVILLE JOINT PLANNING COMMITTEE

Service Lead – Community (Landscape)

- No objections to scheme in principle in terms of mass, height and form.
- Only concern is the colouring of the elevations which is too bright for this edge of settlement location.
- Landscape proposals are satisfactory but would recommend a feature tree is introduced.

Service Lead – Public Protection (Environmental Health)

- Assessments have been reviewed alongside the positioning of the buildings within the site and the proposal will have a negligible impact on nearby residential dwellings.
- No objection subject to conditions on hours of operation, assessments of mechanical ventilation, preventing outside works and external lighting.

Hampshire County Council (Lead Local Flood Authority)

- Surface water will be managed through pervavoid attenuation basins and swales. Water will also be discharged into the existing network adopted by Southern Water.
- There is an error in the discharge rate in the assessments which should be corrected.
- The application has addressed concerns regarding surface water and local flood risk and no objection is raised subject to the inclusion of conditions.

Hampshire County Council (Highway Authority)

- Access visibility splays are acceptable.
- Darnel Road/Hambledon Road junction is able to accommodate additional traffic
- Additional information required under the TRO process regarding the use of Darnel Road to access the site. This should be secured alongside the Travel Plan.

Havant Borough Council

Original Plans:

- Impact of development and compliance with policy is a matter for Winchester City Council and therefore no objection is raised.

Revised Plans:

- Impact of development and compliance with policy is a matter for Winchester City Council and therefore no objection is raised.

Southern Water

- Southern Water can facilitate foul and surface water sewerage disposal to service the development. A formal application is required.
- Guidance provided on SuDS and requirements of conditions.

WINCHESTER CITY COUNCIL
WEST OF WATERLOOVILLE JOINT PLANNING COMMITTEE

Representations:

Publicity Period 1 (28th April 2021 – 20th May 2021)

Newlands Parish Council:

- Would be immediately adjacent to residential properties
- The existing bund does not provide adequate protection
- Concern over sight lines from entrances
- Impact on evening sun for a number of properties
- Impact on hours of operation including noise and light for neighbouring properties
- Access to the site through a residential area.

- Full response provided as Appendix A.

17 letters from 15 addresses received objecting to the application for the following reasons:

- This is a residential area
- Road is not suitable for industrial traffic
- Land would be better used for housing
- Concern over developer ignoring planning conditions
- Houses are already surrounding by Proxima Park and there is availability there.
- Too close to residential properties with overlooking and overshadowing
- Visually unappealing and not in keeping with the dwellings
- Concern over workers parking on residential roads
- Loss of air quality
- Loss of privacy and light to closest dwellings
- Concern over use of existing water infrastructure
- Concern over security lighting
- Many rooms have a direct view of the site
- Noise from roller doors opening and closing
- Land should be used for community benefit
- There are habitable rooms overlooking the site and balconies

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

- Impact on property values
- Previous advise provided by third party on the status of the land.

Publicity Period 2 (4th August 2021 – 25th August 2021)

Newlands Parish Council:

- Sight lines have been repositioned and obscured glazing introduced but original concerns still apply
- Query over who the units will be let to

- Full response provided as Appendix B.

WINCHESTER CITY COUNCIL
WEST OF WATERLOOVILLE JOINT PLANNING COMMITTEE

8 comments from 8 addresses received objecting to the application for the following reasons:

- Previous objections still apply
- Residents have reported bats on the site
- Continues to restrict enjoyment of property
- Empty units should be used first
- Cannot see any benefit to local residents

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

- DS1 – Development Strategy and Principles
- SH2 – Strategic Housing Allocation – West of Waterlooville
- MTRA1 – Development Strategy Market Towns and Rural Area
- CP8 – Economic Growth and Diversification
- CP9 – Retention of Employment Land and Premises
- CP10 – Transport
- CP11 – Sustainable Low and Zero Carbon Built Development
- CP13 – High Quality Design
- CP14 – The Effective Use of Land
- CP15 – Green Infrastructure
- CP16 – Biodiversity
- CP18 – Settlement Gaps
- CP20 – Heritage and Landscape Character
- CP21 – Infrastructure and Community Benefit

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
- DM34 - Signage

National Planning Policy Guidance/Statements:

National Planning Policy Framework 2021

National Design Guide

Supplementary Planning Guidance

High Quality Places Supplementary Planning Guidance

Parking Standards

WINCHESTER CITY COUNCIL
WEST OF WATERLOOVILLE JOINT PLANNING COMMITTEE

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 proposal is inside the settlement boundary of Waterlooville and the principle of development is acceptable providing it complies with the relevant policies.

Policy DS1 of the Local Plan Part 1 (LPP1) supports economic growth across the district and notes that the South Hampshire Urban Areas (which the site is situated within) will contribute toward strategies to improve economic performance by providing growth and physical infrastructure.

Policy SH1 of the LPP1 continues to allocate a new community at Waterlooville to include employment provision and policy SH2 allocates 23hectares of employment land across the new community for this purpose, including the provision of mixed housing/commercial areas.

The use of the land for employment purposes is therefore acceptable and supported in principle.

The original outline application for this part of the WoW MDA including a masterplan which reserved this part of the site for employment uses. This area starts at the application site and extends north to meet the Wellington Vale care home (including the site subject to associated application 21/00570/OUT).

The outline application and its associated design code and masterplan have now expired. However, the consent and associated documents are relevant and important considerations in terms of the plan for the area and what it is trying to achieve in terms of uses, landscaping, access, relationships with surrounding development and open spaces to the west.

The principle of employment development on this site is therefore acceptable.

Design/layout

The site contains three separated buildings of similar sizes and appearance. Three new accesses are proposed from Darnel Road which enter into parking areas associated with each unit.

The location and positioning of the buildings on the site results in a clear order to the layout of the site. At pre-application stage the LPA requested that existing views through the site to the countryside beyond are maintained from Beulah Court and Ayrshire Road to the east. This request has been complied with and the undeveloped parking areas

Case No: 21/01005/FUL

WINCHESTER CITY COUNCIL
WEST OF WATERLOOVILLE JOINT PLANNING COMMITTEE

have been positioned so as to provide views out beyond the site in the interests of the wider character of the area.

The layout makes the best use of the site and is acceptable.

The units themselves are designed with shallow pitched roofs which does not correspond to the common roof types in the area of either flat or strong gable roofing. Alternatives were investigated including the introduction of a parapet to give the appearance of a flat roof however it was not considered appropriate to add additional height to the scheme given the concerns of local residents. In addition, this would impact the solar PV and natural light provided into the building. As a result, the shallow pitch was retained and this is not considered to be adversely harmful due to the variety of roof forms in the area. Such a roof form is also expected for commercial buildings of this size.

Concern was raised with the original plans on the chosen colour scheme which was light. The palette of the surrounding residential estate is dark and a light scheme would also make the buildings more prominent from the countryside beyond.

As a result, the colour scheme of the units was darkened to use a dark grey cladding and further specifications of this are secured as per condition 13.

In addition, revised plans have introduced further fenestration to the western side of the buildings (facing Darnel Road) in order to activate this elevation from the perspective of Newlands Walk. Space is also provided for landscaping on this boundary and around the outer limits of the site.

As a result of the amendments made to the application during the course of the application, the layout and design of the units is acceptable and in compliance with policy DM15 and DM16 of the LPP2.

Impact on character of area and neighbouring property

The character of the surrounding area is varied. Travelling on Darnel Road (from the Hambledon Road direction), a user is aware of the large residential estate to the left hand side of the road. The right hand side however is formed of a combination of open spaces (formed by Newlands Walk), tall and larger buildings (Wellington Vale), empty sites awaiting development and eventually the HWRC. When travelling from the Houghton Avenue direction a user has passed through the Proxima Park employment area, entered into a residential estate and is then met with sites awaiting development en-route to the HWRC. It is evident there is a mixture of land uses in the area and a theme of non-residential uses on the western edge of the settlement.

The introduction of a non-residential structure is therefore not harmful to the character of the area and fits with the expectations of the site.

The original masterplan for this area shows employment buildings on the site with residential properties to the opposite side of Darnel Road. The application which approved the neighbouring residential properties also showed industrial buildings on the application site. The relationship between building types was therefore expected and approved at masterplan level. Due to the scale of the buildings proposed they do not compete with the neighbouring residential properties and changes made during the

WINCHESTER CITY COUNCIL
WEST OF WATERLOOVILLE JOINT PLANNING COMMITTEE

course of the application including activating elevations and using more appropriate materials have improved their integration into the surrounding area.

A 2m noise barrier will be constructed to the east of the buildings at the base of the existing bund which separates the site from Ayrshire Road. Visual details of the fence are secured by condition 13 however this is not considered to harm the character of the wider area.

The proposal therefore complies with policies DM15 and DM16 of the LPP2.

There are a number of surrounding residential properties which are in close proximity to the application site including:

- 5 Moorit Place
- 3 – 6 Beulah Court
- 30, 32 and 38 Ayrshire Road

The site is also visible from other surrounding properties not listed above including from rear elevations on Ayrshire Road and Darnel Road to the north.

Building S1 is to the north of the site and would be visible from properties on Moorit Place, Beulah Court, Lincoln Place and Darnel Road. The building presents its side elevation to 5 Moorit Place and 5 & 6 Beulah Court at a distance of 16m, 17m and 18m respectively.

4, 5 and 6 Beulah Court have windows directly facing the site and no. 6 runs parallel to building S1.

The properties are to the opposite side of an earth bund which was introduced as part of the residential consent in anticipation of a neighbouring commercial development. Due to the separating distance and intervening features such as the bund, including the landscaping in place on top of the bund, an adverse overbearing or overshadowing impact on residential amenity is not found. The windows on the elevation facing toward these properties are obscure glazed and closed as per condition 24 which prevents an overlooking impact.

Building S2 is the central building in the site and would be visible from Beulah Court and Ayrshire Road to a lesser extent. The side elevations of 3 Beulah Court, 30 & 32 Ayrshire Road are situated 17.9m, 17m and 18.7m respectively.

The earth bund continues to play a role in reducing the impact and as with the above assessment the intervening distance and size of the proposal prevents an adverse impact. Side elevation windows on S2 are also obscure glazed as per condition 24.

Building S3 is in the southern section of the site. 32 and 38 Ayrshire Road are immediately to the east at 20m and 19.4m respectively. Detached garages for Ayrshire Road properties are also located in this area. The earth bund and an existing acoustic fence separate the two sites and the same assessment in terms of intervening distance and overlooking applies to these properties.

Shadow analysis diagrams have also been supported to demonstrate there is no adverse overshadowing impact as a result of the proposal.

Regarding general impacts, a noise assessment has been completed which has considered the increase in noise levels from general use and associated traffic movements including deliveries within the service yards. The assessment indicates that

WINCHESTER CITY COUNCIL
WEST OF WATERLOOVILLE JOINT PLANNING COMMITTEE

the development will not cause a significant adverse impact to surrounding receptors and this has also been assessed by the Council's Environmental Health specialists.

The recommendations made by the noise assessment have been secured as per conditions 02 and 14. This includes the construction of a 2m noise barrier which is located to the east of the proposed buildings at the base of the existing bund.

The plant used within the buildings themselves will vary depending on the occupant and condition 05 is therefore included to obtain further noise assessments prior to the installation of any equipment. This allows the LPA to ensure the development continues to have a low impact on surrounding residential properties.

A number of other conditions are also included in the interests of protecting residential amenity including hours of operation, excluding outside working and details of external lighting.

The proposal therefore complies with policies DM17 and DM20 of the LPP2.

Landscape/Trees

Within the site itself, space for landscaping is provided on the boundaries and this plays a role in softening the view of the site from the immediate area. The landscaping and ongoing maintenance is secured by condition 07.

In wider landscape views, the buildings will be a visible addition from the perspective of Newlands Walk and the countryside beyond. Due to the site's position on the edge of an existing settlement, the further addition of built form is not an alien feature to this area and it corresponds with the infrastructure of the HWRC immediately to the south and the larger apartment and care home buildings which can be viewed from this perspective. In addition, and following guidance provided by the Landscape Officer the colour scheme of the buildings has been darkened to use a dark grey cladding. This is to prevent the buildings being overly prominent features from the perspective of wider countryside views.

Therefore, the proposal provides the opportunity to introduce softening landscaping within the site and measures have been taken to improve the site's appearance from longer distance view. The proposal therefore does not have an adverse impact on the wider landscape character of the area in compliance with policies DM15, DM16 and DM23 of the LPP2.

The development does not enter the settlement gap but is viewed from within. As assessed above, the development of the site does not harm the appreciation of the wider area and there is therefore no adverse harm on the aims of the settlement gap and the proposal is in compliance with policy CP18 of the LPP1.

An arboricultural assessment has been undertaken which concludes there are no specimens within the site and no removal of any trees or substantial hedgerows are required. The proposal therefore complies with policy DM24 of the LPP2.

WINCHESTER CITY COUNCIL
WEST OF WATERLOOVILLE JOINT PLANNING COMMITTEE

Highways/Parking

The site is to introduce 3 access points onto Darnel Road. This area of the road serves the HWRC and no other dwellings or parts of the site.

Sufficient visibility splays can be achieved from each of the access points and condition 07 is included to ensure that the landscaping management takes account of the splays in ongoing maintenance.

However, as a commercial development which introduces larger vehicles onto the local highway network it is important to ensure that surrounding routes are able to accommodate the additional traffic. For this site, the s106 restricts vehicle usage greater than 7.5t as the site is unable to accommodate larger vehicles.

The applicant has also been working with Hampshire County Council as Highways Authority in this regard. The application offers the benefit of securing the most appropriate routing for vehicles. Houghton Avenue was initially the preferred route as this is used currently by HWRC vehicles and also Proxima Park (although vehicles for Proxima Park have no need to travel as far as the application site). In investigating this route it was found there were certain points where a HGV and car could not pass safely. As a result, Darnel Road (entering from Hambledon Road) is the preferred route and the junction capacity assessment with Hambledon demonstrates that the junction can handle the additional demand.

The use of this route would be subject to the implementation of a Traffic Regulation Order which restricts parking on certain points of the road.

At time of writing the applicant is investigating whether the restrictions should be included as part of the adoption of the highway. However, the applicant has accepted to undertake a TRO if this is not the case.

The recommendation is therefore to approve the application on the condition that the applicant successfully obtains a Traffic Regulation Order to implement the restrictions and does not occupy the units until the restrictions are in place.

A TRO is a separate legislative process to planning and will be considered by Winchester City Council as agent for the Highways Authority. The TRO will undergo its own separate consultation and decision process. If the TRO is granted, works can proceed and if the TRO is not granted works cannot commence on the site.

This process is secured by the section 106 legal agreement attached to the consent. The Highways Authority have offered reasons for refusal if the legal agreement process fails.

The cumulative impact of the development with traffic associated with the HWRC has also been considered. The transport assessments note that the peak period of use for the HWRC and the proposed commercial units differ and there is therefore no conflict between neighbouring uses.

In addition, this application has been assessed on the assumption that the neighbouring site also under consideration (Newlands Business Park North – 21/00570/OUT) is in operation. Both sites have been assessed as a whole to ensure there is no wider conflict with the HWRC or surrounding road network.

Case No: 21/01005/FUL

WINCHESTER CITY COUNCIL
WEST OF WATERLOOVILLE JOINT PLANNING COMMITTEE

Car parking for the buildings is provided on-site and must not spill onto the highway or residential areas.

The application has based parking requirements on a worst case scenario where the most intensive uses are in place on the site. The site has an overall requirement for 58 parking spaces and this is exceeded by the plans which provides 61 spaces.

Therefore, through the additional security provided by the future Reserved Matters application, conditions and the section 106 legal agreement, the proposal does not have an adverse impact on surrounding highway safety and the proposal is in compliance with policy DM18 of the LPP2.

Other Matters

Ecology

A walk-over survey has been completed on the site and notes that there is an absence of any established vegetation on the site and no trees. The site is therefore of negligible potential for all protected / notable species and there was no evidence of mammal activity or sett building on the site.

Therefore, the proposal does not risk harming protected species during its construction.

A Biodiversity Enhancement and Management Plan is secured by condition 15.

Biodiversity Net Gain (BNG) is an important consideration and beyond the enhancements secured by this consent a BNG assessment was also requested. This is in light of the Environment Bill being processed through Parliament and following best industry practise.

It is acknowledged that the original outline applications have already mitigated development of the land as a whole and this resulted in the creation of the neighbouring Newlands Walk and associated biodiversity improvements associated with it. The mitigation plans do include these sites however it is acknowledged that there is a higher requirement for biodiversity net gain in light of the Environment Bill and so the Local Planning Authority is seeking further gains as a result of this development.

The applicant is investigating local projects which are able to accommodate additional biodiversity features and this work is being completed alongside the council's Ecology team.

The section 106 therefore requests finalised details of this mitigation prior to the commencement of development and results in a positive contribution to biodiversity.

The proposal therefore complies with policy CP16 of the LPP1.

Drainage

For surface water, the surface water runoff will be managed through permeable attenuation system and conveyance swales and will additionally be discharged into an existing surface water sewer which is currently undergoing adoption. This is acceptable as the underlying geology of the area makes infiltration infeasible. Hampshire County

WINCHESTER CITY COUNCIL

WEST OF WATERLOOVILLE JOINT PLANNING COMMITTEE

Council as Flood Authority requested further information during the course of the application which was subsequently received.

The additional information addresses the surface water management and local flood risk associated with the site and the submitted details are acceptable. The details are secured by condition 20 and further information is supplied under condition 08.

Southern Water have confirmed they are able to facilitate foul and surface water sewerage disposal subject to a formal application being made to Southern Water. Condition 08 has been included to obtain the bespoke details requested by the water body.

The flood risk and drainage plans are therefore acceptable and the proposal complies with policies CP17 of the LPP1 and DM17 of the LPP2.

Energy and Sustainability

As non-commercial buildings, the energy performance requirement in this instance is BREEAM.

An energy assessment has been submitted which confirms both buildings are capable of achieving a BREEAM 'Excellent' standard. The statistics have been assessed by the Council's Sustainability consultant who agrees with the findings.

To achieve this, both buildings include passive design feature, use air source heat pumps, solar PV panels (including battery storage space), Electric Vehicle charging points, regulated water use and heat recovery systems.

It is acknowledged that policy CP11 of the LPP1 requests any development beyond 2016 to achieve BREEAM 'outstanding'. However, since adoption of the plan it has since been acknowledged that an 'outstanding' rating is not possible in most cases and the 'excellent' standard, alongside the other measures proposed to reduce CO2 emissions results in an acceptable development.

The certificate issued by the BREEAM body is secured by condition 10.

As the end users are currently unknown, condition 19 asks for final 'as constructed' certificates within 6 months of first occupation to ensure that the BREEAM rating is complied with in the long term.

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.

WINCHESTER CITY COUNCIL
WEST OF WATERLOOVILLE JOINT PLANNING COMMITTEE

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for..., 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.

Recommendation

Application Approved subject to:

1. Provision of a section 106 legal agreement to obtain:
 - Confirmation of a Traffic Regulation Order on the local highway network supported by transport assessments and plans prior to commencement of development with implementation prior to occupation.
 - Payment of fees associated with the processing and implementation of the above Order.
 - Confirmation of restricting vehicles greater than 7.5t using the site.
 - Details and any subsequent financial contributions associated with the off-site Biodiversity Net Gain contribution;
 - Finalised travel plan to be submitted and approved prior to occupation including Highway Authority approval and monitoring fees and travel plan bond.
 - Implementation of the site access prior to occupation with a section 278 agreement entered into prior to commencement.

(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)

2. and the following conditions:

Timeframe

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 92(2) of the Town and Country Planning Act 1990 (as amended).

Approved Plans

2. The development hereby approved must be completed in accordance with the following:

Case No: 21/01005/FUL

WINCHESTER CITY COUNCIL
WEST OF WATERLOOVILLE JOINT PLANNING COMMITTEE

- Access Visibility Splays [drawing 180.0002.002 Rev E]
- Air Quality Assessment [by MLM Group with reference DG/66201663/KN]
- Arboricultural Statement [by Landarb solutions with reference LAS_162_A dated 11th March 2021]
- BREEAM Assessment [drawing 19A_004 127 Rev C]
- BREEAM Pre-Assessment [by SRE Rev E dated 18th June 2021]
- Building S1 Elevations [drawing 19A_004 220 Rev E]
- Building S1 Ground Floor Plan [drawing 19A_004 130 Rev F]
- Building S1 Mezzanine Plan [drawing 19A_004 131 Rev E]
- Building S2 Elevations [drawing 19A_004 222 Rev E]
- Building S2 Ground Floor Plan [drawing 19A_004 140 Rev F]
- Building S2 Mezzanine Plan [drawing 19A_004 141 Rev E]
- Building S3 Elevations [drawing 19A_004 224 Rev E]
- Building S3 Ground Floor Plan [drawing 19S_004 150 Rev F]
- Building S3 Mezzanine Plan [drawing 19A_004 151 Rev E]
- Darnel Road Street View [drawing 19A_004 215 Rev F]
- Design and Access Statement [by Pegasus with reference P20-1065_17C]
- Detailed Soft Landscape Proposals [drawing P20-1065_06 Rev D]
- Ecology Note [by ecosupport dated February 2021]
- Energy and Sustainability Statement [by SRE Rev B dated 17th June 2021]
- Flood Risk Assessment and Drainage Strategy [by Paul Basham Associates with reference 180.5002/FRA&DS/3]
- Generic Quantitative Risk Assessment [by GCC dated September 2019]
- Ground Condition Desk Top Study [by GCC dated August 2019]
- Illustrative Landscape Sections [drawing P20-1065_16 Rev D]
- Illustrative Site Plan [drawing 19A_004 120 Rev N]
- Landscape Management and Maintenance Plan [by Pegasus with reference P20-1065_13]
- Landscape Masterplan [drawing P20-1065_05 Rev D]
- Longitudinal Section X-X [drawing 19A_004 211 Rev F]
- Noise Impact Assessment [by 24Acoustics with reference R8755-1 Rev 5 dated 9th April 2021]
- Planning Statement [by Pegasus Group with reference P20-1065]
- Site Sections AA, BB and CC [drawing 19A_004 210 Rev F]
- Site Sections Y-Y, Z-Z [drawing 19A_004 212 Rev E]
- South Site Drainage Strategy [drawing 180.5002.504 Rev C]
- South Site Drainage Strategy [drawing 180.5002.505 Rev C]
- Transport Assessment [by Paul Basham Associates with reference 180.0002/STA/2 dated 11th March 2021]
- Travel Plan [by Paul Basham Associates dated August 2021]
-

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

Case No: 21/01005/FUL

WINCHESTER CITY COUNCIL
WEST OF WATERLOOVILLE JOINT PLANNING COMMITTEE

Limitations

3. The development hereby approved must be used in accordance with use classes B2, B8 and/or E (d), (e) and (g).

Notwithstanding The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), a change of use from the approved classes must be agreed in writing by the Local Planning Authority.

Reason: To define the extent of the permission and to ensure the use of the land is accurately assessed.

4. The uses hereby permitted shall only open to customers within the following times; 0700 - 2100 Monday to Friday 0700 - 1300 Saturdays and at no time on Sundays or recognised public holidays.

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

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 0700 and 2100 Monday to Friday and 0700 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.

6. No works (other than loading and unloading) shall take place outside the buildings.

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

Pre-Commencement

7. No development shall take place until details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Hard landscaping details must include the following:

- Levels/Contour - existing and proposed finished levels or contours:
- Enclosure - means of enclosure, including any retaining structures:
- Car Parking - car parking layout:
- Vehicle Access and other vehicle and pedestrian access and circulation areas
- Artefacts, minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc):
- Services proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.)

In addition, confirmation of the landscaping maintenance plan to include visibility splay management.

Case No: 21/01005/FUL

WINCHESTER CITY COUNCIL
WEST OF WATERLOOVILLE JOINT PLANNING COMMITTEE

Development must then continue in accordance with the approved details.

Soft landscaping details must be completed in accordance with Landscape Management and Maintenance Plan [by Pegasus with reference P20-1065_13] and Landscape Masterplan [drawing P20-1065_05 Rev D]

Soft landscaping details must be planted within the next available planting season following completion of the development and as set out in the approved implementation programme.

Hard landscaping must be completed prior to the occupation of the units.

If within a period of 5 years a plant or tree dies, becomes diseased or defective, a replacement of the same species must be planted in the same location within the next available planting season.

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

8. 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. The details must:

- 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.
- Specify the use of grease traps, oil trap gullies and or/petrol/oil interceptors.

Reason: To ensure the finalised foul water scheme is assessed alongside the local undertaker.

9. Prior to work commencing on the site, including demolition, 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, footpaths and highways.
- Details of parking and traffic management measures.
- Avoidance of light spill and glare from any floodlighting and security lighting installed.
- Pest Control
- A programme of and phasing of demolition (if any) and construction work;
- (b) The provision of long term facilities for contractor parking;
- (c) The arrangements for deliveries associated with all construction works;

Case No: 21/01005/FUL

WINCHESTER CITY COUNCIL
WEST OF WATERLOOVILLE JOINT PLANNING COMMITTEE

- (d) Methods and phasing of construction works;
- (e) Access and egress for plant and machinery;
- (f) Protection of pedestrian routes during construction;
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;

Note to applicant: Further information and guidance for developers on the bullet points above can be found on the Winchester City Council website:
<http://www.winchester.gov.uk/environment/pollution/construction-sites/>

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

10. Prior to the commencement of development, the interim design-stage BREEAM certificate in line with the Energy and Sustainability Statement [by SRE Rev B dated 17th June 2021] must be submitted to and approved in writing by the Local Planning Authority. Development must then continue in accordance with the approved details.

Reason: The submitted design stage credentials are acceptable however the LPA requires the certificate as proof.

11. Prior to the commencement of development, an Employment and Skills Plan must 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.

12. The recommendations made within the Generic Quantitative Risk Assessment [by GCC dated September 2019] and the Ground Condition Desk Top Study [by GCC dated August 2019] must be adhered to. 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 not recommence 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.

Reason: To ensure the potential identified issues, although at low risk, are correctly handled.

Pre-Use/Occupation

13. Prior to development beyond foundation level, a schedule (and samples if subsequently requested) of the materials to be used in the external surfaces of the

Case No: 21/01005/FUL

WINCHESTER CITY COUNCIL

WEST OF WATERLOOVILLE JOINT PLANNING COMMITTEE

development hereby permitted must be submitted to and approved in writing by the Local Planning Authority.

The schedule must also contain details of the acoustic fence.

Development must then continue in accordance with the approved findings.

Reason: To ensure high quality materials are used in an appropriate colour scheme.

14. An acoustic barrier on the eastern boundary of the application site (as per the details in page 12 of the Noise Impact Assessment (R8755-1 Rev 5) submitted by 24 Acoustics dated 09 April 2021) shall be constructed prior to the use commencing.

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

15. Prior to the occupation of the units a Biodiversity Enhancement and Management Plan must be submitted to and approved in writing by the Local Planning Authority.

Development must then continue in accordance with the approved details.

Reason: In line with policy CP16 and to ensure biodiversity is improved across the site.

16. Details for the long-term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings. The submitted details shall include;

- a. Maintenance schedules for each drainage feature type and ownership.
- b. Details of protection measures.

Reason: To ensure the finalised drainage scheme is assessed by the Local Flood and Planning Authorities.

17. Details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority prior to the use commencing. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles) and any signage illumination.

The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area, the environment and local residents from light pollution.

18. A noise management plan detailing delivery operations and machinery use shall be submitted prior to any unit being occupied. The noise management plan should make reference to the Noise Impact Assessment (R8755-1 Rev 5) submitted by 24 Acoustics, dated 09 April 2021.

Case No: 21/01005/FUL

WINCHESTER CITY COUNCIL
WEST OF WATERLOOVILLE JOINT PLANNING COMMITTEE

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

19. Within 6 months of an individual unit being first brought into use, written documentary evidence in the form of post construction assessment and certificate as issued by a legitimate BREEAM certification body shall be submitted to the Local Planning Authority for its approval.

Reason: To ensure the development contributes to sustainable construction in accordance with policy CP11 of the Local Plan Part 1 (Joint Core Strategy)

Miscellaneous

20. The drainage system shall be constructed in accordance with the Drainage Strategy ref: 180.5002. Surface water discharge to the surface water sewer shall be limited to 2.5 l/s (0.8l/s, 0.9l/s and 0.8l/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 details of the submitted Drainage Strategy are complied with

21. Before mechanical ventilation is installed and operated on the premises, a full acoustic report (with a scheme of attenuation measures if deemed necessary) shall be submitted 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.

22. No paint spraying shall be carried out except in a properly constructed part of the building, to which filtration equipment has been fitted in accordance with details submitted to and approved in writing by the Local Planning Authority. Such equipment shall thereafter be maintained and operated in accordance with the approved details.

Reason: To ensure a satisfactory form of development and to prevent a nuisance to nearby occupiers

23. The buildings shall be constructed to achieve the sound reduction performance as detailed in Table 9, page 16 of the Noise Impact Assessment (R8755-1 Rev 5) submitted by 24 Acoustics dated 09 April 2021.

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

24. The windows on the eastern elevation of units S1, S2 and S3 must be non-opening and obscure glazed to Pilkington privacy level 4 and be thereafter retained in this condition.

Reason: to protect the amenity of surrounding occupants.

Case No: 21/01005/FUL

WINCHESTER CITY COUNCIL
WEST OF WATERLOOVILLE JOINT PLANNING COMMITTEE

Further Highway Conditions

25. No development shall start on site until a scheme for on-street parking control is submitted and approved in writing by the Planning Authority to allow two way HGV movement on Darnel Road.

Reason: In the interest of highway safety

26. Prior to occupation of units, an Operational Management Plan must be submitted to and approved in writing by the Local Planning Authority. The Plan must include changes/implementation of any signage measures considered necessary to support HGV routing to the site via Darnel Road.

Reason: In the interest of highway safety.

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:-

Winchester Local Plan Part 1 – Joint Core Strategy

- DS1 – Development Strategy and Principles
- SH2 – Strategic Housing Allocation – West of Waterlooville
- MTRA1 – Development Strategy Market Towns and Rural Area
- CP8 – Economic Growth and Diversification
- CP9 – Retention of Employment Land and Premises
- CP10 – Transport
- CP11 – Sustainable Low and Zero Carbon Built Development
- CP13 – High Quality Design
- CP14 – The Effective Use of Land
- CP15 – Green Infrastructure
- CP16 – Biodiversity
- CP18 – Settlement Gaps
- CP20 – Heritage and Landscape Character
- CP21 – Infrastructure and Community Benefit

Winchester Local Plan Part 2 – Development Management and Site Allocations

- DM1 – Location of New Development
- DM15 – Local Distinctiveness

Case No: 21/01005/FUL

WINCHESTER CITY COUNCIL
WEST OF WATERLOOVILLE JOINT PLANNING COMMITTEE

- DM16 – Site Design Criteria
- DM17 – Site Development Principles
- DM18 – Access and Parking
- DM19 – Development and Pollution
- DM20 – Development and Noise
- DM23 – Rural Character
- DM34 - Signage.

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

<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)

8.

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

Case No: 21/01005/FUL

WINCHESTER CITY COUNCIL

WEST OF WATERLOOVILLE JOINT PLANNING COMMITTEE

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.

WINCHESTER CITY COUNCIL
WEST OF WATERLOOVILLE JOINT PLANNING COMMITTEE

Appendix A – Newlands Parish Council Response 1

Comments: The Planning Committee of Newlands Parish Council determined unanimously to OBJECT to the application for the following reasons.

1. The approval of the Phase 5 Residential development in part of what was originally designated as industrial land (13/02843/FUL) means that the proposed development would be immediately adjacent to residential properties.
2. The bund which separates these properties from the proposed site and from the Waterloooville HWRC does not provide adequate prevention of adverse impact on the residents of these properties
3. There is concern that the sight lines from a number of these properties will be obstructed by the proposed height of the units.
4. There is concern that the proposed units will result in shadowing of the evening sun for a number of adjacent properties.
5. There is concern that the extended proposed working hours for the units and the probable number of vehicles accessing them would adversely affect the rights of adjacent residents in relation to noise and associated disturbance.
6. There is concern that the required lighting for the units and the intended hours of operation of such would adversely affect these residents.
7. There is concern that the drainage system would not support the additional demand resulting from these units.
8. The Phase 5 development means that access to the proposed units of both private vehicles and goods traffic will be entirely through residential areas and result in both potential traffic congestion and also increased nuisance to residents living along the available routes.

WINCHESTER CITY COUNCIL
WEST OF WATERLOOVILLE JOINT PLANNING COMMITTEE

Appendix B – Newlands Parish Council Response 2

Cllr F Tingle made the following remarks. Having read the planning documents in detail she makes particular reference to the planning statement. Within section 2.1, the applicant states there are no habitual rooms overlooking the site. She argues this statement. Pictures included in the statement show the back of coach houses. She believes at least one bedroom or kitchen overlooks the site. A coach house facing inwards to Beulah Court, also has a view from their living room overlooking the site. Cllr F Tingle's own property also overlooks the site. The hours of operation stated in the application do not follow the hours of operation for the household waste and recycling centre. The hours of operation for the HWRC were set to minimize the impact on local residents. The hours of operation the business park proposes are 7am to 9pm throughout the week, closing at 12pm on a Saturday. The impact of these operational times will severely impact the lives of those residents living in proximity to the business park. The character of the local area. She feels it will look out of character and almost form a barrier between the existing properties and the entrance to Urban park. The proposed units are tall and overbearing, Cllr F Tingle feels they will not fit in. They are just as tall as the residential properties, if built the development would have a direct view of residential gardens, bedrooms, living rooms (in the case of coach houses) meaning a loss of privacy. The loss of light will also impact these properties/residents as the evening sun sets at the area of the proposed site. After reading the noise reports, the developers state there will be minimal noise, Cllr F Tingle disagrees with this statement as the amount of predicted vehicles to the site will have an impact. The movement of vehicles within the development is also a concern, there will be at least 200 cars coming in and leaving every day, these vehicles will create noise and pollution in the residential area. The loading bays created for each of the plots have loading bays adjacent to the bund. Lorries using these bays have reversing signal alarms on them, residents will be effected by the noise emitted from the reversing signals. Lights will be required on site, this is also a concern as the lights will disrupt residents sleep and wind-down relaxation time. Cllr F Tingle mentioned that there may be problems with drainage. She made reference to the recent blockage of drains at Tamworth and Ayrshire Road, this was due to a pump station failure. Taylor Wimpey confirmed this was due to excess water, if the proposal goes ahead, further waste water will be produced and it is felt the drainage/pump system may not be able to cope. She went on to echo the thoughts of the members of the public, that being the fact that within Waterloooville many empty industrial/business units are vacant (for example Proxima Park and the former BAE site at close by) could be used for the same purposes. The only benefit of the proposal she stated, is the potential to use some of the space for community orientated activities such as a climbing wall for children or pottery classes. However she believes, if there was demand for these activities they could be taken up in areas already in existence. The Chairman asked if there were any further comments from the Committee. Cllr D Crichton mentioned that from a planning perspective the sites in question are classed as an industrial area. When phase 5 was agreed it was acknowledged that these were still designated. Cllr J Parry mentioned that a meeting had taken place with the applicant. During the meeting, it was proposed that the spine road could carry the scope and width of two HGV vehicles. He questioned whether this had been answered and whether the spine road will be able to accommodate HGV vehicles. Yellow lines are due to be painted along the road, with the potential of all the extra traffic, he feels this will push more vehicles into the development which is already heavily populated. Cllr F Tingle wished to comment on the original phase 5 plans. There was an indication of the plans for the industrial unit, this being one long building, adjacent to Damel Road. Had this been the same proposal, buildings would have been less overbearing for neighbouring properties. The Chairman summarized the case. On the basis of the discussion he recommended that the Parish Council object to the proposal. Cllr F Tingle seconded. The Parish Council of Newlands, by a unanimous decision, raised an OBJECTION to this proposal. There are concerns around vehicle movements, intrusion into neighbouring properties and to some extent incorrect information on the application.

Request for application to be considered by Committee:

After considering the amended application, Cllr D Crichton noted that the application has now had the site lines repositioned. Glazing would be obscured on the amended plans. Cllr J Parry felt that the same objections are still applicable. The Chairman of the Committee read through the previous points made on the original application. There is a query over who the units will be let to, the usage of the units is not yet known. It was recommended that the Parish Council re-instate their previous objections to the amended proposal. Cllr D Crichton recommended that the application also be considered by the joint planning committee. Cllr J Parry mentioned that the Council had been told there was a high demand for the type of units they are planning. Many of the units previously built in the development still remain empty. **The Parish Council of Newlands recognizes steps have been taken to answer the points raised but the amended plans do not answer the points entirely, therefore the Parish Council wishes to OBJECT by a majority to the amended proposal on the same grounds as previously stated in the original application.**