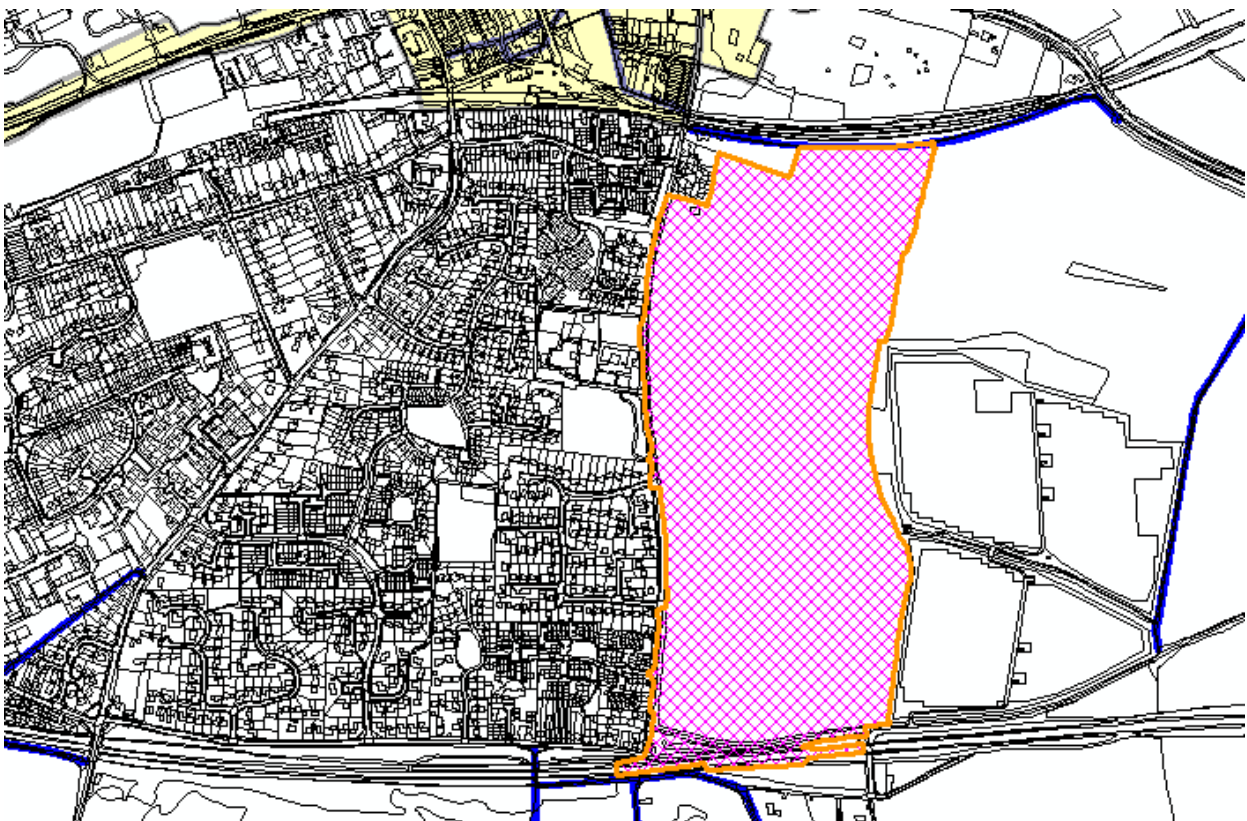


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 21/01731/REM
Proposal Description: (AMENDED PLANS RECEIVED 07/12/2021 and 23/12/2021)
Appearance, Landscaping Layout and Scale of Residential,
Park and Stride and Public Open Space elements and;
Layout of Employment Park
Address: Land to the East of Sun Lane, Alresford, Hampshire
Parish, or Ward if within Winchester City: New Alresford
Applicants Name: Taylor Wimpey
Case Officer: Robert Green
Date Valid: 23 June 2021
Recommendation: Application Permitted
Pre Application Advice: Yes

Link to Planning Documents

Link to page – enter in reference number 21/01731/REM
<https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple>



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Reasons for Recommendation

The application for Reserved Matters is recommended for approval as the application is considered to comply with the expectations set out by the Local Plan allocation policy and outline consent and complies with the policies of the adopted Development Plan.

General Comments

The application is reported to Committee due to the number of comments received contrary to the officer's recommendation.

This site received outline consent in March 2020. The outline consent approved the principle of constructing up to 320 units on the site, a parkland and employment area. The outline consent also approved the means of access to the site, including the A31 highway works and the realignment of Sun Lane.

The outline consent contained a number of conditions requiring finalised information which continue to apply.

The outline consent also reserved a number of matters for approval, which have been summarised below:

- Layout of roads and footpaths
- Materials and hard surface treatments
- Boundary treatments
- Provision for refuse storage
- Utility equipment including street lighting
- The design of all buildings
- Landscaping of the site

The development has therefore already received approval by the Local Planning Authority including access and highway works. This report considers an application for the approval of some of the matters reserved by that outline consent.

The outline application was supported by an Environmental Statement under the Environmental Impact Assessment Regulations.

The Environmental Statement covered the following topics:

- Transport and Accessibility
- Ecology and Nature Conservation
- Landscape and Visual Assessment
- Air Quality
- Water Quality
- Flood Risk and Drainage
- Archaeology and Heritage.

It is considered the various impacts arising from the development were covered and fully assessed by way of the Environmental Statement and approved within the parameters set by the outline consent. This application is for the submission of remaining details reserved by the outline consent which do not fall outside the scope of the previous assessments.

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Amendments to Plans Negotiated

The outline consent was subject to detailed consultation.

Revised plans were received as part of this application for approval of reserved matters.

An additional 21-day consultation was undertaken. The revisions submitted were:

- Changes to the layout, appearance and boundary treatments within the individual character areas of the development within the parameters of the approved masterplan.
- Different use of materials
- Introduction of Solar PV panels to 30% of properties
- Additional tree planting along the central road
- Additional footpath links to the north (Watercress Line) and west (to Sun Lane).
- Revisions to the parkland provisions and layout.

Further revised plans were submitted during the second consultation to increase the number of spaces in the Park and Stride facility from 20 to 30. This resulted in the movement of a pumping station and adjacent SuDS feature. The comment function on the council's website was extended to allow for comment on the revised plans.

Site Description

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

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

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

The residential development on Sun Hill Lane is largely back or side onto the site and separated by the width of the road. There are some listed buildings (Stable Cottages, Laundry Cottage and Sun Cottage) to the south west corner of the site on Tichborne Down. Sun Hill Infants School is opposite the site.

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

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

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The site is well contained within a landscape framework.

Proposal

This application supplies details of the Reserved Matters secured by the outline consent approved by Planning Committee in February 2020 under reference 17/01528/OUT.

The outline consent approved the principle of development to construct up to 320 dwellings, a parkland and an employment site.

Detailed access arrangements to the entire development were approved at the outline stage and consist of a new roundabout on the southern boundary of the site from the A31 dual carriageway and revisions to the existing road infrastructure on Sun Lane, including a new roundabout to access the residential phase of the site.

For ease of reference, the outline consent approved the following proposal description:

“The erection of up to 320 dwellings (including 40% affordable homes); the provision of 3.4 hectares of employment land for use within Use Classes B1, B2 and B8; the provision of Public Open Space and associated infrastructure including an 'all-moves' roundabout from the A31; the realignment of Sun Lane and provision of additional school facilities including a 'Park and Stride'. EIA development.”

At that time full consideration was given to key material planning considerations including access, traffic impact and the principle of development.

This application therefore seeks consent for the following Reserved Matters required by that consent.

- Appearance including housing design.
- Scale of built form.
- Landscaping of the site.
- Layout of the residential section and parkland
- Details of the Parkland and Park and Stride facilities.
- Details of refuse and utilities

Whilst the outline consent also approved an employment area to the south of the site, this is not included as part of this application. The applicant did seek approval for the road layout of the employment area, however following discussions a revised plan will be received to remove reference to these internal road changes which will be considered when the layout of the employment area is submitted in a future separate Reserved Matter application. This future application will also provide details of the built form, layout, design and other finer details such as landscaping.

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Relevant Planning History

- 17/01528/OUT - AMENDED PLANS 11.04.2018 The erection of up to 320 dwellings (including 40% affordable homes); the provision of 3.4 hectares of employment land for use within Use Classes B1, B2 and B8; the provision of Public Open Space and associated infrastructure including an 'all-moves' roundabout from the A31; the realignment of Sun Lane and provision of additional school facilities including a 'Park and Stride'. EIA development.
 - Resolution to approve – 18th February 2020 subject to a suite of conditions and provision of a section 106 agreement.
 - Approved – 12th March 2020

Consultations

Relevant consultees are divided into 'Revised Plans' and 'Original Plans' to show the comparison of comments between superseded and revised plans.

The various comments received, as summarised below, have been addressed and fully considered in the body of this report and assessment of material planning considerations.

Service Lead – Built Environment (Urban Design)

Revised Plans:

- The additional trees on the primary street, improvements to the external appearance of a few house types, the undercroft links to secure enclosure, the new pedestrian link to the north and town centre and the PV plan are all welcomed.
- The design of the dwellings could go further to ensure visual distinctiveness between streets.
- The southern boundary does not appear to have a looser arrangement compared to the rest of the site.
- Some units have small garden spaces.
- No objection raised.

Original Plans:

- Whilst variation has been added in the form of materials, the proposal does not go far enough to overcome concerns raised at pre-application.
- There is little to distinguish the character areas and there is little hierarchy across the site.
- Standard house types are a problem which are not sensitive to the assessment of the context. Design should either be sympathetic to the town or contemporary.
- Design Review Panel's views on Sustainability matters endorsed.

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- The southern and eastern edge should use detached dwellings to reflect the edge of development character and properties should address the open spaces to the north.
- More footpath/cycle links should be created to the north.
- The parking arrangement needs to vary across the site.
- Concrete tiles are not acceptable.

Service Lead – Community – Natural Environment and Recreation (Landscape)

Revised Plans:

- Queries on side elevation views from the SuDS area.
- Written agreed minutes between the applicant and Town Council should be recorded. With future agreement amended plans may be possible.
- The separation of the toddler play from the rest of the main play area is questioned.
- Boundaries between the southern border and Parkland have been retained. Removal will make the space feel more relaxed and welcoming.
- A SuDS plan should be submitted showing how it contributes to the site's overall green infrastructure.
- The introduction of trees on both side of the main road is welcomed.
- No objection raised

Original Plans:

- Comments of the DRP regarding Sustainability are supported.
- The SuDS pond is over engineering, a comprehensive SuDS strategy must be submitted.
- Too many play areas are proposed which does not accord with guidance to have bigger and centralised facilities.
- Parkland should be made more informal.
- Allotment is unlikely to be required.
- There is a lack of access points onto Sun Lane to allow access to the town.
- The southern edge with the Parkland should be more open.
- Whilst the stretches of woodland are valuable for ecology they restrict views across the site.
- Trees on one side of the main road appears odd.

Service Lead – Community – Natural Environment and Recreation (Ecology)

- A condition should be included to ensure a Bat assessment is undertaken on any trees not covered by previous submissions
- Additional bird boxes are required (swift boxes).

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- The ecologist requests confirmation from the applicant when certain consents are achieved from other bodies (such as species licenses) and evidence of actions taken, as secured by the outline consent.
- A lighting plan is required to show lux levels on the open spaces and to confirm the paths through the site are unlit.
- Request for compost heaps to be installed at the allotments.
- A condition is recommended to secure the post construction BMEP report.

Service Lead – Environmental Services (Drainage)

- Foul strategy is acceptable and it is noted the intention is for adoption – Southern Water need to be involved.
- A capacity check from Southern Water will be required to prevent sewer flooding.

Service Lead - New Homes Delivery

- The amount of affordable housing on the site is supported.
- The proportions of Affordable Rented and Shared Ownership are supported
- The mix of bedrooms is acceptable however the amount of persons per property is not clear.
- There is a reluctance to accept Flats above Garages unless there is a design need to do so.
- There is currently a lack of demand for 2 bedroom flats however this is not sufficient to raise an objection.
- The bedroom mix for the Shared Ownership properties is acceptable.
- The location of the affordable units is support and integrates with the development.

Hampshire County Council (Highway Authority)

Revised Plans:

- Principle of works for the Sun Lane realignment was agreed at outline stage and drawings generally conform with those. Applicant will require a section 278.
- Subject to minor modifications the proposed Park and Stride provides sufficient parking spaces which can be safely used.
- The path from the car park to the roadway requires amendments
- The internal layout of the site will be subject to S38 agreement. Comments have been provided for that submission.
- WCC should satisfy themselves that the bin areas are acceptable.
- The applicant has agreed to fund a TRO for the school access road and the provision of signs and lines for parking bays along Sun Lane.
- The applicant will provide updated drawings showing the road layout for the employment site.
- No objection raised.

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Original Plans:

- The principle of access highway works has been agreed.
- Comments provided on the internal layout for section 38 standards.
- A Walking, Cycling, Horse Riding Assessment review, further information on the park and stride and pedestrian and cycle permeability is required.

Hampshire County Council (Highway Authority – Rights of Way)

- No Comment Received

Hampshire County Council (Flood Authority)

- Initial response requested further information from the applicant including further infiltration testing.
- Additional information included infiltration testing and groundwater assessments were supplied which addresses concerns.
- No objection raised subject to the inclusion of a compliance condition.
- The revised plans would require an amended drainage strategy if the details are changed.

Hampshire County Council (Education Authority)

- The gradient of the land provided to the school is too steep and a flat playing field is required.
- There is a tall hedge which will require maintenance to allow adult eye level supervision over it.
- The proposed footpath from Sun Lane to the additional land will be too steep for children with mobility issues.
- A 1.8m welded mesh panel fence will be required.
- Further discussion is needed with the developer about the vehicular access to ensure what is being provided meets the needs of both schools.

South Downs National Park Authority

- No objection raised in terms of impact upon the landscape character of the SDNP or its setting.
- WCC officers should be satisfied that the street lighting is the minimum required.

Natural England

- The nitrate issue was considered at outline application stage.
- No comments to make on the rest of the application.

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Environment Agency

- No objection to the reserved matters application.
- Reminder to consult on the outline application conditions

Southern Water

- Sets out requirements for pumping station to meet adoption standards.
- Comments made on the outline application continue to apply

Winchester and Eastleigh Design Review Panel

Comments on original plans prior to revisions only:

- The scheme should duplicate Alresford but it is difficult to see how the site fits into the context. The scheme could be an 'anywhere build'
- Character areas have potential to add interest to the scheme. The layout is uniform and there is no noticeable difference between areas.
- A looser layout should be used on the outer edges.
- Proportions of some of the units are uncomfortable and result in unnecessary large roofs.
- The materials and typology palette is limited across the site.
- More reference to sustainability and energy efficiency credentials required.
- Position of PB panels should be carefully considered as it may change the aesthetic of the dwellings.
- The 'green finger's offer a significant opportunity to improve the natural appearance and for biodiversity.
- The trees along the spine road are in a confusing layout.

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Representations:

The various comments received, as summarised below, have been addressed and fully considered in the body of this report and assessment of material planning considerations.

Consultation Period 1 (19th July 2021 – 11th August 2021)

New Alresford Town Council

- Must be minimum disturbance during development works
- Light/noise pollution from new roundabout and connecting routes is a concern
- Works will prevent access to properties
- Drainage issues already in Whitehill Road
- Concern over impact of climate change on drainage infrastructure
- Maintenance of the open space needs to be considered now.
- Allotments are not a necessity at the moment.
- Wish to see greater provision of hedging and mature tree planting
- More imaginative housing designs are required and improved materials should be used.
- No gas boilers should be installed
- Cars from the development should not spill out of the development.
- Archaeological surveys should be required.
- Ownership of the Park and Stride needs to be considered.
- The car park is too small
- The employment area should contain a variety of businesses

Alresford Society

- Development has been supported in principle
- Concern over lighting and noise from A31 roundabout
- Applicant should be made aware of drainage complications in the past.
- Pleased applicant is working with Town Council but queries the plans made for the parkland including future maintenance costs
- There is some variety in the house types.
- Support the comments of Hampshire Swifts
- Concern over parking for users of the Open Space
- Concerns over impact of Park and Stride and use by school

New Leaf Alresford

- Development should not continue to use gas utilities
- Makes no provision for EV charging
- Future requirements will ensure homes are powered by renewable energy and prohibit gas connections so dwelling should be designed in this way now.

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Hampshire Swifts

- We expect WCC to insist on installing an average of one suitable integral swift brick per dwelling via condition.

38 objection comments from 36 addresses covering the following:

- The S278 details have not been made public
- The impacts of the roundabout need to be assessed under this application too
- No overflow facility is indicated on the drainage plans
- Concern over adoption of road and maintenance of features including drainage
- Application does not include employment park plans
- Park and Stride has inadequate parking and is in an unacceptable location
- Applicant should install renewable energy systems and future proof the properties, concern over the use of gas boilers
- Residents will use vehicles to access Sun Lane which has multiple cars parked
- Development will cause additional traffic on surrounding roads
- Southern pumping station will create noise impacts and should be shielded by planting
- No EV charging points are shown
- The Climate Emergency is not addressed
- Noise (accelerating vehicles) and lighting concerns from A31 roundabout – Listed Buildings have no opportunity for double glazing
- Concern over construction hours
- Appropriate landscaping to screen the pumping station and park and stride should be provided.
- Concerns over pumping station and risk of failure
- Management of the Park and Stride should be determined now
- There is a lack of visitor parking in the scheme
- Pumping station is too close to new properties
- Climate change excess flows are still too low
- Design is bland and does not reflect Alresford
- Parkland should include more planting to achieve Biodiversity Net Gain and roundabout works will impact wildlife
- Concern over flooding from SuDS feature to Langton Court
- Concern over noise and odour and risks of pumping station close to Langton Court
- Dwellings are too tall
- Measures to prevent HGV access have not been provided
- No plans submitted for the employment area
- Allotments should be open to all and will require parking
- Existing residents should not be forgotten
- A new noise assessment should be submitted to assess the impact of the roundabout
- Park and Stride should have space for 100 cars
- The suggested materials are not high quality

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- Lighting from the development will be obtrusive
- Impact of additional traffic on conservation area
- Should not be building on greenfield land – brownfield should be used
- Maximum number of 150 should be built with amenities
- Places an unnecessary burden and negative impact on the existing community in reaching its goals for carbon neutrality, with some of the burden for retrofitting falling on local authorities, charities and the taxpayer.
- Layout prevents opportunity for future vehicle/pedestrian links
- The housing and employment schemes should not jeopardise the openness of the natural ridge.

1 comment received neither objecting or supporting the application:

- Would like to see positive intentions toward green energy including PV and heating systems

Matters raised not material to planning and therefore not addressed in the report:

- Impact on property value

Consultation Period 2 (7th December 2021 – 31st December 2021 and extended to 11th January 2022)

New Alresford Town Council

- Concern over impact of A31 roundabout and highway concerns
- Note a mudslide at Langtons Court in 2001 for drainage engineers to consider
- Maintenance of parkland needs to be carefully considered. NATC would like to see more tree planting rather than wildflower areas
- More imaginative dwelling designs are encouraged. Mediocre design.
- Materials should reflect Alresford
- Insist on the highest ecological and environmental standards, no gas boilers should be used.
- Queries the future management of the Park and Stride. Too small and in an unsatisfactory location.
- Would wish to see a variety of businesses in the employment area
- Name of development is not understood.

Winchester Action on the Climate Crisis

- Disappointing applicant is not improving on Building Regulations
- 30% solar is not enough
- Development will be a large energy user
- Look forward to learning more from Energy Statement

11 objection comments from 10 addresses covering the following:

- Park and Stride will cause disruption during pick up times
- Impractical for staff to open and close the car park

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- Adding the new roundabout on Sun Lane makes it difficult for drop offs
- Emerging from Langtons Court is dangerous, will be the same for the Park and Stride
- Access to the site both in construction and in the long term will always be an issue.
- The reduction in the size of the SuDS pond causes concern as this reduces capacity and may increase risk of run off toward Langton Court
- Accepted that tree T31 can be removed, but improved landscaping is required for the Park and Stride. The pumping station requires improved landscaping too.
- Park and Stride remains unacceptable and insufficient even with 30 spaces
- Still no information on EV charging points
- No plans to improve access to the town
- Development should be capable of extending further east toward Bishops Sutton and the layout prevents that.
- Energy supply is being dealt with under Building Regulations but should have been outlined.
- Park and Stride will be disastrous for the residents of Langtons Court and Nursey Road as there will be insufficient parking for parents. Car Park is too far away.
- No details of the business park
- Pumping station close to Employment Park will be exposed – requires landscaping and will have a noise impact.
- New trees will take too long to grow.
- Park and Stride still in an unsuitable location and has insufficient space. Users cannot safely get to the schools. Sole use by the school prevents use for overflow parking and users of the open space.
- Lighting from A31 will cause disruption to residents and ecology

Relevant Government Planning Policy and Guidance

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

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

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- CP19 – South Downs National Park
- CP20 – Heritage and Landscape Character
- CP21 – Infrastructure and Community Benefit

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

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

Winchester City Council – Local Plan 2036

This plan is in very early stages and does not contain emerging policies which require assessing in this case.

National Planning Policy Guidance/Statements:

National Planning Policy Framework (NPPF) (2021)

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

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

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

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National Planning Practice Guidance

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

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

Supplementary Planning Guidance

- The Alresford Town Design Statement was adopted as a Supplementary Planning Document in 2008 and is a material consideration.
- Affordable Housing Supplementary Planning Document 2008
- Residential Parking Standards Supplementary Planning Document 2009
- High Quality Places Supplementary Planning Document 2015

Other relevant documents

- Climate Emergency Declaration Carbon Neutrality Action Plan 2020 – 2030
- Statement of Community Involvement 2018 and 2020
- Waste Management Guidelines
- Position Statement on Nitrate Neutral Development – February 2020

Planning Considerations

Principle of development

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

Development of the site has been allocated under the Local Plan Part 2 by policy NA3 (Sun Lane Mixed Use Allocation).

NA3 allowed for 10 hectares of residential development (constituting about 325 dwellings), 5 hectares of employment land and 15 hectares or informal and recreational open space.

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Outline consent was approved in March 2020 under reference 17/01528/OUT for 320 dwellings, 3.4 hectares of employment and provision of the open space.

Consent was granted under the outline permission for an 'all moves' roundabout from the A31, the realignment of Sun Lane with all relevant details being subject to a section 278 agreement with the County Council as part of the outline consent. Permission was also granted for the provision of additional school facilities including a Park and Stride car park.

The principle of a mixed development on this land is therefore acceptable and has been established by the outline consent.

This Reserved Matter application proposes 302 dwellings, a figure which has been reached following thorough technical assessment of the site including levels and drainage considerations. The allocation policy refers to 'about' 325 units which is taken to mean +/- 10%. As the finalised number of units is within this 10% discrepancy the number of dwelling units is acceptable.

The details of the layout, design and finer technical details of the employment land are excluded from this application and will be subject to a separate Reserved Matters application in the future, as is common practise for outline applications.

Policy NA3 has a number of requirements which apply to every application on the site. Each point is therefore taken in turn below:

Nature & Phasing of Development

- A masterplan was approved at outline stage and this application has demonstrated how the site will function as a whole.
- The residential, employment and parkland sites are located in acceptable locations following the masterplan. Residential amenity and landscape issues are discussed in detail throughout the report
- A phasing plan has been submitted which demonstrates the required road infrastructure is completed prior to the commencement and occupation of the residential and employment phases. The phasing plan demonstrates the A31 roundabout will be used to allow access to construct the development.
- This application proposes detailed plans for the residential and parkland sections whilst excluding the employment area. This is in line with policy NA3 which anticipated an individual approach. The applicant has demonstrated how this complies with the overall masterplan.

Access

- Access to the site is achieved by the A31 improvements which are subject to s278 legal agreements
- Pedestrian connections have been approved in the revised plans and the legal agreement secures a contribution to improve connection links between the development and the town centre.
- The s106 legal agreement for the outline consent secured plans for traffic management which continue to apply to this scheme.
- Transport Assessments were submitted and approved as part of the outline consent.

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Environmental

- The applicant has submitted detailed landscaping plans which will be further enforced by condition to ensure buffers remain in place.
- The same comment applies to the boundary treatment on the western edge of the development.
- The development continues to supply a substantial open space in the centre of the site and the applicant has revised the plans to take account of consultee comments.
- An open space is provided in the centre of the development however the Play Area has been relocated into the larger open space following best practise and local feedback.

Other Infrastructure

- The development will connect to the sewerage network and the water body have provided guidance to the applicant to ensure the systems are adopted.
- The outline consent contains conditions to protect the Groundwater Protection Zone and these continue to apply to this case.
- An area of land is to be provided to the local schools and the Park and Stride is to be used for pick up/drop off times.

The requirements of policy NA3 are therefore addressed both by the outline consent and this Reserved Matter application. These points are covered in more detail through the report.

Policy CP2 of the Local Plan Part 1 ensures development meets a range of community housing needs and delivers a wide choice of homes. Development must supply a range of dwelling types, tenures and sizes and the majority of new homes should be in the form of 2 and 3 bed homes.

Out of 302 units, the following bedroom mix is achieved:

Number of bedrooms	Amount
1	26 units
2	80 units
3	111 units
4	61 units
5	24 units

Therefore, 191 out of 302 units (or 63%) are 2 or 3 bedrooms and the proposal complies with the requirements of policy CP2.

Policy CP3 governs *Affordable housing on market led housing sites* and expects development to provide 40% affordable housing units.

The development provides 121 affordable units (40%) and therefore complies with this requirement.

Of the affordable units, CP3 expects 70% to be affordable rent and 30% to be shared ownership. On this site, 85 units (70.2%) are rented and 36 (29.8%) are shared ownership. This tenure mix is therefore acceptable and in compliance with the policy CP3.

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Of the affordable units, the following bedroom numbers are provided:

Number of bedrooms	Amount
Affordable Rented	
1	22
2	40
3	20
4	3
Shared Ownership	
1	4
2	24
3	8
4	0

The number of bedrooms in each is considered acceptable. 6 of the units are flats above garages however these are located in appropriate locations and in small numbers are a useful design tool to provide additional units without compromising development space.

There is a lack of demand for Affordable Rented two bedroom flats however as only 9 are provided by the scheme, with the majority of 2 bedroom units being made up by houses, this is not a sufficient reason to raise an objection to the bedroom mix.

The affordable units are dispersed evenly throughout the site resulting in them being indiscernible from and well integrated with the market housing.

Policy DM2 of the LPP2 requests all additional dwellings are above 39sqm in size. The smallest unit on the site is 51sqm, complying with the policy requirements.

The principle of development is therefore acceptable. Other material planning matters are assessed in further detail throughout the report.

Assessment under 2017 EIA Regulations.

As the development comprises an 'Infrastructure Project' as identified by Section 10 of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, an Environmental Statement was submitted and assessed as part of the associated outline application.

The Environmental Statement covered the following topics:

- Transport and Accessibility
- Ecology and Nature Conservation
- Landscape and Visual Assessment
- Air Quality
- Water Quality
- Flood Risk and Drainage
- Archaeology and Heritage.

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Therefore, the various impacts arising from the development were covered sufficiently and fully assessed within the Environmental Statement parameters of the outline approval.

This reserved matters application is for the approval of remaining details reserved by the outline consent which are not considered to fall outside the scope and parameters of the previous assessments and outline approval.

An appropriate assessment under the Habitat Regulations was also completed at outline stage. In summary, the appropriate assessment assessed the construction, operational and indirect impacts of the development and also assessed the impact of nitrate neutrality across the Solent region.

The assessment was approved by Natural England and adopted by the Council as competent authority in this regard.

Layout and Design

The outline consent contained a masterplan to demonstrate that a quantum of development was achievable on the site. The Reserved Matters application has duplicated this masterplan very closely with changes being made following further investigations of the site.

Taking the residential section first, the layout of the units stems from the new roundabout on Sun Lane and a central road then winds east through the site before turning north to meet an end on the northern boundary of the site. This route provides access to 7 cul-de-sacs. Close to the north-eastern corner, the road turns west toward the central open space before reaching the main road through the site again. More cul-de-sacs and housing collections are accessed from this main route.

The gradients of the site have introduced a significant constraint to development and there is little flexibility in the layout of the roads as these have been calculated to meet the required gradients for highway adoption.

The original plans submitted for this application resulted in concerns raised by the council's urban design specialist, the regional Design Review Panel and multiple public comments. The comments are summarised in the *Consultation* and *Representation* sections of this report, however in summary there was found to be little variation across the site in both layout and design. This resulted in a development which failed to support the context of an expansion to a market town and would not result in a positive environment.

The applicant therefore revised the scheme to provide further analysis on the use of Character Areas across the development which total 4 in number, and supplied amended plans of the layout and design of the unit types. The revised plans are assessed further below separated by character area before an overall site assessment is made.

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Northern Edge

The Northern Edge includes the area spanning from the Sun Lane entrance to the north-eastern corner of the site. The SuDS and northern open space border this area to the north.

This area consists of a higher density of housing as it is the closest section to existing built form. There is a much more ordered pattern in this area of straight building lines formed by the increased use of terraced housing and semi-detached units and the higher massing of 2 – 2.5 storey buildings.

The housing types have a mixed material palette of grey roofing materials and natural clay with a variety of red brick types.

The consistency between the materials and building types in this area supports the area as having a higher density to relate to the surrounding existing housing.

Village Green

Units enclose the open space in the centre of the development and have a higher density and height. This is appropriate to ensure a sense of enclosure and surveillance of the open space. The northern part of this Area (closest to the 'Northern Edge' continues to have a dense arrangement of semi-detached, terraced and apartment buildings being closer the existing built form.

The southern section begins the transition to the looser parts of the development and uses more detached units which overlook the open space. Apartment buildings occupy the prominent corners and consist of buildings which add interest to these focal points.

The Spine

This area is the most prominent and visible from the public realm as it forms the main road into the development and will be the first view of the development site. The Area is formed by semi-detached and detached units either side of the road in an ordered pattern. The road is lined with trees on both sides (save for visibility splay points) to create the sense of an avenue approach into the development.

Larger detached units frame the entrance to the development site at its junction with Sun Lane and larger apartment buildings are included at prominent locations, including alongside a 'green finger' which runs from the central open space to the Parkland.

A sense of enclosure is important along this route as the main entrance into the site. In the revised plans the applicant introduced connecting parking cover features which include dove-cote features for additional interest. This prevents this area feeling 'broken up' by car parking spaces.

This Area has the largest variety of materials and includes render and flint to reflect a more traditional approach to the house type design. This is used most effectively on key units.

Parkland Edge

Finally, the Parkland Edge sits to the south of the site and borders the extensive parkland. This Area has a looser and less ordered arrangement achieved by using detached

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dwellings without a common building line. This creates a sense of a more informal arrangement as the built form begins to give way to the natural parkland setting. Materials are more natural in this location with darker red clay roof tiles and the use of dark weatherboarding on key buildings.

When combined, the layout and design of the properties within the character areas form an acceptable variation across the site to prevent the scheme appearing as a standardised development. This has been achieved by the revised plans and material conditions are also used to obtain details of the external materials to be used which will be of a high quality. In addition, the condition also requests specific details of the window details which play an important role in the design of the buildings and provide further opportunity to introduce variation across the character areas.

The council's urban design officer has noted that the designs could go further to increase this variation. However, the revised plans do secure a scheme which introduces modified house types to reflect their context and conditions can be used further to ensure the development results in a high quality place.

A comment notes that the apartment buildings exceed the 2.5 storey restriction secured by the outline. Whilst the buildings do have a large gable feature in their roof space which reads as 3 storey, the upper floor accommodation is provided within the roof in compliance with this restriction. The scale of the development is considered to be acceptable.

The proposal is therefore considered to comply with policies DM15 and DM16 of the LPP2.

Impact on character and appearance of area

The Sun Lane area has a semi-rural character. Existing properties on the western side do not address the road but instead either turn their backs or have side-facing elevations. The only active frontage is provided by the schools however there is a clear pattern of road entrances on the southern section of the lane.

When observing the area, it is evident that there is a variety of existing built form. The existing dwellings are typical of 1970s/1980s developments both in design, density and street layout. There are more historic properties to the north such as Edward Terrace which provides further variety to the area.

The layout of the proposal duplicates the surrounding density and street pattern with limited straight roads and cul-de-sacs utilised to make the most efficient use of the space. The design of the built form has been assessed previously, however in the context of the character of the area the appearance of the development is considered to reflect the variety of the immediate area whilst introducing features found across Alresford and market towns, which is mostly achieved through the use of materials and window details.

The site benefits from natural screening along Sun Lane and the outline consent enhances this as strategic buffer planting. This is secured by conditions on the outline consent and the landscaping has been provided as part of this application. This is discussed in greater detail below, however in summary the proposed planting is acceptable to provide screening buffers in strategic locations and this supports the development in integrating into the character of the area.

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As a result, the layout and design of the scheme is considered to respect the character of the area and adverse harm is not found. The proposal is considered to be in compliance with policies DM15 and DM16 of the LPP2.

A key part of the wider development is the substantial parkland which separates the residential and employment phases. This is included as part of the allocation but remains outside of the settlement boundary, meaning under the current Local Plan this area of parkland will be subject to countryside protections in the future.

The section 106 legal agreement (s106) signed as part of the outline consent applies to the lifetime of the development. The s106 secures the detailed 'layout plan' of the parkland to be submitted prior to the commencement of the first housing phase of the development. The applicant has submitted plans for the parkland at this stage to allow an assessment in relation to the development as a whole and to ensure a high quality development is achieved.

The s106 provides the transfer of the parkland to New Alresford Town Council alongside a maintenance contribution. Originally, the plans presented a parkland layout which included too many features which both over-developed what should be a natural open space and provided excessive on-going maintenance concerns for the Town Council.

As a result, the plans were amended to reduce the amount of features and return the land to a more natural parkland feature rather than pristine and managed open space.

The plans now show a natural open space with paths crossing the entire site and connecting into the residential phase, employment phase and connections onto Sun Lane. A centralised play area has been introduced which was previously in multiple locations across the open space and in the central green area of the residential estate. In discussions with the Town Council, the applicant has also included a bike track toward the centre of the space, surrounded by trees for landscaping.

The simplicity of the space and careful positioning of features results in a significant open space both for the development and for New Alresford. The parkland plan is considered acceptable from a planning perspective and achieves a high quality space.

As mentioned, the s106 provides the parkland to New Alresford Town Council on a 999 year lease. Prior to the use of the land and any changes in ownership, the s106 ensures that finalised plans are submitted for inspection by the Planning Authority in consultation with the Town Council. The terms of the lease and any specifics are also secured by the s106.

The comments of the Town Council are acknowledged and the Planning Authority will work with both applicant and the Town Council to obtain and discuss the costing and future maintenance. If, as a result of these discussions and any further consultations undertaken by the Town Council the plans are required to change, there is opportunity to do this via amendment applications.

The Local Planning Authority needs to be satisfied at this stage that the parkland can be set out and provide facilities in a way which benefits the wider community and this is achieved by the current plans. However, this does not fix the details in place and there are opportunities in the future to amend the plans if this is required.

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As a result, the parkland provides an acceptable addition to the scheme and will benefit both the development and wider town.

Following concerns raised by the Town Council, the 'Northern Open Space' is to be managed by a Management Company rather than transferred to the Town Council.

Regarding general landscape matters, the existing strategic buffers are protected as per the outline consent and it is a requirement of allocation policy NA3 to retain and reinforce existing landscaping features.

The landscaping details submitted with this application demonstrate that the existing trees on the eastern and western boundaries are retained with a native woodland enhancement being planted parallel to the employment area before screening the employment land from the north, enhancing the eastern buffer to a significant degree. The proposal therefore continues to use the natural features of the site to its advantage and provides a further enhancement benefit.

It is acknowledged that the guidance to remove the east-west bands of trees has not been carried through to the Reserved Matters, however this must be balanced against the biodiversity benefit these bands of trees will provide and the open nature of the parkland is not limited by their inclusion as there are still expansive areas of open space for users. The east-west band of trees are therefore considered a suitable enhancement. In addition, whilst the Landscape officer wished to see boundary treatments removed on the southern edge of the residential area, it is important for these properties to contain defensible space to the front and this is not considered to harm the wider effectiveness of the Parkland.

The principle of the removal of trees was considered and approved at the outline consent stage. Condition 17 of the outline was included to obtain detailed protection plans prior to the commencement of development of each phase and this continues to apply.

The applicant has submitted a Tree Survey report which after assessing trees on the site concludes that development can take place whilst retaining important trees on the boundaries and other trees of a high quality through the site.

An Arboricultural Assessment has also been submitted which assesses the tree loss. This notes that the majority of tree removal is to facilitate the approved highway improvement works. The majority of tree removal involves lower category trees, with a smaller number of category B trees being affected. The bulk of tree removal is in the southern section of the site to accommodate the approved highway works. These works have been approved by the outline consent and conditions continue to apply to ensure that the finalised tree retention and protection plan is submitted prior to the commencement of development.

Plans at this stage also show tree protection measures which protects existing trees on the site including the important strategic buffers.

Outline consent conditions continue to apply and this will be assessed further at that stage. The development is also subject to pre-commencement on-site meetings with the council's tree specialists.

The proposal provides a substantial landscaping scheme which introduces more trees than are being removed. The trees subject to removal have been assessed and can be removed without adverse harm to the area. The replacement trees across the site provide

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a net gain in tree cover which is a positive of the scheme.

There may be a requirement to widen a footpath from the Park and Stride car park to the crossing point from 1metre to 3metres to comply with Highway Authority standards. This would involve the removal of trees along the Sun Lane elevation not currently shown on the submitted plans. This will involve up to 3 smaller trees and will be demonstrated on the condition submission which will also require replacement planting in an improved location.

Whilst the development would be visible in parts from Public Rights of Way New Alresford : 2 (to the north) and Tichborne : 6 and others (to the south), the existing and retained boundary treatments prevent adverse harm to the enjoyment of the countryside from these routes and the assessment has not altered since the outline consent. The proposal is in accordance with policy DM23 of the LPP2 in this regard.

In conclusion, the outline consent provides for a significant natural parkland which benefits the development and wider community and the Reserved Matter details are acceptable. The existing natural boundary treatments are only removed where necessary and are retained and enhanced across the development.

The proposal therefore complies with policies DM15, DM16 and DM24 of the LPP2.

Development affecting the South Downs National Park

The application site is located 900 metres from the South Downs National Park at its closest point.

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF). The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

The South Downs National Park were consulted at the outline stage and noted that whilst a development of this scale would be visible from sections of the Park, it would be read in the context of the existing settlement. Other measures, such as the 2.5 storey restriction were included at outline stage. Comments have been raised that some of the apartment buildings exceed this limit and whilst it is acknowledged the protruding features of the apartment building do have a gable which reads as 3 storeys, actual accommodation is supplied in a 2.5 storey design.

Upon consultation of these Reserved Matters, the National Park confirm there is no objection from a landscape character perspective on the Park or its setting.

A key consideration is the Park's designation as a Dark Night Skies Reserve. Due to the scale of the development there will be a large introduction of artificial lighting. A lighting layout has been submitted which shows street lights through the residential estate. This is not an excessive amount proposed and is as expected for a residential development.

The parkland does not contain any artificial lighting.

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The employment area contains lighting on its main road; the future lighting of this area will be considered by the future Reserved Matter application.

The lighting proposed largely on the northern side of the A31 roadway and roundabout is also not excessive to cause a detrimental impact to the dark skies in this area.

There are also controls on the outline consent to limit the lighting to below 10lux/500 lumens.

Whilst the principle of the details submitted are acceptable, it is acknowledged that finalised plans may change as a result of the legal agreements being undertaken with the County Council. In addition, further information will be required to ensure the lights have zero upward light spill and for lighting used on the domestic properties. As a result, condition 14 has been included to obtain the finalised details of this lighting which allows further assessment from a Dark Skies, residential amenity and ecological perspective.

Taking account of the Park's purpose to conserve and enhance the natural beauty, wildlife and cultural heritage of the area and promote understanding of its special qualities, the development has a neutral impact and does not therefore adversely conflict with the statutory purposes of the SDNP designation.

Historic Environment

Whilst the application site does not contain any listed buildings, there are Listed Buildings in the vicinity and adjacent to the site alongside New Alresford Conservation Area and therefore the following legislation is taken into account:

- The preservation of the special architectural/historic interest of the listed building and its setting (S.66 P(LBCA) Act 1990; Policy DM29 & DM30 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2021) Section 16.
- The preservation or enhancement of the character or appearance of the conservation area (S.72 P(LBCA) Act 1990; Policies DM27 & DM28 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2021) Section 16.

As such due regard has been given to Section 66 of the Planning (Listed Buildings and Conservation Areas Act 1990) which confirms that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Listed Building/Structure. Case law has established that where an authority finds that a development proposal would harm the setting of a listed building, it must give that harm “considerable importance and weight”.

The historic environment section of the Planning Practice Guidance further outlines the role of the Local Planning Authority in considering the effects of new development that are in the vicinity of or affect the setting of listing buildings and heritage assets. Paragraph 199 of the NPPF advises that great weight should be given to the conservation of a heritage asset in considering the impact of a proposal on its significance (and the more important

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the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Policy CP20 of WDLPP1 and Policy DM29 of WDLPP2 ensure that development preserves and enhances heritage assets and their settings.

The closest Heritage Assets are Sun Cottage, Laundry Cottage and Stables Cottages and these are Grade II listed buildings which are identified as having Medium Importance. Due to the distance between the development site and these assets, the tight nature of their immediate setting, and the heavy planted buffering between these assets and land to the east and southeast (which is to be retained and enhanced), there will be no change to the significance of these assets and they will not be adversely impacted upon by the proposed development.

In addition, the area of development closest to these buildings is the employment area which will be subject to a separate Reserved Matters application in the future where the impact on these properties will be assessed again.

The introduction of the A31 junction was assessed at the outline stage where it was concluded it would not have an impact on the building's setting in a way which generate substantial harm.

There are relatively few designated built heritage assets within the vicinity of the Site. Those assets that do exist, along Tichborne Down, and further north around the core of New Alresford, will be well-screened visually from the proposed development, and will not experience a notable aural or environmental impact on their significance.

The Reserved Matters submitted in this application do not alter the assessment made at the outline stage. The design, layout, landscape and other considerations of the scheme do not result in adverse harm to the listed building or their setting taking account of the duty outlined in s.66 of the Planning (Listed Buildings and Conservation Areas) Act.

A negligible impact will arise on the historic built environment. Therefore it is considered that the proposal will result in less than substantial harm to the significance of the setting and historic interest of the listed buildings and archaeology. However, as assessed above the properties are well screened visually and a notable aural or environmental impact will not occur. This assessment is made in accordance with Section 16 para 193 of the NPPF, S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy CP20 of WDLPP1 and DM29 of WDLPP2 and the historic environment section of the Planning Practice Guidance.

In addition, the proposal accords with the duty on local planning authorities to have special regard to the desirability of preserving listed buildings and assets under section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, section 16 of the NPPF and policies CP20 of the Local Plan Part 1 and DM26 and DM29 of the Local Plan Part 2.

The Conservation Area of New Alresford lies approximately 500m to the north of the site. Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990,

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special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area.

The development will be well-screened from the Conservation Area; the development boundary is approximately 500m from the south- eastern edge of the Conservation Area, but built form is not proposed within the Site close to this boundary as this forms the Northern Open Space. Furthermore, the southern boundary of the Area, being well formed by the former Mid Hants Railway provides a strong visual boundary, formed of a tree-lined embankment. Further design mitigation is provided through the use of additional planted boundaries within the site. The proposals in this location will cause no harm in visual terms to the conservation area.

The impact of additional traffic on the Area was assessed at outline stage where it was concluded a significant material impact on the character of the Area will not occur.

The Reserved Matters submitted in this application do not alter the original assessment made at outline stage. The design and layout of the scheme is considered fitting for the area and does not cause adverse harm to the Area taking account of the duty outlined in section 72 of the Planning (Listed Buildings and Conservation) Act 1990

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

The outline consent assessed the impact on the Langton House garden which is listed on the Hampshire Inventory of Historic Parks and Gardens. This assessment is not altered and no adverse harm is identified.

The outline consent assessed the archaeological potential of the site and conditions were included at outline stage to obtain Written Scheme of Investigations and other archaeological controls. These conditions continue to apply.

The proposal therefore continues to comply with policy DM26 of the LPP2 and section 16 of the NPPF 2021.

Neighbouring Amenity

Regarding residential amenity, as mentioned Sun Lane does not have many properties which front the lane itself and this reduces the amount of properties at risk of a residential amenity impact.

There are, however, a number of properties with direct views and relationships with the site and these will be assessed individually.

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Langtons Court sits to the far north-west corner of the site. The Park and Stride car park sits to the opposite side of the boundary and the Sustainable urban Drainage System (SuDS) pond sits on the eastern boundary. This provides a separation distance of ~50 metres between Langtons Court and the closest residential dwelling.

Whilst the outlook from this perspective will be completely altered, the positioning of the car park, SuDS pond and northern open space creates sufficient distance to prevent an adverse impact on the residential amenity of Langtons Court by means of overbearing, overshadowing or overlooking impacts.

Whilst the Park and Stride location will bring activity closer to the boundary, the use of the car park is not excessive or noise generating to raise any adverse concerns.

The properties of Nursey Road are divided by the Sun Lane roadway and a band of open space. This distance prevents adverse harm to residential amenity.

27 and 29 Beech Road turn their side elevations to the site and are divided by their side garden space, a band of trees and the Sun Lane roadway. In addition, the proposed units are set back into the site as an internal road pushes them back further.

49 to 55 Beech Road have a rear facing view of the development site. The properties are set at a lower ground level to the roadway however the site will be visible both from rear garden spaces and windows. There would be a separation distance of ~30m between 55 Beech Road and the closest proposed dwelling. In this distance lies the garden area, the Sun Lane roadway and either internal roads or open spaces of the development.

It is acknowledged that the outlook from the Beech Road properties will be completely altered, particularly from upper floor windows and dormer bedrooms on the rear elevations of these properties.

It is also acknowledged that due to level changes in the area, the Sun Lane site sits above the road which, combined with the use of a 2.5 storey house type opposite results in the proposed dwelling appearing higher from the perspective of the Beech Road properties. However, the separating distance prevents any adverse harm from an overbearing, overshadowing or overlooking perspective.

The majority of other properties along the Sun Lane area (including the schools, Ullswater Grove, Coniston Grove) are side facing and adjacent to the parkland area of the development site which remains undeveloped. Whilst the land opposite will be used more compared to its current agricultural use, this is not adversely harmful.

Properties south of the Sun Hill Crescent junction are parallel to the employment area. As mentioned, this area will be subject to a future Reserved Matters application where the location of buildings and their uses will be assessed in greater detail. The outline consent does restrict usage and there are future opportunities to introduce measures to protect residential amenity of these properties. The residential and parkland phases, subject to this application, do not adversely harm the residential amenity of these properties.

In general, there have been comments raised regarding the noise impacts of the A31 and highway alterations being completed to support the development. As access, including the strategic road infrastructure, was considered and assessed at outline stage this has already been addressed and approved. The applicant is working with Hampshire County Council as Highway Authority to complete the necessary section 278 legal agreements to obtain finalised details of this work and to obtain the County Council's authority to undertake works on a public highway. This process is separate to the planning application.

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Comments have also been raised regarding noise impacts from the drainage pumping stations. As Southern Water note, pumping stations must be located at least 15 metres from habitable rooms to prevent a noise or odour impact. The northern pumping station is located 18metres from the boundary of Langtons Court and over 20 metres to habitable rooms. The station is also 19m from the closest proposed dwelling on the site. In addition, condition 06 requests the supporting noise assessments of the equipment.

The southern pumping station is located ~25m from the nearest property which is to the opposite side of the roadway. This area will be subject to the tree retention and protection conditions and a condition 06 has been updated to obtain finer details of the landscaping of both pumping stations.

Other properties in the area (Langtons Farmhouse, Strobl, properties on Tichborne Down and the opposite side of the A31) are a sufficient distance to prevent an adverse impact on neighbouring amenity.

Therefore, the proposal does not result in an adverse impact to residential amenity and is in compliance with policy DM17 of the LPP2.

Sustainable Transport

The outline consent approved in 2020 considered both the principle of development and the access to the site. This therefore assessed and approved the highway works to the A31 and the realignment of Sun Lane. Multiple comments have referred to the general traffic impacts of the scheme and these highway alterations. As this is an application to assess the matters reserved by that outline consent, the highway works, traffic impact and access to the site has been assessed and approved by the outline consent in detail. The applicant is in the process of entering into section 278 and 38 legal agreements with Hampshire County Council as Highway Authority to provide the technical specifications of these works and this will be managed by the County Council. If there are any substantial changes as a result of this process there is the opportunity to apply for amendment applications with the Local Planning Authority.

This reserved matters application does provide opportunity to assess matters such as the Park and Stride car park, parking provision and the internal layout of the scheme. These matters are assessed individually below.

The outline consent contained provision for a car park for use by the Alresford Bowls Club (in close proximity to the site) and a 'Park and Stride' (P&S) car park for use by the school to assist with the traffic generated at pick up and drop off times. As its name suggests, the intention of this was to allow parents to park in the car park and then complete the rest of the journey on foot to the school.

The indicative plans showed the Bowls Club parking to the south of Langtons Court and the P&S to the north of the employment area. The s106 secures details of both.

As time has progressed, the Bowls Club do not wish to take on a car park facility which resulted in the space south of Langtons Court becoming available. In addition, the proposed location of the P&S (being approximately 400metres from the school) would

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not be utilised to its full extent. The applicant therefore proposed to use the land previously allocated for the Bowls Club parking for use as a P&S. The s106 provided flexibility to the location of the P&S and set out a requirement of at least 30 parking spaces for short term parking for collecting children or for short term staff and visitor use (with other users allowed to use the car park outside of school times).

Comments have been raised suggesting this is an inappropriate location for the car park and insufficient in size. As mentioned, the original location is discounted due to its distance from the school. Other alternatives include using the additional land designated to the school, however this would take away from the positive opportunities this land will otherwise provide to the school. A location opposite the school was also suggested, however this would take land away from the parkland which is outside of the settlement boundary and therefore classed as countryside. This would also involve further levelling work due to the ground level changes in this area.

The technical use of a car park in the selected location has been assessed and it is confirmed that users can safely enter and exit the parking facility. The car park originally provided 20 spaces however this was increased to 30 to comply with the requirements of the legal agreement. The number of spaces is therefore compliant.

Within the car park, there is sufficient manoeuvrability for vehicles to access spaces and circulate through the car park. The Highways Authority has noted no disabled spaces are provided and 2 spaces would involve cars opening doors onto shared spaces. These details can be rectified when the final layout of the car park is submitted as per condition 05.

A footpath is to be provided on the eastern side of Sun Lane to allow car park users to safely cross to the existing footpath on the western side. The width of this path is currently 1metre however this will be widened to adoption standards as part of the finalised plans. This will also connect to a footpath which then travels throughout the residential estate. The tree removal associated with this action has been assessed in the *Landscape* section.

This results in a ~230m distance (as the crow flies) between the car park and school entrance which encourages the use of this facility.

In terms of management, the car park will form part of the 'Northern Open Space' which is to be provided by the development Management Company. The car park will be left open for all short term users (including visitors to the open space). Signage and enforcement will be included to ensure that the parking is left vacant for use by parents at school drop off and pick up times, and only used for alternative uses outside of these times. The finalised details of this are secured by condition.

As a result, the P&S can be located in this position in a safe manner and whilst the comments raised in this regard are acknowledged, the location and provision of the P&S is considered acceptable.

In addition, the Highway Authority has recommended the provision of a Traffic Regulation Order (TRO) on the Sun Lane roadway. This is not to introduce parking restrictions along its length (in the form of double yellow lines), but to introduce a more

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ordered parking regime with safe passing places to allow the more efficient and safer use of the Sun Lane roadway at busy school times.

The applicant has agreed to fund the TRO process and condition 09 obtains details of this prior to occupation of the residential units. The TRO process is separate to Planning and will undergo its own consultation in the future, the recommended condition is to obtain details of the plans approved by the TRO process and to ensure they are completed in an appropriate timeframe.

A TRO is also included to prevent parking on the 'School Access Road', which is a small section of road from the realigned Sun Lane to the school building. This is in the interests of pedestrian safety in this area.

Regarding the internal layout of the site, the Highway Authority have provided a number of points which the applicant will need to address as part of the section 38 adoption process. Condition 10 is included to obtain finalised details of this so the LPA has a record of any changes. If the changes result in significant changes to the layout, an amendment application will be submitted.

Condition 10 also requests finalised details of the refuse strategy to ensure that Winchester City Council as refuse authority are satisfied with the final arrangements.

Parking for the residential units is provided in accordance with the adopted Residential Parking Standards.

As mentioned, the employment land does not form part of this application as that will be subject to a separate Reserved Matters application. The applicant has applied for the 'layout of the employment area'. However, upon discussion with the Highway Authority it has been agreed to remove this aspect and return to the original layout approved at outline stage. This allows for a future Reserved Matters application to demonstrate that the road layout of this section can be used safely by all vehicles. Without this change the road layout may have been fixed without due consideration and this can therefore be assessed at the appropriate time.

To conclude, the proposal does not result in adverse harm to the surrounding road network and this has been assessed at both outline and Reserved Matter stages. The proposal is in compliance with policy DM18 of the LPP2.

Ecology and Biodiversity

The application site is close to several environmentally sensitive areas including the River Itchen Special Area for Conservation (SAC) and Alresford Pond Site of Special Scientific Interest (SSSI).

It is also in close proximity to the nationally designated landscape South Downs National Park (SDNP). The southern part of the site is within an area classified as Best Most Versatile land which is classified Grade 2 under the Agricultural Land Classification denoting soil quality as very good quality agricultural land.

The northern and central parts of the site are Grade 3a – good quality agricultural land.

The outline application was supported by an Environmental Impact Assessment (EIA) and Habitats Regulations Assessment (HRA) and the outline consent considered and approved the parameters of the scheme based on the EIA and HRA assessments and the Reserved Matters are not considered to fall outside the scope of these parameters. The

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conclusions of these assessments which were endorsed by Natural England are that likely significant effects on the interest features of the River Itchen SAC (a European protected site under the Conservation of Habitats and Species Regulations 2010 and 2017 (Habitats Regulations)) are unlikely to occur due to the design of the proposals, proposed mitigation measures and adherence to a Construction Environmental Management Plan (CEMP) that will reduce construction impacts on air and water quality.

An Appropriate Assessment under the Habitat Regulations was undertaken at the outline stage in accordance with regulation 63 of the Conservation of Habitats and Species Regulations 2017 and policy CP16 of the Local Plan Part 1.

The details submitted at this stage do not alter this assessment.

The authority's Appropriate Assessment as Competent Authority is in accordance with requirements under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Article 6 (3) of the Habitats Directive and having due regard to its duties under Section 40(1) of the NERC Act 2006 to the purpose of conserving biodiversity. Consideration of the Ramsar site/s is a matter of government policy set out in the National Planning Policy Framework.

The outline application was supported by an Environmental Statement and the ecological impacts of development of the site were assessed and approved at this stage. The outline consent contains a number of conditions which continue to apply. These include further ecological reports, a Construction Environmental Management Plan and a Biodiversity Enhancement Plan. The latter condition has been approved and processed in consultation with the council's ecological specialists and introduces a suite of enhancement across the site including bat and bird boxes and habitats.

In light of the pressing issue for swift habitats, condition 12 includes confirmation of swift boxes/bricks within the development.

The development is therefore subject to ecological mitigation measures and further details are to be provided prior to the commencement of development following the outline conditions.

Matters such as nitrates were considered at the outline stage and the council adopted an Appropriate Assessment in line with the Habitat Regulations at that stage in this regard. Mitigation is expected prior to the occupation of units above 294 and this is secured by condition 30 of the outline consent.

Therefore, the development does not result in adverse harm to ecology and biodiversity and is in compliance with policy CP16 of the LPP1.

Sustainable Drainage

The flood risks of the site were fully assessed at outline application where no adverse concerns were raised and the proposal met policies CP17 of the LPP1 and DM17 of the LPP2. The details provided by this Reserved Matters application has not altered this assessment.

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The initial principles of surface and foul water drainage to support the site was agreed at the outline stage. Condition 06 of the outline is included to obtain the finalised details of the drainage strategy prior to the commencement of each respective phase.

However, the applicant has submitted their initial drainage strategy which has allowed consultation with Southern Water and Lead Local Flood Authority.

Regarding surface water, output is due to be managed through a detention basin, permeable paving and attenuation tanks. Originally, the Flood Authority requested further details in the form of infiltration testing. The applicant provided this information which addressed previous concerns. No objection was raised subject to the inclusion of a compliance condition.

Following that, alterations to the Park and Stride car park resulted in the reshaping of the SuDS pond to the north of the site. As mentioned, condition 06 is included in the outline consent to obtain finalised details of the drainage of the site and any amendments made to the drainage strategy will be submitted at that point. The recommended condition of the Flood Authority has been included which provides the applicant with the opportunity to update the drainage strategy accordingly alongside condition 06. All relevant bodies can be consulted at this stage to assess the plans from a drainage, highways and environmental perspective.

Regarding foul drainage, Southern Water raise no objection to the scheme but set out the expectations of the drainage system to meet adoption standards. As previously confirmed, the pumping stations are more than 15metres from habitable rooms which meets this standard. Other details are secured by condition 06 of the outline consent. Condition 06 of this application also requests further details of the pumping station equipment and both conditions will involve a consultation with Southern Water.

The Southern Water letter refers to a previous letter dated 13/07/2021. For clarification, this is a typo and should read 13/07/2019; this is the consultation letter submitted to the outline application. The conditions requested in that response are included in the outline consent and continue to apply.

The technical details of the surface and foul water are therefore secured and further consultation will be undertaken with Southern Water and the Flood Authority. If any alterations to the layout of the scheme are required as a result of this, the applicant would need to submit the relevant amendment applications and the Local Planning Authority will be aware. The proposal complies with policy CP17 of the LPP1 and DM17 of the LPP2 in this regard.

The application site lies within a Source Protection Zone. The Environment Agency were consulted at both outline and reserved matter stages and raised no objection to the scheme subject to the inclusion of a condition preventing any further infiltration of surface water drainage. This condition was included and the Environment Agency will also be consulted when the finalised drainage details are submitted by condition.

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Other Topics

Sustainability

A number of comments have raised the environmental concerns related to heating and powering the additional residential units. This is to be considered in light of the Climate Emergency declaration. Comments have also been raised regarding recent announcements to remove gas-powered boilers in new build properties which is being brought in under the Building Regulations system from 2025. The applicant will be subject to the Building Regulations in force at the time of construction. The Building Regulations system is outside of Planning regulations and cannot be controlled by this application.

The Planning Authority does contain a policy in the Local Plan Part 1 which requests technical details of both the energy sustainability and water usage of the dwellings, which is Level 5 from the Code of Sustainable Homes for energy and Level 4 for water consumption. This is included as condition 07 and is in the interests of ensuring new homes are built to standard which support the climate change declaration.

It is however noted that the developer will be subject to other regulatory changes outside of the control of Planning and this condition has therefore been updated to request an 'Energy statement' which provides details of the actions being taken by the developer in the interests of climate change.

In response to these comments, the applicant has already provided revised plans which introduced solar PV panels on 30% of properties. Condition 07 also requests details of electronic vehicle charging points which are expected across the development.

Therefore, using the controls available to the Local Planning Authority, conditions ensure that the adopted sustainability standards are met and allows opportunity for further improvements to be made in light of the Climate Emergency. The proposal is therefore in compliance with policy CP11 of the LPP1.

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.

Planning Balance and Conclusion

The approval of Reserved Matters application has been assessed against allocation policy NA3, policies of the Development Plan, the outline consent and associated legal agreements.

The details submitted are considered to comply with the policies of the Development Plan and can be completed without adverse harm to material planning considerations. The

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outline consent and this Reserved Matters application will work as one with a suite of conditions and obligations included.

As a result, the recommendation is to approve the Reserved Matters application.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions, the Local Planning Authority has had regard to the tests laid down in para 204 of the NPPF which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

PERMIT subject to:

(A) The submission of a Unilateral Undertaking as required to obtain £20,000 to be paid to Hampshire County Council for the Traffic Regulation Order process and;

(B) The following condition(s):

Conditions

Timeframe

1. The development to which these reserved matters and accompanying details relates shall be begun not later than two 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) and condition 2 of 17/01528/OUT.

Approved Plans

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

- Adoptable Highway Overview Plan [23.06.2021]
- Applicant Response to Ecology Comments including statements [07.01.2022]
- Arboricultural Impact Assessment and Method Statement [23.06.2021]
- Car Park Visibility Splays [07.12.2021]
- Central Open Space – Fitness Equipment [07.12.2021]
- Design and Access Statement [07.12.2021]
- Drainage Strategy and Water Quality Management Report SLA-ASKSW-XX-XX-RP-C-00002 [10.08.2021]
- Employment Land Technical Note [01.07.2021]
- General Arrangement Plan [23.12.2021]
- General Arrangement Sheet 1 [23.12.2021]

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- General Arrangement Sheet 4 [23.12.2021]
- Housetype Booklet [07.12.2021]
- Illustrative Masterplan [23.12.2021]
- Illustrative Phasing Plan [23.06.2021]
- Landscape General Arrangement [07.12.2021]
- Landscape General Arrangement [202,203,205,206,207,208; 07.12.2021]
- Landscape Planting Plan [502, 504, 505, 506, 507, 508, 509, 510; 07.12.2021]
- Level Strategy Sheets 01, 02, 03, 04 [23.06.2021]
- Lighting Layout Sheets 1 and 2 [23.06.2021]
- Maintenance Schedule [07.12.2021]
- Pedestrian Crossing Visibility Splays [07.12.2021]
- Planting Plan Sheet 1 [23.12.2021]
- Planting Plan Sheet 2 [23.12.2021]
- Planting Plan Sheet 3 [23.12.2021]
- Play and Open Space Strategy [23.12.2021]
- Proposed Affordable Plan [23.12.2021]
- Proposed Bin and Cycle Store Plan [23.12.2021]
- Proposed Boundary Treatment Plan [23.12.2021]
- Proposed Chimney Location Plan [23.12.2021]
- Proposed Contour Layout [23.06.2021]
- Proposed Materials Plan [23.12.2021]
- Proposed PV Plan [23.12.2021]
- Proposed Site Layout – Coloured North [23.12.2021]
- Proposed Site Layout – Coloured South [23.12.2021]
- Proposed Site Layout [23.12.2021]
- Proposed Site Layout 1:1000 [23.12.2021]
- Proposed Storey Heights Plan [23.12.2021]
- Proposed Streetscenes [07.12.2021]
- Revised Park and Stride Parking Layout with Swept Path Analysis [03.02.2022]
- Site Location Plan [23.06.2021]
- Strategy and Specification for Landscape Maintenance [07.12.2021]
- Tree Protection Plan [Sheets 1 to 3; 23.06.2021]
- Tree Report [23.06.2021]
- Utilities Assessment Report [23.06.2021]
- Walking, Cycling and Horse Riding Assessment [07.12.2021]

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

Pre-Commencement

3. Prior to commencement of development on the respective phase, a Statement providing the additional requests of the Council's ecological officer in the response dated 08/10/2021 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 response requests a number of confirmation documents (such as Natural England licenses) to allow the LPA to be satisfied correct procedures are being followed.

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4. Prior to the commencement of development above foundation level of any residential unit and notwithstanding the Proposed Materials Plan [23.12.2021] a full materials schedule must be submitted to and approved in writing by the Local Planning Authority. At the request of the Local Planning Authority, samples of selected materials must be submitted for inspection and approval, including window specifications.

The details must also include the provision of 1 swift brick/box per unit.

Development must continue in accordance with the approved details.

Reason: Samples have been shown on the submitted plans however it is important to assess in sample form to ensure a high quality development is achieved and to ensure materials reflect their respective character areas.

5. Prior to commencement on the Park and Stride car parking facility, the following details must be submitted to and approved in writing by the Local Planning Authority:

- A finalised parking layout plan including disabled parking spaces.
- Plans to show the widened footpath parallel to Sun Lane to provide a safe crossing point
- A footpath from the residential phase connecting to the above footpath without passing through the car park.
- Finalised plans for the management of the Park and Stride facility
- Details of the enforcement measures introduced to ensure the facility is available for uses associated with the school in pick up and drop off times.

Development must then proceed in accordance with the approved details.

Reason: To ensure the comments of the Highway Authority are complied with.

6. Prior to the commencement of the northern and southern pumping station(s), the following details must be submitted to and approved in writing by the Local Planning Authority prior to the construction of the relevant pumping station:

- Noise Assessments to assess the impact on surrounding residential properties.
- Enhanced landscaping surrounding the compound.
- Finalised details of the appearance of the pumping station following specifications of the adopting body.

Reason: To ensure the pumping stations do not harm residential amenity and are enclosed in an acceptable landscape framework.

7. Prior to the commencement of the residential development hereby permitted detailed information (in the form of SAP design stage data and a BRE water calculator) demonstrating that all homes meet 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.

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A design stage Energy Statement must also be submitted demonstrating the use of sustainable energy measures and Electric Vehicle charging points).

Development must then continue in accordance with the approved details.

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

Pre-Occupation

8. Prior to the occupation of a residential unit, a post-construction Biodiversity Mitigation and Enhancement Plan report must be submitted to and approved in writing by the Local Planning Authority.

Development must then continue in accordance with the approved document.

Reason: The recommendation is made in the submitted documents and the condition ensures it is submitted to the LPA in an acceptable timeframe.

9. Prior to the occupation of the residential units, confirmation of the Traffic Regulation Orders on Sun Lane and the Sun Hill School access road must be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the TRO is in place within an appropriate timeframe.

10. Prior to the occupation of residential units in a particular phase, the finalised internal road layout and refuse strategy must be submitted to and approved in writing by the Local Planning Authority.

Development must then continue in accordance with the approved details.

Reason: To ensure the refuse strategy is appropriate to the City Council as refuse authority following the completion of the section 38 and to ensure any amendments to the road layout are recorded.

11. Prior to the occupation of any dwelling hereby permitted detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that all homes meet 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 occupied in accordance with these findings.

An as built Energy Statement confirming the measures agreed in the design stage Energy Statement.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy and to ensure the details secured by the associated pre-commencement condition are complied with.

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Miscellaneous

12. The drainage system shall be constructed in accordance with the Drainage Strategy and Water Quality Management Report; ref: SLA-AKSW-XX-XX-RP-C-00002. 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: The drainage documentation has been approved by the Flood Authority and may require alteration following amendments to the size of the northern SuDS pond. The condition ensures the proposal continues in accordance with an acceptable drainage strategy with opportunity for amendment in consultation with the relevant authorities.

13. The landscaping of the development hereby approved must be completed in accordance with the following documents:

- Landscape General Arrangement [07.12.2021]
- Landscape General Arrangement [202,203,205,206,207,208; 07.12.2021]
- Landscape Planting Plan [502, 504, 505, 506, 507, 508, 509, 510; 07.12.2021]
- Planting Plan Sheet 1 [23.12.2021]
- Planting Plan Sheet 2 [23.12.2021]
- Planting Plan Sheet 3 [23.12.2021]
- Strategy and Specification for Landscape Maintenance [07.12.2021]

The soft landscaping shall be carried out in the first planting season following the occupation or completion of the residential phase whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

14. Prior to the installation of any lighting, including on the strategic road network, internal roads and on domestic units, finalised specifications must be submitted to and approved in writing by the Local Planning Authority.

The plans must demonstrate lighting to prevent upward light spill.

Development must then continue in accordance with the approved details.

Reason: The proposal is on the edge of the built settlement and close to the South Downs National Park which is a Dark Skies Reserve.

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Informatives:

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

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

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

02. This permission is granted for the following reasons:

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

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

Local Plan Part 1 - Joint Core Strategy: DS1 - Development Strategy and Principles adopted March 2013.

MTRA1 - Development Strategy for Market Towns and Rural Area

MTRA2 - Market Towns and Larger Villages

MTRA4 - Development in the Countryside

CP1 - Housing Provision

CP2 - Housing Mix

CP3 - Affordable Housing

CP6 - Local Facilities and Services

CP7 - Open Space, Sport & Recreation

CP8 - Economic Growth

CP10 - Transport

CP11 - Sustainable Low and Zero Carbon Built Development

CP13 - High Quality Design

CP14 - Effective Uses of Land

CP15 - Green Infrastructure

CP16 - Biodiversity

CP17 - Flooding

CP20 - Heritage and Landscape Character

CP21 - Infrastructure and Community Benefit

Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations: Adopted April 2017.

NA3 - Sun Lane Mixed Use Allocation

DM2 - Dwelling Sizes

DM6 - Open Space Provision

DM15 - Local Distinctiveness

DM16 - Site Design Criteria

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DM17 - Site Development Principles

DM18 - Access and Parking

DM26 - Archaeology

Hampshire Minerals and Waste Plan:

The application site lies outside the Minerals Safeguarding Area as identified in the Minerals and Waste Plan.

National Planning Policy Framework:

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

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

04. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

05. During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

06 Within each development phase archaeological works should be planned and completed to avoid conflict with other intrusive site preparation or enabling works (e.g. for ecological mitigation, highways works, service and other infrastructure works etc.).

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

08 A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

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Any works within highway/ access road will require to protect public apparatus and the protection details need to be submitted to, and approved by Southern Water under NRSWA enquiry.

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

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

The name of the planning officer who dealt with application

The application case number

Your contact details

The appropriate fee.

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