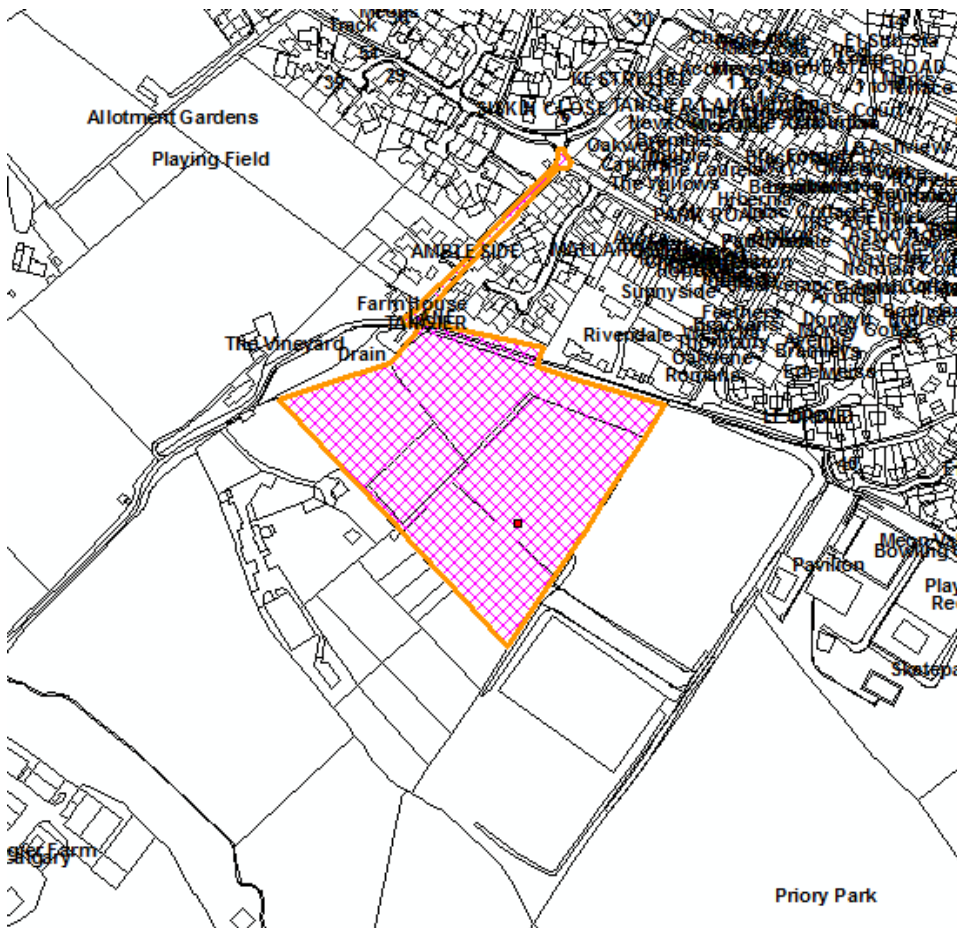


**Case No:** 18/01144/REM  
**Proposal Description:** Application for reserved matters planning permission for the erection of 66 dwellings, with associated access via Tangier Lane, associated parking provision, landscaping and public open space pursuant to planning permission 16/01327/OUT (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)  
**Address:** Land To The East Of Tangier Lane Bishops Waltham Hampshire  
**Parish, or Ward if within Winchester City:** Bishops Waltham  
**Applicants Name:** Crest Nicholson Operations Limited.  
**Case Officer:** Robert Green  
**Date Valid:** 4 May 2018

**Recommendation:** Application Permitted



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## **General Comments**

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

The site has been allocated for residential development under Policy BW3 of the Local Plan Part 2 (Development Management and Site Allocations).

The Tangier Lane site is known as 'Phase II' of the wider Vineyard/Tangier Lane site allocation.

The Vineyard ('Phase I') received full consent by Planning Committee on 27.10.2016, issued on 30.06.2017 under 16/01322/FUL. This Phase also contains 66 dwellings.

The outline consent for Phase II to which this reserved matters application relates was considered on the same day by the Planning Committee and issued on 21.11.2017 under 16/01327/OUT.

A number of changes have been made to the application since submission.

The site layout (and associated drawings showing dwelling distribution and parking) have been amended due to relocation of affordable housing units within the site.

Elevation drawings for a number of house types were also altered following comments made by the Parish Council, these amendments added features such as windows on blank elevations and introduced different materials into the housing mix.

All plans were received on 30<sup>th</sup> July 2018 and have superseded previous versions.

## **Site Description**

The site is currently undeveloped agricultural land and is 3.7 hectares in size, including the access road.

The application site is bordered to the north by a dense band of vegetation which is protected by a Tree Preservation Order (TPO) area. The trees divide the site from residential properties at Mallard Close and Rivendale (accessed by The Avenue). These dwellings currently form the southern boundary of Bishops Waltham and are spread over a low-medium density.

The neighbouring houses are predominately 2-storey and detached in form, following a design form typical of their 1980s development period.

A public right of way runs across the northern border of the site on the development side of the trees, before turning at a right angle in the north west corner of the site and running the length of the western border of the site, with trees providing a border between the site and the Tangier Lane roadway.

To the east, the site borders Playing Fields which are in close proximity to the Bowling Club and Pavilion. To the south, an agricultural holding contains various buildings.

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## **Proposal**

The proposal is for the approval of reserved matters following the granting of outline consent.

The use of the land for residential development of 66 dwellings has therefore been approved under the outline consent.

The outline consent also considered access arrangements to the development. As agreed, the site is to be accessed via a new entrance from Tangier Lane which feeds into the north-west corner of the site.

This reserved matters application concerns the layout, design, landscaping and finer details of the development and seeks to approve a number of conditions which were added to the associated outline consent.

Upon entrance into the site in the north-west corner, the road runs along the dense band of trees before turning toward the open green space within the centre of the site. The majority of dwellings in this area address the open green and the roads divide at this point.

From this central green space, 3 roads radiate toward the edge of the site, each with further off-shoots to serve the remainder of dwellings.

Each road then leads toward a further open space, located in the south east, south west and, to a smaller extent, north east corner.

The design of the dwellings is similar to those approved under the Phase I application. The Phase II site differs following pre-application discussions by including uniform green windows and dark fascia boards which, despite the different house types, provides uniformity across the site.

Existing neighbouring dwellings sit to the north and are separated from the proposed dwellings by the band of TPO trees, public footpath and strip of green space. Hence, the closest distance between neighbouring dwellings is the distance of 21m between plot 56 and Rivendale.

## **Relevant Planning History**

16/01327/OUT - (Additional details submitted 01.09.16) Erection of 66 dwellings with associated access via Tangier Lane, associated parking, landscaping and public open space (Phase 2). (OUTLINE application considering access) (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY) – Granted 21.11.2017

16/01322/FUL - (Additional details submitted 01.09.16) Erection of 66 dwellings with associated access via Albany Road, associated parking, landscaping and public open space (Phase 1). – Granted 30.06.2017

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## Consultations

### WCC Engineers: Drainage:

- Comments on surface water element referred to Hampshire County Council.
- Recommends outline conditions are to be carried onto the reserved matters consent and considered under the approval of conditions procedure.

### WCC Engineers: Highways:

- Principle of traffic associated with the additional 66 units has been established.
- The application for approval of reserved matters is acceptable from a highway point of view
- Alterations to surrounding infrastructure subject to a legal agreement.

### Head of Environmental Protection:

- No additional information has been submitted following the outline application, so the conditions suggested in the original consultation are still valid.

### Head of Historic Environment (Archaeology):

- No objection subject to the inclusion of pre-commencement archaeological fieldwork.

### Head of Landscape (Open Spaces)

- Landscape details have been reviewed, including the details planting plans.
- No adverse comments are made and condition 7d of the outline consent can be approved.

### Head of Landscape (Ecology)

- No objection subject to the Habitat Management Strategy Report being conditioned.

### Head of Landscape (Trees)

- No adverse comments.
- Arboricultural statement is suitable and must be adhered to via a suitably worded condition.

### Head of Housing - New Homes Delivery Team

- Tenure, type, size and number of bedrooms for affordable units acceptable.
- Concern originally raised regarding the location of affordable housing.
- Following negotiation, amended plans have been received and the objection to affordable housing location is withdrawn.

### Hampshire County Council (Highways)

- No comment – comments on this application should be made by the District's own Engineers

### Hampshire County Council (Flood & Water Management Team)

- Comments and requests made by the Flood Team throughout the application have now been addressed and the proposals are in accordance with best practise.

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- No adverse comments.

Hampshire County Council (Rights of Way)

- No objection raised subject to securing conditions regarding details of right of way / highway intersection.

Hampshire County Council (Education)

- Response to outline application is still valid
- No further comments as this is a reserved matters issue

Southern Water:

- Recommends discharge of condition 8a and 20 of outline consent relating to foul drainage
- Connections will be subject to further connection agreements with Southern Water

**Representations:**

Bishops Waltham Parish Council

- Supports the application.

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

- Highways – providing access to the site in both the immediate area and wider village.
- Lack of health facilities to handle development
- Suggested re-routing of public footpath on northern boundary
- Felling of two TPO trees

**Relevant Planning Policy:**

Winchester Local Plan Part 1 – Joint Core Strategy

DS1: Development Strategy and Principles;  
 MTRA1: Development Strategy for Market Towns and Rural Area;  
 MTRA2: Market Towns and Larger Villages;  
 MTRA 4: Development in the Countryside;  
 CP1: Housing Provision, Housing Priorities and Housing Mix;  
 CP2: Housing Provision and Mix;  
 CP3: Affordable Housing Provision on Market Led Housing Sites;  
 CP7: Open Space, Sport and Recreation;  
 CP10: Transport;  
 CP11: Sustainable Low and Zero Carbon Built Development;  
 CP13: High Quality Design;  
 CP14: The Effective Use of Land;  
 CP15: Green Infrastructure;  
 CP16: Biodiversity;  
 CP17: Flooding, Flood Risk and the Water Environment;  
 CP20: Heritage and Landscape Character;

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CP21: Infrastructure and Community Benefit.

## Winchester Local Plan Part 2 – Development Management and Site Allocations

BW3: The Vineyard/Tangier Lane Housing Allocation;  
DM1: Location of New Development;  
DM2: Dwelling Sizes;  
DM4: Protecting Open Areas;  
DM5: Open Space Provision for New Developments;  
DM13: Masterplans;  
DM14: Local Distinctiveness;  
DM15: Site Design Criteria;  
DM16: Site Development Principles;  
DM17: Access and Parking;  
DM22: Rural Character;  
DM23: Special Trees, Important Hedgerows and Ancient Woodlands;  
DM25: Archaeology.

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

Supplementary Planning Guidance  
Bishops Waltham Village Design Statement  
Winchester High Quality Places Supplementary Planning Document  
Winchester Residential Parking Standards Supplementary Planning Document

## **Planning Considerations**

### Principle of development

The principle of the development of this area for housing has been established by the outline planning permission 16/01327/OUT. This application is submitted as a reserved matters application and is bound by the original section 106 agreement and conditions on the outline consent, some of which are applied for as part of this application and others remain to be discharged before development can commence.

The Winchester Local Plan Part 2 (LPP2) was adopted by the Council on 5<sup>th</sup> April 2017. The proposal relates to land which is allocated by policy BW3 (The Vineyard/Tangier Lane Housing Allocation) which covers both this site and its Phase I (The Vineyard) counterpart.

In addition to these requirements, the proposal also has to be acceptable in terms of housing mix and the provision of affordable housing.

Policy CP.2 of LPP1 requires development to provide a range of dwelling types, tenures and size and ensure the majority of homes on new developments are in the form of 2 or 3 bed houses. In this case, the proposal offers 30 four bedroom dwellings, 34 two & three bedroom dwellings and 2 one-bed dwellings. As the development provides a majority of two and three bedroom homes, the proposal complies with policy CP.2.

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Policy CP.3 requires all development which increases the supply of housing to provide 40% of the gross number of dwellings as affordable housing.

In this case, the outline granting of 66 homes requires 26.4 homes to be provided as affordable homes.

The development contributes 26 affordable homes in this application which is 0.4 dwellings short of the expected requirement. However, the Phase I site which completes the wider allocation of dwellings in this area provides 27 affordable homes out of 66 (over-providing by 0.6 dwellings). Therefore, the wider allocation contains 53 affordable dwellings which is 40% of the wider allocation and the proposal is considered to comply with policy CP.3 on these grounds.

Policy CP.3 also requires 70% of affordable homes to be for rent and 30% for Intermediate affordable housing (often shared ownership). The proposed split of the 26 affordable units (20 being affordable rented and 6 shared ownership homes) is supported by the New Homes Delivery Team. The distribution of the affordable housing units is discussed further in subsequent paragraphs.

The housing development would also need to meet the requirements for sustainable construction required by policy CP11 of the LPP1, (as modified by Government announcements) which means all dwellings meet code 4 of the Code for Sustainable Homes. Conditions 07 and 08 have been included to ensure compliance with this policy. In summary, the proposal is considered to meet the specific criteria of LPP2 policies BW3 and satisfies other relevant planning criteria (some of which are discussed in more detail below). On this basis, given the Government guidance in the NPPF in presumption in favour of sustainable development and following the adoption of LPP2, the principle of permitting this development is considered acceptable.

### Design/layout

The design and layout of the scheme has been amended from the original submission following negotiations with Council officers and requests made by the Parish Council.

A key feature of the layout is the use of existing and created vegetation and open space which is important in this site's role as an extension to an existing rural settlement.

Upon entering the site, users would run parallel to a dense band of trees before turning toward the focal open space at the centre of the site. As roads spiral from this open space, views would be afforded of either open space, countryside or tree bands from all directions.

The use of curved streets also allows the built form to unfold more gently toward the surrounding open countryside, further supporting the site's location extending into open countryside.

In addition to this, attention has been paid to ensure that dwellings address the roads or open spaces of the development, creating a crescent of dwellings in a number of locations. Sensitively designed buildings have also been used on corners and upon entrance to the site. Car parking is dispersed across the development and uses a

combination of garages, parking to the side of houses and parking to the front.

Alongside this, a landscaping scheme has been submitted which supports the layout of the development further by introducing trees and hedging to open spaces, reflecting the site's countryside edge character.

Therefore, the layout of the proposal complies with guidelines set out in the Winchester High Quality Places Supplementary Planning Document by ensuring the shape of the streets responds positively to the context of the area and that buildings are arranged to address the public realm and the vistas which the site will create.

The design of the dwellings has been altered following comments made by the Parish Council. The site uses similar house types to the approved Phase I details. However, following discussions with the developer it was agreed the site should differ in subtle elements to provide a sense of identity for this individual site. As a result, green coloured windows and doors and dark fascia boards are used across the Phase II site to tie this separate phase of the development together and provide identity.

Alterations made to the application have also introduced further features individual to this site such as the use of black stained timber on the 'Mortimer' property which is dispersed throughout the site and adds further interest to the elevations.

A number of changes have been made to the location of affordable housing within the site during the course of the application. Originally, affordable housing was provided in one section of the site in the north-eastern corner, extending along the eastern boundary. The New Homes Delivery Team objected to the location of housing as it was too concentrated in particular areas and there was little opportunity for interaction.

Following discussions with the developer, amended plans were received which moved 4 affordable dwellings to the opposite side of the site. The displaced private housing was then added to the north eastern corner of the site, sitting between the affordable homes. In addition, further alterations were made to affordable dwellings on the eastern boundary of the site, where a private dwelling was introduced to the corner plot. Both this area, and the affordable homes to the north of the site contain a mixture of affordable rented and shared ownership dwellings.

The 4 dwellings which are now located within the south west of the development allow for substantial integration with surrounding market houses. Whilst the north east corner has a grouping of affordable housing, there is a mixture of dwelling sizes and tenures in this location and the design philosophy of the development (namely the importance of the cycle route which enters the site in front of the dwellings) promotes informal integration by design.

The affordable dwellings within the east are a mixture of affordable housing tenures, adjacent to market properties. They are also in close proximity to the main open space which promotes informal interaction, alongside the visitor parking spaces which are in close proximity to this part of the development.

Following receipt of the amendments, the New Homes Delivery Team removed their objection and the location of affordable dwellings is considered acceptable and complementary to that agreed on the Phase I site.

Overall, it is considered that the design and layout is of high quality and will result in a



development which is sympathetic to its context, is sustainable and inclusive, and which has sense of place. As such it is considered to be in accordance with the Council's adopted design policy CP13 of the LPP1, policies DM14 to DM16 of the LPP2 as well as the guidance found in the Council's High Quality Places SPD.

#### Impact on character of area and neighbouring property

The development site is well screened from the majority of existing public vantage points due to the dense band of trees which are to be retained along the northern boundary of the site which in character terms results in the development being a discrete extension to the settlement.

The layout follows the arrangement of existing built form by continuing development in line with the eastern side of Mallard Close.

On the basis of the strong landscape framework and the high quality achieved in the design of dwellings and layout, the development would not be intrusive in its context and results in an attractive and acceptable scheme for this allocated site.

Views from the public right of way would be changed as a result of this development. Although the principle of development in close proximity to the right of way has been established by previous consents, the right of way remains in its current position and an open gap has been left between the footpath and the built edge of the development. At its closest distance, a dwelling would sit 8.8m from the footpath, but in other places the views would be onto parking areas or the open spaces afforded by rear gardens. As the right of way turns to head south west, a further green gap leads onto a large corner open space. As a result, the enjoyment of this right of way is not adversely harmed and the Rights of Way Officer has not raised an objection to the layout of the development. In addition, and to improve accessibility to and between the allocated sites which are to be constructed on the southern border of Bishops Waltham, the layout includes a route through the development for use by cyclists, which then feeds back onto the existing Rights of Way to join Phase I of this allocation. This has been designed sensitively within the layout and improves the site's permeability in the interests of the area.

The closest residential dwellings to the site are 16 – 21 Mallard Close, Rivendale and Romans Way. From the proposed built form, all dwellings are to the opposite side of the green gap, public footpath and dense band of trees. 2 dwellings and the side elevation of the apartment block run along this boundary. Each elevation facing these dwellings does not contain fenestration. Whilst plots 1 – 4 have front elevation windows, they are located further from existing built form (on the opposite side of the development's access road).

Notwithstanding the above layout considerations, although the development would be visible in glimpses through the breaks in the strong band of TPO-protected trees, an acceptable distance would remain between the first built form of the development site and existing properties to prevent an adverse impact on residential amenity.

Newtown Farm House is directly opposite the access point to the site and would look into the site from this point. Part of the band of trees mentioned above would be removed to facilitate the access point so the development would not be screened from this viewpoint. However, sufficient distance remains between proposed dwellings and the existing to prevent an adverse impact.

## Landscape/Trees

The application has been submitted with an Arboricultural Method Statement. This has assessed surrounding trees and created recommendations to ensure the retention and protection during the construction phase.

The development would require the removal of 2 trees, 3 partial groupings of vegetation and 1 hedge. All examples are assessed as of an 'indifferent' or 'poor' condition and their removal is considered acceptable by the Council Tree Officer. The most prominent area for removal is to form the access point which runs parallel to the border of the TPO protected area. The density of vegetation thins in this point as existing and the removal of trees from this location is not considered to impact the wider characteristics of the area.

The report also details a methodology to ensure the protection of both protected and retained trees, and conditions have been added to the application to ensure compliance with the submitted information.

## Highways/Parking

All comments submitted to this application raise concern on the impact of the development upon the local highway network, including Tangier Lane and the junction with Winchester Road. Whilst these comments have been acknowledged, the principle of developing the site and using the access point in the north-west corner, fed by Tangier Lane, has been assessed by the outline consent which has been approved. The development continues to be controlled by conditions which ensure compliance with the previously submitted information.

From a highway perspective, this Reserved Matters application concerns the road layout and parking provision from within the site only.

The Highway Engineer notes the transport statement setting out the parking requirements together with the servicing needs of the proposal. The adoption of internal roads and access improvements are noted as being covered by agreement separate to this planning consent.

As a result, the application for approval of reserved matters is acceptable from a Highway perspective.

## Other Matters

The application has been submitted with Ecological information including a Habitat Management Strategy. This has been assessed by the Ecology Officer who raises no objection and condition 09 has been included to ensure compliance.

## **Recommendation - Permission**

That the matters reserved by Outline Planning Permission 16/01327/OUT Condition 7 are approved as follows:

(a) the layout, siting and scale of all buildings and structures

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- (b) the design and external appearance of all buildings and structures
- (c) details of the width, alignment and gradient proposed for the roads and footways
- (e – f) Tree protection details

And the following details which are required by condition 8 of 16/01327/OUT to accompany the reserved matters application are approved:

- (c) A construction management plan
- (e) Habitat Management Survey

Other conditions of 16/01327/OUT remain.

## **Conditions**

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, in accordance with the time scale as established with the Outline Planning Permission 16/01327/OUT Condition 2.

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

2. The implementation of development shall be carried out in accordance with the following amended plans and documents;

'Location Plan' [reference 2572-A-1001-A] received 04.05.2018

Transport Assessment (May 2016) received 13.06.2016;

Transport Assessment (April 2018) received 04.05.2018

Affordable Flats - Plots 50-55 Plans and Elevations [drawing 2572-C-3060-F] received 31.07.2018

Affordable Housing - Plots 30 - 33, 56 - 59 Plans and Elevations [drawing 2572-C-3050-C] received 31.07.2018

Affordable Housing - Plots 36-39 Plans and Elevations [drawing 2572-C-3055-C] received 31.07.2018

Affordable Housing - Plots 44 - 46 Plans and Elevations [drawing 2572-C-3057-D] received 31.07.2018

Laurel - Plot 66 [drawing 2581-C-3012-B] received 31.07.2018

Laurel - Plots 1, 4, 5, 11, 21 Plans and Elevations [drawing 2572-C-3011-D] received 31.07.2018

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Mortimer - Plots 2, 7, 28 Plans and Elevations [drawing 2572-C-3035-C] received 31.07.2018

Mortimer - Plots 3, 15, 27, 64 Plans and Elevations [drawing 2572-C-3036-C] received 31.07.2018

Site Layout [drawing 2572-A-1005-Q] received 31.07.2018

Site Layout - Dwelling Distribution [drawing 2572-A-1015-C] received 31.07.2018

Site Layout - Parking Distribution [drawing 2572-A-1016-C] received 31.07.2018

Site Layout - Refuse Collection Strategy [drawing 2572-A-1017-C] received 31.07.2018

Site Sections AA, BB and CC [drawing 2572-A-1010-C] received 31.07.2018

Site Sections DD & EE [drawing 2572-A-1011-C] received 31.07.2018

Whimberry Plot 16 Plans and Elevations [drawing 2572-C-3000-D] received 31.07.2018

Whimberry Plot 22 Plans and Elevations [drawing 2572-C-3002-E] received 31.07.2018

Whimberry Plots 12, 14, 19, 40 Plans and Elevations [drawing 2572-C-3001-D] received 31.07.2018

Chalgrove Plots 6, 8 Plans and Elevations [drawing 2572-C-3007-B] received 04.05.2018

Chalgrove Plot 65 Plans and Elevations 2572-C-3008-B] received 04.05.2018

Laurel Plots 9, 20, 23, 24, 29, 41 Plans and Elevations [2572-C-3010-C] received 04.05.2018

Braxted Plot 63 Plans and Elevations [drawing 2572-C-3015-B] received 04.05.2018

Braxted Plots 10,13,62 Plans and Elevations [drawing 2572-C-3016-C] received 04.05.2018

Walberswick Plot 25 Plans and Elevations [drawing 2572-C-3020-C] received 04.05.2018

Walberswick Plot 26 Plans and Elevations [drawing 2572-C-3021-C] received 04.05.2018

Broadwell Plots 17, 18, 42-43 Plans and Elevations [drawing 2572-C-3025-B] received 04.05.2018

Thatch Plots 60,61 Plans and Elevations [drawing 2572-C-3030-B] received 04.05.2018

Affordable Housing Plots 47 - 49 Plans and Elevations [drawing 2572-C-3051-B] received 04.05.2018

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Affordable Housing Plots 34, 35 Plans and Elevations [drawing 2572-C-3057-C] received 04.05.2018

Construction Environmental Management Plan [Reference A107769] dated 30.04.2018 and received 04.05.2018

Drainage Strategy Plan [drawing 171590/SK02 Rev P2] received 04.05.2018

External Level Strategy [drawing 171590/SK03 Rev P2] received 04.05.2018

Habitat Management and Mitigation Strategy under project number ECO-3173 dated May 2018 and received 04.05.2018

Planning Statement dated May 2018 and received 04.05.2018

Technical Drainage Overview dated 05.04.2018 and received 04.05.2018

Arboricultural Method Statement by Aspect Arboriculture [reference 9009\_AMS.001 Rev C] dated May 2018 and received 04.05.2018

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

3. Notwithstanding the Materials and Boundary Key on drawing 2572-A-1018-C and the superseded 2572-A-1018-B, details and samples of the external surfaces of the dwellings and garages hereby approved must be submitted to and approved in writing by the Local Planning Authority.

The external surfaces of the dwellings and structures hereby permitted must follow the following specifications:

The roofs materials on all buildings shall be clay plain tiles and/or natural slates. Where hipped roofs with clay tiles are proposed then clay bonnet hip tiles shall be used. The roof materials of porches shall be the same as those proposed on the host building or they shall be lead or an alternative metal. No GRP shall be used.

Notwithstanding the visual error on drawings 2572-C-3057-D (AH plots 44 – 46), 2572-C-3001-D (Whimberry 12, 14, 19 and 40) and 2572-C-3000-D (Whimberry 16), the eaves and bargeboard details shall be a matt dark grey or matt black colour

All rainwater goods shall be black.

Window frames and door frames shall be recessed by a minimum of 75mm.

Window frames and door frames and doors shall be timber or metal.

Garage doors shall be of a vertical slatted design.

Brick elevations shall be of a 'soft stock' type.

Only 'natural' timber cladding shall be used on elevations (unless otherwise agreed in writing).

Only clay plain tiles shall be used on elevations.

Where garden boundaries are adjacent to the public realm they shall be constructed as walls.

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The external materials of the chimneys shall be the same as those used on the host building and no GRP shall be used.

Reason: To ensure compliance with condition 07 of the outline consent and to ensure that submitted drawings are constructing, allowing a high quality development on the site.

4. Prior to the commencement of development, details regarding the hard and soft landscaping of the development must be submitted to an approved in writing by the Local Planning Authority.

The details must include:

- The materials to be used for paved and hard surfaces including finished ground levels, the location and design of street furniture, signs, lighting, refuse storage units and other minor structures to be installed thereon.
- Contours for all landscaping areas
- Details of all trees, bushes and hedges which are to be retained
- The position, design and materials of all proposed boundary treatments (including all walls, fences and other means of enclosure)
- Tree pit details, sections and detail plans showing how any street tree planting will thrive and grow without lifting adjoining paving
- The location of all landscape planting in relation to existing and proposed underground services
- Planting plans and schedules of plants noting species, sizes and numbers/densities of the trees and shrubs to be planted
- Lighting to roads, footpaths and other public areas and
- A written specification for the landscape works (including a programme of implementation, cultivation and other operations associated with plant and grass establishment)

Hard landscaping works must be completed prior to the occupation of the dwellings. Soft landscaping works must be carried out in the first planting season following the occupation of the first dwelling or the completion whichever is the sooner. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased, another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure satisfactory comprehensive development and proper planning of the area.

5. Prior to the commencement of development, a detailed surface water and foul drainage scheme must be submitted and approved in writing by the Local Planning Authority. The scheme shall include detailed engineering plans, supporting calculations, materials plans and cross sections for all required infrastructure. The scheme shall be managed and maintained in accordance with the approved details.

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6. The Construction Environmental Management Plan [reference A107769] dated 30th April 2018 and received 04.05.2018 must be adhered to throughout the duration of the construction period.

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

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

Reason: To ensure compliance with policy CP11 of LPP1.

8. Within three months of the last completion of the development hereby approved, detailed information (in the form of SAP 'as built' stage data and a BRE water calculator) demonstrating that all homes meet the Code 4 standard for energy and water (as defined by ENE1 and WAT1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be occupied in accordance with these findings.

Reason: To ensure compliance with policy CP11 of LPP1.

9. The recommendations, mitigation and ecological enhancement measure contained within the Habitat Management Strategy under file reference 3173 HabManStrat vf1 LB dated 04.05.2018 and received 04.05.2018 must be adhered to.

Reason: In the interests of biodiversity enhancement in compliance with policy CP16 of LPP1.

10. Prior to the occupation of the development, details of the works to the public right of way (Bishops Waltham Footpath 43) where it is intersected by the estate access road in the north-west corner of the site must be submitted to and approved in writing by the Local Planning Authority.

This must include:

- Details of hard surfacing materials on the crossing section
- Details of signage to be used at the crossing section

Development must then be completed in accordance with the approved details and completed prior to the first occupation of the scheme.

Reason: To ensure the access point is completed satisfactorily as the access to the development crosses Bishops Waltham Footpath 43

11. Prior to the occupation of development, details of works involving the access point within the development to Bishops Waltham Footpath 43 to the west of the site must be submitted to and approved in writing by the Local Planning Authority.

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Details must show the location of the access point and any associated features (including fencing and gates).

Development must be completed prior to the occupation of the scheme.

Reason: To ensure the cycle route through the site meets existing infrastructure.

12a. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Method Statement by Aspect Arboriculture [reference 9009\_AMS.001 Rev C] dated May 2018 and received 04.05.2018 and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

12b. The Arboricultural Officer shall be informed:

- o once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with 9009\_AMS.001 Rev C written by Aspect Arboriculture. Telephone 01962 848210,
- o prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848210

12c. No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Method Statement by Aspect Arboriculture [reference 9009\_AMS.001 Rev C] dated May 2018 and received 04.05.2018. Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Method Statement 3039-032 written by Christopher Stringer, Shawyers shall be agreed in writing to the Local Planning Authority.

12d. No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

12e. A pre-commencement meeting will be held on site before any of the site clearance and construction works begins. This will be attended by the site manager, the Arboricultural consultant and the LPA tree officer.

12f. Site supervision shall be undertaken by the appointed arboriculturalist in agreement with the site manager at appropriate intervals throughout the construction process. Updating verbal or written reports shall be communicated with the LPA where appropriate. Telephone 01962 848210

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

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13. No development shall commence until full details of means of surface water drainage to serve the development shall be submitted to and agreed in writing by the Local Planning Authority prior to works commencing on development. The scheme agreed shall be implemented strictly in accordance with such agreement unless subsequent amendments have been agreed with the Local Planning Authority.

Reason: To ensure that the development is properly drained

14. No development shall commence until full details of the proposed means of foul and surface water sewage disposal have been submitted to and agreed in writing by the Local Planning Authority prior to works commencing on development.

Reason: To ensure that the development is properly drained

### **Informatives:**

1.

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

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

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

2.

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

#### Winchester Local Plan Part 1 – Joint Core Strategy

- DS1: Development Strategy and Principles;
- MTRA1: Development Strategy for Market Towns and Rural Area;
- MTRA2: Market Towns and Larger Villages;
- MTRA 4: Development in the Countryside;
- CP1: Housing Provision, Housing Priorities and Housing Mix;
- CP2: Housing Provision and Mix;
- CP3: Affordable Housing Provision on Market Led Housing Sites;
- CP7: Open Space, Sport and Recreation;
- CP10: Transport;
- CP11: Sustainable Low and Zero Carbon Built Development;
- CP13: High Quality Design;
- CP14: The Effective Use of Land;
- CP15: Green Infrastructure;
- CP16: Biodiversity;
- CP17: Flooding, Flood Risk and the Water Environment;
- CP20: Heritage and Landscape Character;
- CP21: Infrastructure and Community Benefit.

#### Winchester Local Plan Part 2 – Development Management and Site Allocations

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BW3: The Vineyard/Tangier Lane Housing Allocation;  
DM1: Location of New Development;  
DM2: Dwelling Sizes;  
DM4: Protecting Open Areas;  
DM5: Open Space Provision for New Developments;  
DM13: Masterplans;  
DM14: Local Distinctiveness;  
DM15: Site Design Criteria;  
DM16: Site Development Principles;  
DM17: Access and Parking;  
DM22: Rural Character;  
DM23: Special Trees, Important Hedgerows and Ancient Woodlands;  
DM25: Archaeology.

3.

This permission is granted for the following reasons:

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

4.

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

5.

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

6.

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

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

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

7.

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

8.

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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](http://www.winchester.gov.uk).

9.

This permission does not address other conditions of the Outline Planning Permission, notably Conditions 06, 09, 10, 11, 14, 15, 16, 17, 18, 19 and 20.