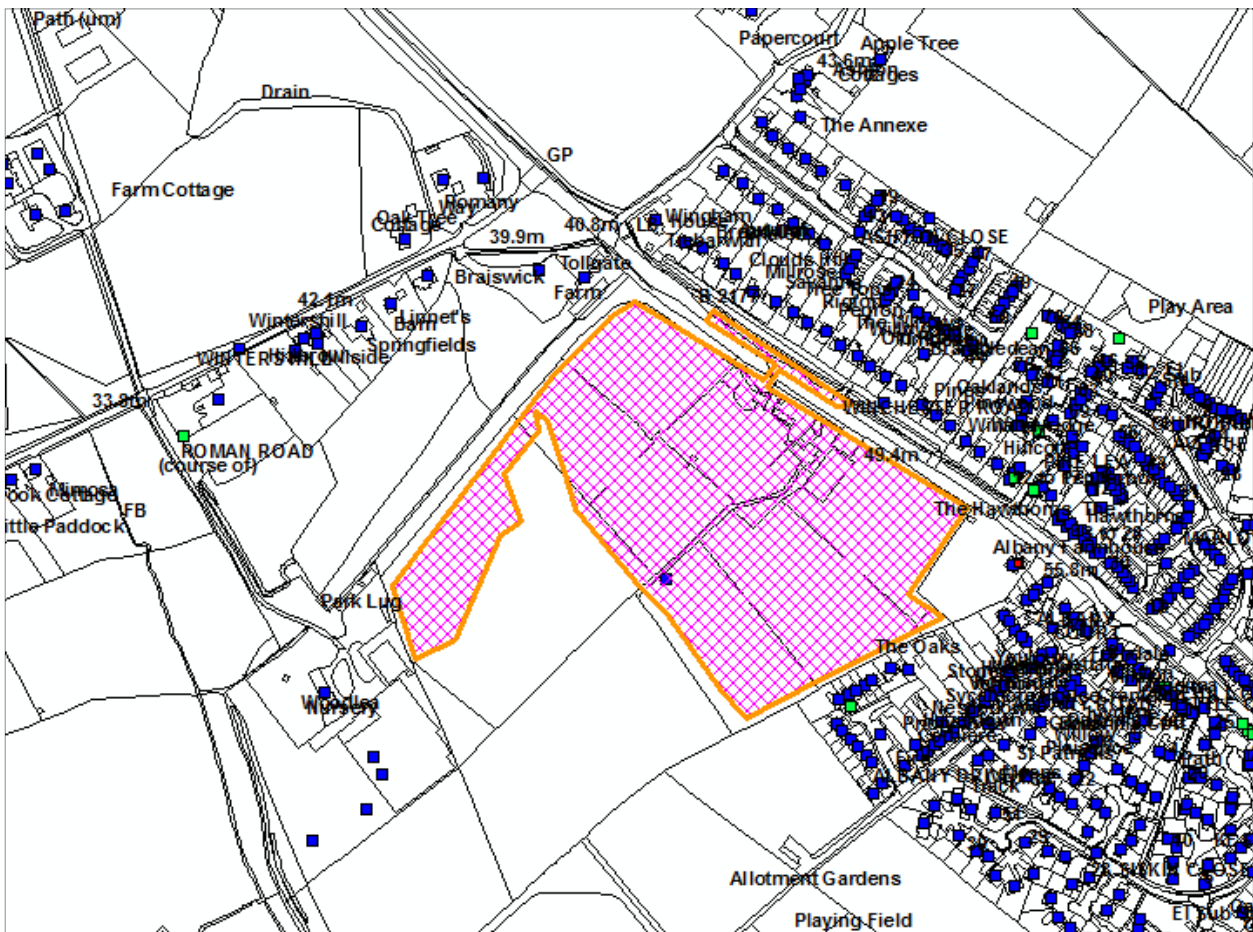


Case No: 18/00254/REM
Proposal Description: Reserved Matters application pursuant to 15/00053/OUT for the erection of 125 dwellings including appearance, landscaping, layout and scale.
Address: Albany Farm, Bishops Waltham, Hampshire
Parish, or Ward if within Winchester City: Bishops Waltham
Applicants Name: Southcott Homes and Bargate Homes
Case Officer: Mr Simon Avery
Date Valid: 6 February 2018
Recommendation: Application Permitted



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General Comments

This application is reported to Committee because of the number of objections received.

Outline permission was granted in 2016. A corresponding application 15/01097/FUL was also approved in 2016 which changed the use of the adjoining paddock to the south west to informal open space.

Amended plans have been received addressing concerns about the design and layout of the scheme.

Site Description

The application site is located on the western edge of Bishops Waltham. It is allocated for housing through policy BW4 of the adopted Local Plan Part 2 and therefore sits within the revised settlement boundary for Bishops Waltham. Outline consent has been granted on this site for 120 dwellings through application 15/00053/OUT. Policy BW4 also allocates land adjoining the site to the south west as public open space and consent was granted for this a change of use from paddock land to informal open space through application 15/01097/FUL. The housing allocation also includes a smaller area of land around Albany Farmhouse which adjoins the site to the east but is not part of this application. Permission has been granted on this site for 10 dwellings though application 17/02511/FUL.

The application site fronts Winchester Road to the north east and there is currently a vehicular access from Winchester Road into the site. There is an avenue of mature trees along this road. To the south east the site adjoins properties on Albany Road and Albany Drive and some allotments further to the south. To the south west is Woodlea Nursery. To the north west is an area of scrubland which forms part of the former medieval deer park of the Bishop of Winchester. Known as the Park Lug, this comprised a large bank with an internal ditch. Beyond this to the north west is the former Tollgate Sawmill site.

The application site is currently used as paddocks or for low key agricultural purposes. It slopes gently downwards towards the south. In general it is fairly well enclosed by trees and planting around its boundaries.

Proposal

This is a reserved matters application providing details in respect of the Appearance, Landscaping, Layout and Scale of development approved in outline form through application 15/00053/OUT.

The proposed development will provide 125 dwellings including 40% on site affordable housing. The mix of housing is as follows:

<i>Affordable Dwellings</i>	<i>Open Market Dwellings</i>
12 three bedroom houses	30 four bedroom houses
26 two bedroom houses	39 three bedroom houses
6 two bedroom apartments	6 two bedroom houses
6 one bedroom apartments	-
Total: 50 Affordable Dwellings	Total: 75 Open Market Dwellings

The application includes details layout plans, plans and elevations of the buildings, engineering plans and landscape plans.

It also provides details covering drainage, storage of waste, construction management, sustainability and habitat management.

Relevant Planning History

14/02223/SCREEN - Request for a screening opinion under the EIA Regulations for proposed residential development. EIA not required 10th December 2014.

15/00053/OUT - Outline Planning Application (All matters reserved except access): Erection of about 120 no. Dwellings (including affordable housing), including provision of vehicular and pedestrian access, landscape and ecology management, parking, secure cycle storage and servicing. PER 17th July 2017.

15/01097/FUL - Change of Use of Paddock to Informal Open Space. PER 17th July 2017.

17/02511/FUL - Retention of existing Albany Farm House and construction of 10 new dwellings together with associated access, car parking, landscaping, refuse and cycle storage. PER 4th May 2018.

Tree Preservation Orders

00055-2004-TPO - Park Lug, Winchester Road, Bishops Waltham. CONFIRMED.

Consultations

Winchester-Eastleigh Design Review Panel:

- The quality of the outline masterplan has not been followed through to this layout which is vehicle dominated, has too many large detached houses with large gaps between them, poor vistas and no clear rationale for how the edges work.
- The houses are also standard house types / anywhere housing which doesn't reflect the promise of the outline scheme.

Head of Strategic Housing:

- No objections.

HCC Highways Engineer

- Comments should be made by WCC Highway Engineer due to the size of the application.

WCC Highways Engineer:

- No objections.

HCC Water and Flood Management:

- No objections

Head of Landscape:

- No objections.

WCC Drainage Engineer:

- Confirmation is needed from Southern Water that the upgraded sewer solution will be undertaken and that the resulting capacity will be sufficient to serve the development.
- The foul pumping station maintenance details are sufficient.

Southern Water:

- No objections.

Head of Historic Environment - WCC Archaeology:

- No objections.

Head of Environmental Protection

- No objections.

Representations received in response to the original submission:

Bishops Waltham Parish Council

- Objection:
- The layout is too urban, is a major change from the original plan and is contrary to the policy 6.2 of the Bishops Waltham Design Statement and policies DM15 and DM23 of the LPP2.
- The character, appearance and variety of the proposed housing is contrary to policies 4.1, 5.2, 10.1, 11.1 and 12.1 of the Bishops Waltham Design Statement and policies DM15 and DM16 of the LPP2.
- The inadequate landscaping in the SE corner of the site including the absence of the wildlife corridor and the impact on the TPO trees is contrary to policy DM245 of the LPP2.
- The developer should withdraw the application to allow public consultation and the provision of cross sections, street scenes and 3-D perspectives to allow understanding of the development.
- Confirmation should be provided on the ownership and maintenance of the proposed open space within the site and to the south west.

30 letters received from 25 households objecting to the application for the following reasons:

- Increase in traffic and parking congestion.
- Lack of infrastructure of traffic, schools and health to support additional population.
- Increase in noise and air pollution.
- Overdevelopment / urban design out of keeping with this village setting.
- Road access is too narrow.
- Cumulative impact with other developments
- Concern about the footpath proposed behind Albany Drive due to noise and security risk.
- Impact on outlook /loss of privacy for occupiers of houses in Albany Drive.
- The layout, locations and design of houses, landscaping and plantings have all been significantly changed for the worse from the previous application.
- Impact of development on south east boundary.
- The previous plan provided additional garden land to properties, a Wildlife Corridor and additional landscaping to the rear of Albany Drive, these features are now omitted which will have an adverse impact wildlife and the visual amenity of existing residents.
- The two visitor car parking areas at each end of the site encroach into open countryside.
- Significant tree and hedge planting should enclose the development boundaries.
- Lack of Open Space within the development.
- Drainage needs further consideration.
- Impact on trees / wildlife / biodiversity.
- Concern about location of site compounds.

1 letters of support

- Support more affordable housing.
- Need for housing in the area is greater than the impact of increased congestion on Albany Road.
- A slow speed limit on the road will reduce noise.

The Bishops Waltham Society:

- The overall range of dwelling types and sizes and the affordable housing provision spread across the site is welcomed as is the retention of mature trees along the boundaries, supplemented with planting of new trees along the Winchester Road boundary.
- Object to the following aspects:
- The absence of the line of trees that was on the Outline planning application along the south-west boundary, at the interface between the housing development and the extensive area of open space to the west.
- The distance between the existing and proposed new buildings has reduced to the detriment of the existing trees and providing a wildlife corridor.
- There is little planting within the estate except along the Central Avenue.
- There are no small areas of informal open space within the estate, as provision seems to be allocated entirely to the large area of informal open space to the west of the development.
- Overall, the appearance and overall design of the properties and layout is of an urban nature and out of character for the local rural setting especially in this sensitive site at the entrance to the village.
- The 'Northern Square' and 'Southern Square' will be neither attractive nor useful; in reality they will be no more than areas for vehicle movements surrounded by access points and ordinary houses.
- These two squares ought to be larger (including small areas of informal open space with planting) and enclosed by architecturally more stimulating houses, with a proper sense of enclosure.
- Most roads within the development will be shared by vehicles and pedestrians, which seems potentially dangerous; there ought to be more safe walking routes like those proposed alongside the Central Avenue.
- Much of the proposed parking to serve the houses will be in the form of courtyards; it is our experience in Bishop's Waltham that residents choose to park in the road outside their houses rather than use the courtyard parking areas, with consequent spoiling of the street scene and interference with the flow of traffic.
- Although the principle of development of this site is established the City Council should address as effectively as possible the widely and strongly held concerns about the pressures on the local road network and the health services.

Representations received in response to the amended submission:

Bishops Waltham Parish Council

- Raised the same objections as set out above.
- Raised concern about the lack of publicity of the amendments.

6 letters received (from previous objectors) raising the following additional points:

- The minor changes to the design have not addressed the unsuitable urban nature of the scheme which is completely out of character for the rural setting.

- The 'Reserved Matters' application bears almost no resemblance to the outline permission with many key features of the outline plan changed.
- The number of houses to be built has now effectively been increased to 135 and not the 120 limit set in the Local Plan because permission for additional houses has been allowed on the adjoining Albany Farmhouse site and any impact studies (traffic congestion, environmental/wildlife impact, provision of drainage etc) should be reviewed.
- There is no indication as to who will be responsible for the management of the important open space to the south of the development.
- There is no change to the location of the houses and infrastructure near the south east boundary with Albany Drive properties and there is no “wildlife corridor” to protect both the TPO Oak trees and the associated wildlife, flora and fauna.
- The revised planning documents have been submitted with no notification to the residents directly affected by the development and no advertisement to the wider Bishops Waltham community, so preventing opportunity to comment for anyone who may want to raise their further concerns over the development.

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

MTRA4 – Development in the Countryside

CP1 – Housing Provision

CP2 – Housing Mix

CP3 – Affordable Housing

CP4 – Affordable Housing on Exception Sites

CP7 – Open Space, Sport & Recreation

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 and Water Environment

CP19 – South Downs National Park

CP20 – Heritage and Landscape Character

CP21 – Infrastructure and Community Benefit

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

BW4 – Albany Farm Housing and Open Space Allocation

DM1 – Location of New Development

DM2 – Dwelling Sizes

DM6 – Open Space Provision

DM14 – Masterplans

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
DM24 – Special Trees, Important Hedgerows and Ancient Woodlands
DM26 – Archaeology
DM29 – Heritage assets

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

Supplementary Planning Guidance

- Bishops Waltham Design Statement February 2016
- High Quality Places March 2015
- Affordable Housing February 2008
- Residential Parking Standards December 2009
- Winchester District Landscape Character Assessment (Durley Claylands Character Area) March 2004

Planning Considerations

- Principle of development
- Housing Mix and Tenure
- Design/layout
- Impact on character of area and neighbouring property
- Landscape/trees
- Highways/parking
- Other matters

Principle of development

The principle of developing this site has already been established as it has been allocated for residential development through policy BW5 of the LPP2. This has re-defined the settlement boundary for Bishops Waltham to include this area of land. An outline application for 120 dwellings with all matters reserved apart from access, has also been approved (15/00053/OUT). This was supplemented by a separate application to change the use of adjoining land to the southwest from paddocks to open space, which is one of the requirements of policy BW4 (15/01097/FUL).

Policy BW4 sets out a number of criteria which need to be met when it is developed. These are as follows:

- A masterplan establishing the disposition of housing, open space, landscape framework, access point and linkages.
- Safe vehicle, pedestrian and cycle access to Winchester Road which minimises the loss of trees and hedgerows
- A footpath/cycleway through the site linking the Tollgate Sawmill site, housing and open space at Albany Farm and the Vineyard site.
- Avoid unacceptable impacts on the historic significance of the Park Lug and Palace Deer Park.
- Substantial landscaping to create a new settlement edge between the housing development and substantial open space to the south.
- Protect, retain and reinforce existing treed boundaries and retain sufficient space to support trees and tree belts.

- On-site open space including a substantial area of informal open space on the undeveloped part of the site.
- Contributions to the expansion of Bishop's Waltham Infants and Junior Schools and other infrastructure.
- A connection to the nearest point of adequate capacity in the sewerage network.

The outline application satisfactorily met all of these criteria. A masterplan was developed through negotiations with the Council's Urban Design officer and Landscape team which provided the basis for a very high quality scheme. It demonstrated that housing, open space, access points and footpath linkages can be accommodated on this site in an appropriate fashion. This showed suitable vehicle and pedestrian access points onto Winchester Road, footpath and cycle links to the adjoining sites and a strong landscape and open space framework. It also avoided any impacts on the historic Park Lug and Palace Deer Park to the north west of the site. Contributions towards the expansion of local schools were secured through a s106 legal agreement.

In addition to these requirements the housing mix and tenure of the outline scheme was policy compliant.

The outline scheme therefore met all the necessary planning and policy requirements for the development of this site and the reserved matters application needs to build on this with the full details in a manner which continues to meet these requirements and ensures a high quality development. This is assessed in detail below.

Housing Mix and Tenure

Policy CP2 of the LPP1 requires the majority of dwellings in a development to be 2 and 3 bedroom units. This is the case here with 89 of the 125 units being of this size.

In terms of affordable housing, in accordance with policy CP3 of the LPP1 40% of the proposed 125 dwellings are proposed as affordable housing (50 dwellings). The applicant intends to deliver 30 affordable rented properties and 20 Intermediate (shared ownership) properties. This produces a tenure split of 60% rented affordable homes and 40% Intermediate homes. Although more rented homes could be achieved the overall number of affordable homes would almost certainly be reduced. As there are other developments that are coming forward in Bishops Waltham with rented affordable homes (Coppice Hill, Tangier Lane and Martin Street) the loss of rented homes is minimal and in order to meet the substantial demand for affordable properties the provision of the larger number of affordable homes is supported and so this tenure mix is acceptable.

The scheme is proposing a mix of 1, 2 and 3 bedroom homes for the affordable housing as follows:

Bedroom Size	Total	Rented	Intermediate	Percentage
1 bed properties	06	06	00	12%
2 bed properties	32	18	14	64%
3 bed properties	12	06	06	24%

For reasons of affordability it is accepted that 4 bed homes, both for rent at Affordable rents and for Shared Ownership are not to be provided in the affordable housing mix. The bedroom mix of the affordable homes is therefore acceptable.

In relation to the affordable homes, 38 houses and 12 flats are proposed. All of the 1 bed flats are to be for rent and almost three quarters of the affordable properties are houses. This mix of property types is acceptable.

The affordable housing is spread around the site with all but one of the areas of housing having an element of affordable housing. This accords with the aim of the affordable housing being well integrated with market housing, in a way which results in different kinds of housing being in close proximity to each other. Large groupings of single tenure dwellings or dwelling types are also avoided.

In this proposed scheme the largest cluster is plots 1 – 6, 7 and 8, 14 and 15, consisting of 10 affordable homes. Ideally a cluster should be no more than 5 dwellings, but in this case over half of these 10 units are flats and as they are located in a prominent building and are near to the play area that is provided then the grouping is deemed to be acceptable.

Overall the affordable housing is spread across the development in locations which all those living at the scheme will be using. The affordable housing is generally in small clusters and is also in prominent locations.

The affordable Housing is to be built as required in Policy DM2 of the Local Plan Part 2, to the sizes prescribed in the Nationally Described Space Standards, and, to Part M4 Category 2 of the Building Regulations.

In summary the affordable housing provision being made through this reserved matters application is acceptable.

Design/layout

The masterplan approved with the outline application proposed quite a formal layout with a fine grain of development providing a strong degree of enclosure along the streets. This became looser along the southern countryside edge where more detached houses were proposed. The focal point was a wide curved treed avenue which provided a good connection to the open space to the south west. Either side of this were perimeter blocks forming streets and squares. It included good pedestrian links within the site and good connections to adjacent sites. The tight enclosure of streets was achieved partly through a good number of terraced, semi-detached or linked properties. It was considered that this scheme responded positively to the context of the village edge and the proposed open space to the south west and would have had a unique identity and sense of place.

The initial scheme submitted with the reserved matters application was considered to dilute the strong quality of this masterplan. Whilst it retained the basic concept of an avenue and perimeter blocks, the fine grain of developed had been lost due to the greater number of large detached properties being proposed. In addition to this a number of these dwellings were much deeper, bulkier houses with large gaps between them than had been proposed in the masterplan and outline supporting documents. The architecture and form of the proposed houses was also quite varied, lacking the consistency and cohesion which the outline plans promised. The result would have been a much more suburban development, lacking identity and failing to reflect the context. There concerns were also expressed by the Design Review Panel when they assessed the scheme.

In response to this the developers have made amendments to the scheme, re-introducing more terraced units along the proposed avenue and changing the design of a number of the dwellings. The architects have analysed some of the better quality development in the locality and drawn upon forms of housing which has full gables, a simple palette of traditional materials, a narrower depth to the buildings and simple, high quality details. The changes to the layout now result in more enclosure to the streets, while the changes to the design of the buildings provides houses which are less bulky and suburban, and development which is more consistent and ordered in terms of architecture and roof forms, but still provides variety and visual interest within this. Changes have also been made to ensure that buildings form the focal point of vistas rather than parking areas.

As such it is now considered that the design and layout adheres to the framework provided by the outline masterplan, When allied to the detailed appearance and form of the houses it will result in a development which will be sympathetic to and connects with its surroundings, is sustainable and inclusive, but which also has a unique and attractive identity, character and sense of place.

Impact on character of area and neighbouring property

While providing a substantial amount of housing, the site is well screened by existing trees and this will be supplemented by more planting to the south. On the basis of this landscape framework and the amended design and layout as described above it is considered that the proposal will result in a scheme which provides an attractive, distinctive and yet cohesive extension to this edge of the village. It will have a positive impact on the character of the area and providing much needed housing.

In terms of its impact on neighbouring properties, the housing is enclosed within the site and will not have an adverse impact on properties on Albany Road or Albany Drive or on the opposite side of Winchester Road. Concern has been raised by occupiers of neighbouring properties on Albany Drive about the impact of the development on the south eastern edge upon their properties and on a line of Oak trees along this boundary. However, there is sufficient distance between the backs of the proposed new houses on this edge and the back of houses on Albany Drive (over 25 metres at the nearest point) to prevent any adverse impacts on residential amenity. The new houses are also sufficiently far away from the Oak trees to ensure these would not be harmed by construction activity. There is no specific ecological requirement for a wildlife corridor here.

The layout of the development internally indicates adequate distances between properties and sufficient private amenity space for appropriate living conditions to be achieved for future occupants.

Landscape/Trees

The site is quite substantially enclosed by trees and planting along Winchester Road and along the side boundaries with the Tollgate Sawmill site and properties to the south east on Albany Drive. Further planting to be added along the south western edge of the housing to provide a new settlement edge and enclose this boundary too. The new housing would therefore sit within these treed boundaries, reducing its impact on the surrounding landscape character.

The proposed housing, roads and footpaths will be sufficiently far away from the surrounding boundary trees to ensure these can be retained. New tree planting is proposed with a row of 8 Oaks to be located behind the existing avenue of trees which

line Winchester Road. This is to compensate for the loss of two of the avenue trees which need to be removed to accommodate the new access. Within the site the layout provides trees and hedges fronting the streets with more Oak trees along the main spine road and smaller species along secondary roads. Trees (mostly Maples) are proposed around the formal area of open space at the end of the avenue and along the boundary between the residential development and the informal open space to the south west.

The formal open space will contain a Local Equipped Area for Play (LEAP) which is a requirement of BW4 and a children's allotment. The area of informal open space to the south west will provide a landscaped setting to the development and a substantial area for dog walkers and informal recreation.

Overall, it is considered that the scheme provides a robust landscape strategy, protecting existing planting and trees and introducing significant new planting. This will be complemented by the large area of informal open space to the south west and the various footpaths and linkages being proposed which will link the scheme into the wider landscape and recreational network.

Highways/Parking

The principle of the highway implications of this proposal were originally agreed by Hampshire County Council as highway authority through the outline application. They have agreed to a new highway junction onto the Winchester Road, which will need to be covered by a suitable S278 agreement. A Residential Travel Plan was also secured through the Section 106 Legal Agreement to encourage a reduction in the amount of car travel.

The internal access roads, beyond the main junction tangent point are proposed to remain as private roads in perpetuity, in which case the roads and public areas will be managed and maintained by a management company.

In terms of to the layout, adequate car parking is being provided and that the layout has been designed to accommodate the turning and manoeuvring needs of a large refuse freighter.

The proposals are therefore acceptable from a highway point of view.

A key element of the scheme is also the requirement in Policy BW4 to provide linkages with the adjoining sites. In conjunction with these other sites (BW2 to BW5) this will facilitate the development of a strategic footpath / cycleway which is proposed to run along the southern edge of the town. A contribution was secured through Section 106 attached to the Outline consent towards this strategic footpath. The aim is that this will provide opportunities for both new and existing residents to access local open space and recreational facilities and the town centre by means other than the car. The layout provides routes within the application site which will link into the Tollgate Sawmill site, Winchester Road, the new open space to the south and through to the Vineyard site to the south east. The applicant has submitted detailed engineering drawings and sections showing how these links will be achieved in a satisfactory way in terms of avoiding undue impacts upon the Park Lug and surrounding trees.

Other Matters

Ecology

The outline application required further ecological information to be submitted at the reserved matters stage and the applicant has submitted a Habitat Management Strategy dealing reptile translocation, construction management, lighting and habitats. Condition 10 requires the mitigation and management measures set out in this report to be adhered to.

Drainage

Surface water drainage proposals are acceptable and have been agreed by HCC as the Local Lead Flood Authority.

Foul drainage will be provided for through upgrades to the sewer network and condition 4 requires that these are completed and that Southern Water confirm suitable capacity has been achieved before the dwellings are occupied.

Archaeology

The archaeological reports submitted with the application have been assessed by the Council's Archaeologist and area acceptable, allowing conditions 10, 11 and 12 of the outline consent to be discharged.

Conclusion

This site is one of the locations identified by the local community for additional housing in Bishops Waltham. The reserved matters application as amended builds on the outline masterplan and meets the requirements of Policy BW4. It is considered to be a high quality scheme which will make a positive and distinctive addition to Bishops Waltham. It will provide much needed housing, open space and will improve pedestrian and cycle connections along the south of the town. It is therefore recommended for approval.

Recommendation

That the matters reserved by Outline Planning Permission 15/00053/OUT Condition 7 are approved as follows:

- (a) The layout, siting and scale of all buildings and structures.**
- (b) The design and external appearance of all buildings and structures.**
- (c) Details of the roads and footways.**
- (d) Hard and soft landscape details.**

And the following details which are required by condition 8 of 15/00053/OUT to accompany the reserved matters application are approved:

- a) A Surface Water and Foul Drainage Scheme.**
- b) Details of the storage of waste.**
- c) A Construction Management Plan.**
- d) An Energy statement.**
- e) A Comprehensive Habitat Management Strategy.**

And details submitted to discharge Conditions 10, 11, 12 and 13 of 15/00053/OUT (relating to archaeology and tree protection measures) are approved.

Conditions/Reasons

Timescale for Starting Development

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).

Approved Plans

2. The implementation of the development hereby approved shall be carried out in accordance with the following approved plans and documents:

Application Plans by ADP Architects

- 1753-L01 Location Plan Rev A
- 1753-01 Proposed Site Master Plan Rev G
- 1753-02 Proposed Site Plan (North) Rev D
- 1753-03 Proposed Site Plan (South) Rev D
- 1753-04 Affordable Housing Layout Rev J
- 1753-05 Proposed Site Master Plan - Illustrative Rev H
- 1753-06 Proposed Site Plan – Illustrative Rev H
- 1753-07 Site Sections Rev D
- 1753-08 Proposed Street Scenes Rev D
- 1753-09 Proposed Street Scenes Rev C
- 1753-10 Plots 1-6 - Ground-First Rev B
- 1753-11 Plots 1-6 - Second-Roof Rev B
- 1753-12 Plots 1-6 - Elevations Rev B
- 1753-13 Plots 7-8 - Planning Drawing Rev B
- 1753-14 Plots 9-10 - Floor Plans Rev A
- 1753-15 Plots 9-10 - Elevations Rev A
- 1753-16 Plots 11-12 - Planning Drawing Rev A
- 1753-17 Plot 13 - Planning Drawing Rev B
- 1753-18 Plots 14-16 - Floor Plans
- 1753-19 Plots 14- 16 - Elevations
- 1753-20 Plot 16 – Single Garage Rev A
- 1753-21 Plots 17-18 - Floor Plans Rev B
- 1753-22 Plots 17-18 - Elevations Rev B
- 1753-23 Plots 19-21 - Floor Plans Rev A
- 1753-24 Plots 19-21 - Elevations Rev A
- 1753-25 Plots 22-23 - Planning Drawing Rev B
- 1753-26 Plots 24-25 - Floor Plans Rev A
- 1753-27 Plots 24-25 - Elevations Rev A
- 1753-28 Plots 26-27 - Planning Drawing Rev B
- 1753-29 Plots 28-29 - Planning Drawing Rev A
- 1753-30 Plot 30 - Planning Drawing Rev B
- 1753-31 Plots 31-32 - Planning Drawing Rev A
- 1753-32 Plots 33-36 - Ground-First Rev B
- 1753-33 Plots 33-36 - Roof-Elevations Rev B

- 1753-34 Plots 33-36 - Elevations Rev B
- 1753-35 Plots 37-38 - Floor Plans Rev A
- 1753-36 Plots 37-38 - Elevations Rev A
- 1753-37 Plot 39 - Planning Drawing Rev A
- 1753-38 Plot 40 - Planning Drawing Rev A
- 1753-39 Plot 40 - Double Garage Rev A
- 1753-40 Plot 41 - Planning Drawing Rev A
- 1753-41 Plot 41 & 67 - Double Garage Rev B
- 1753-42 Plot 42 - Planning Drawing Rev A
- 1753-43 Plot 42 - Double Garage Rev A
- 1753-44 Plot 43 - Planning Drawing Rev A
- 1753-45 Plot 43 - Single Garage Rev A
- 1753-46 Plot 44 - Planning Drawing Rev A
- 1753-47 Plot 44 - Single Garage Rev A
- 1753-48 Plots 45-46 - Floor Plans Rev A
- 1753-49 Plots 45-46 - Elevations Rev A
- 1753-50 Plots 47-48 - Floor Plans Rev A
- 1753-51 Plots 47-48 - Elevations Rev A
- 1753-52 Plots 49-50 - Planning Drawing Rev A
- 1753-53 Plots 51-52 - Planning Drawing Rev A
- 1753-54 Plot 53-55 - Floor Plans Rev B
- 1753-55 Plot 53 - Single Garage Rev A
- 1753-56 Plot 53-55 - Elevations Rev C
- 1753-57 Plot 54-55 - Double Garage Rev B
- 1753-59 Plot 56 - Single Garage Rev B
- 1753-60 Plot 56 - Planning Drawing Rev B
- 1753-61 Plot 57 - Planning Drawing Rev C
- 1753-62 Plot 58 - Planning Drawing Rev A
- 1753-63 Plot 59 - Planning Drawing Rev B
- 1753-64 Plot 59 - Double Garage Rev B
- 1753-65 Plot 60 - Planning Drawing Rev A
- 1753-66 Plot 60 - Double Garage Rev A
- 1753-67 Plots 61-62 - Floor Plans Rev A
- 1753-68 Plots 61-62 - Elevations Rev A
- 1753-69 Plots 63-64 - Floor Plans Rev A
- 1753-70 Plots 63-64 - Elevations Rev A
- 1753-71 Plot 65 - Planning Drawing Rev A
- 1753-72 Plot 66 - Planning Drawing Rev A
- 1753-73 Plot 67 - Planning Drawing Rev A
- 1753-75 Plots 68-73 - Ground-First Rev C
- 1753-76 Plots 68-73 - Second-Roof Rev B
- 1753-77 Plots 68-73 - Elevations Rev C
- 1753-78 Plots 74-75 - Planning Drawing Rev B
- 1753-79 Plot 76-77 - Floor Plans Rev B
- 1753-80 Plots 76-77 - Double Garage Rev A
- 1753-81 Plots 76-77 - Elevations Rev B
- 1753-82 Plots 78-79 - Planning Drawing Rev B
- 1753-83 Plot 80 - Planning Drawing Rev A
- 1753-84 Plots 81-82 - Planning Drawing Rev A

- 1753-85 Plots 83-85 - Ground-First Rev C
- 1753-86 Plots 83-85 - Roof-Elevations Rev C
- 1753-87 Plot 83-85 - Elevations Rev C
- 1753-88 Plot 86 - Planning Drawing Rev A
- 1753-89 Plot 86 - Single Garage Rev A
- 1753-90 Plot 87 - Planning Drawing Rev A
- 1753-91 Plot 88 - Planning Drawing Rev A
- 1753-92 Plots 89-91 - Floor Plans Rev A
- 1753-93 Plots 89-91 - Elevations Rev A
- 1753-94 Plot 92 - Planning Drawing Rev A
- 1753-95 Plot 93 - Planning Drawing Rev A
- 1753-96 Plot 94 - Planning Drawing Rev A
- 1753-97 Plot 94 - Single Garage Rev A
- 1753-98 Plots 95-97 - Floor Plans Rev B
- 1753-99 Plots 95-97 - Elevations Rev B
- 1753-100 Plot 98 - Planning Drawing Rev A
- 1753-101 Plot 99 - Planning Drawing Rev A
- 1753-102 Plot 100 - Planning Drawing Rev A
- 1753-103 Plot 101 - Planning Drawing Rev A
- 1753-104 Plot 101 - Single Garage Rev A
- 1753-105 Plot 102 - Planning Drawing Rev A
- 1753-106 Plot 103 - Planning Drawing Rev A
- 1753-107 Plot 104 - Planning Drawing Rev B
- 1753-108 Plot 105 - Planning Drawing Rev A
- 1753-109 Plot 105 - Single Garage Rev A
- 1753-110 Plot 106 - Planning Drawing Rev C
- 1753-111 Plots 107-108 - Floor Plans Rev A
- 1753-112 Plots 107-108 - Elevations Rev A
- 1753-113 Plot 109 - Planning Drawing Rev A
- 1753-114 Plot 109 - Single Garage Rev A
- 1753-115 Plots 110-112 - Floor Plans Rev A
- 1753-116 Plots 110-112 - Elevations Rev A
- 1753-117 Plot 113 - Planning Drawing Rev A
- 1753-118 Plots 114-117 - Ground First Rev B
- 1753-119 Plots 114-117 - Planning Drawing Rev B
- 1753-120 Plot 118 - Planning Drawing + Plots 119-120–Double Garage Rev A
- 1753-121 Plot 118 - Single Garage Rev A
- 1753-122 Plot 119-120 - Floor Plans Rev B
- 1753-123 Plot 120 - Planning Drawing Rev A
- 1753-124 Plot 121 - Planning Drawing Rev A
- 1753-125 Plot 122 - Planning Drawing Rev C
- 1753-126 Plot 123 - Planning Drawing Rev B
- 1753-127 Plot 124 - Planning Drawing Rev B
- 1753-128 Plot 125 - Planning Drawing Rev A
- 1753-129 Plot 124 – Single Garage Rev A
- 1753-130 Plot 114-117 – Elevations Rev A

Engineering Plans and Documents by MJA Consulting

- 5446:P01 Drainage Layout Rev B

- 5446:P02 External levels Layout Rev C
- 5446:P05 Footpath Links Plan and Sections Rev A
- 5446:P10 Longitudinal Sections Sheet 1 Rev A
- 5446:P11 Longitudinal Sections Sheet 2 Rev A
- 5446:P20 Carriageway Construction Details Rev A
- 5446:P70 Attenuation Details
- 5446:P90 Refuse Tracking Rev E
- 5446:P91 Fire Tender Tracking Rev C
- 5446:P101 Proposed Foul Drainage
- SUDS Management and Maintenance Plan Rev A

Other Supporting Documents

- Written Scheme of Investigation for Archaeological Evaluation by L-P Archaeology, v2.1, October 2017
- Archaeological Evaluation Report v1.4 by L-P Archaeology, January 2018
- Affordable Housing Statement January 2018
- Sustainability Statement by JSP Sustainability Ltd, January 2018)
- House Types SAPS: Regulations Compliance Report
- Ground Investigation Report by Geo-Environmental, 13 December 2017
- Risk Assessment and Method Statement by Geo-Environmental

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

Conditions to be discharged Prior to Construction above Slab Level

3. Prior to construction above slab level, details of Clay Plain tiles shall be submitted to and approved in writing by the local planning authority. The buildings shall be constructed only with the approved tile and all other external materials and details for the buildings, walls, and other structures and external hard landscaping surfaces shall be constructed in accordance with the materials detailed in section 3.45 (pages 24 – 26) of the Planning & Design and Access Statement dated January 2018 by Pro Vision.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

Conditions to be discharged prior to the Occupation of the Dwellings

4. None of the dwellings shall be occupied until the upgraded sewer works set out in the submitted report SL1 Outline Design Study by Southern Water dated February 2017 have been completed and confirmation has been provided by Southern Water that the resulting capacity will be sufficient to serve the development.

Reason: To ensure adequate foul drainage is provided to serve the development.

5. Prior to the occupation of the first dwelling hereby permitted (or, if necessary, in accordance with a phasing programme for occupation to be agreed by the local planning authority), 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 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 occupied in accordance with these approved details.

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

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

7. Prior to the occupation of the first dwelling hereby permitted, a signage scheme for the cycle and footpath routes shall be submitted to and approved in writing by the local planning authority. The approved signs shall be erected prior to the occupation of the last 10 dwellings on site to be occupied.

Reason: In the interests of local amenity to ensure legibility and access for local residents.

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

- JSL_2953_100 Landscape Strategy D Rev I
- JSL_2953_101 Character Plan Rev C
- JSL_2953_120 Illustrative Detail Area 1 Rev C
- JSL_2953_121 Illustrative Detail Area 2 Rev C
- JSL_2953_122 Illustrative Detail Area 3 Rev C
- JSL_2953_560 Tree and Shrub Schedule Rev C
- JSL_2953_501 Softworks Plan 1 of 4 Rev E
- JSL_2953_502 Softworks Plan 2 of 4 Rev F
- JSL_2953_503 Softworks Plan 3 of 4 Rev E
- JSL_2953_504 Softworks Plan 4 of 4 Rev F
- JSL_2953_201 Hardworks Surfaces Plan Surfaces – Kerbs 1 of 3 Rev D
- JSL_2953_202 Hardworks Surfaces Plan Surfaces – Kerbs 2 of 3 Rev F
- JSL_2953_203 Hardworks Surfaces Plan Surfaces – Kerbs 3 of 3 Rev E
- JSL_2953_204 Hardworks Surfaces Plan Enclosures 1 of 3 Rev D
- JSL_2953_205 Hardworks Surfaces Plan Enclosures 2 of 3 Rev F
- JSL_2953_206 Hardworks Surfaces Plan Enclosures 3 of 3 Rev E
- JSL_2953_401 Hardworks Details Enclosures Details (Sheet 1)
- JSL_2953_402 Hardworks Details Enclosures Details (Sheet 2)
- JSL_2953_403 Softworks Details Tree Pit Details Rev A
- JSL_2953_570 Soft Landscape Specification Rev A

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

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

Development limits

9. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Implications Assessment and Method Statement by Eco Urban Limited, 11 January 2018 shall be installed and retained for the duration of the construction period. No arboricultural works shall be carried out to trees other than those specified and in accordance with this Arboricultural Implications Assessment and Method Statement, unless otherwise agreed in writing by the local planning authority.

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

10. Works shall be carried out in full accordance with the specific recommendations and mitigation measures set out in sections 3.0 and 4.0 of the Habitat Management Strategy Report by Lindsay Carrington Ecological Services, Updated September 2018 unless otherwise approved in writing by the local planning authority.

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

11. Works shall be carried out in full accordance with the specific recommendations and mitigation measures set out in the Construction and Environmental Management Plan Bargate Homes and Southcott Homes, 18 January 2018 Rev A unless otherwise approved in writing by the local planning authority.

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.

Informatives

01. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

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

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

02. This permission is granted for the following reasons:

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

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

Winchester Local Plan Part 1 – Joint Core Strategy

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
CP4 – Affordable Housing on Exception Sites
CP7 – Open Space, Sport & Recreation
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 and Water Environment
CP19 – South Downs National Park
CP20 – Heritage and Landscape Character
CP21 – Infrastructure and Community Benefit

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

BW4 – Albany Farm Housing and Open Space Allocation
DM1 – Location of New Development
DM2 – Dwelling Sizes
DM6 – Open Space Provision
DM14 – Masterplans
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
DM24 – Special Trees, Important Hedgerows and Ancient Woodlands
DM26 – Archaeology
DM29 – Heritage assets

National Planning Policy Guidance/Statements:

National Planning Policy Framework 2018

Supplementary Planning Guidance

- Bishops Waltham Design Statement February 2016
- High Quality Places March 2015
- Affordable Housing February 2008
- Residential Parking Standards December 2009
- Winchester District Landscape Character Assessment (Durley Claylands Character Area) March 2004

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

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

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

For further advice on this please refer the Construction Code of Practice <http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

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

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

- The name of the planning officer who dealt with application
- The application case number
- Your contact details
- The appropriate fee.

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