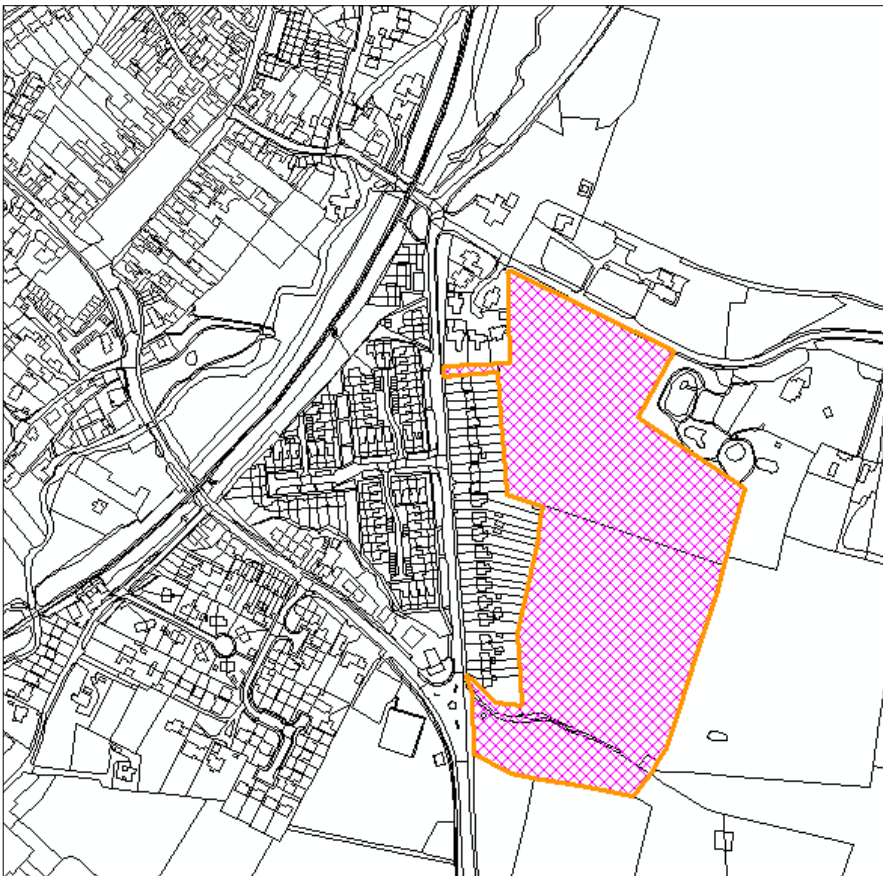


Case No: 18/01282/REM
Proposal Description: Approval of the siting, design and external appearance of the buildings and the landscaping of the site.
Address: Land To The Rear Of 1 To 34 School Road Wickham PO17 5AE
Parish, or Ward if within Winchester City: Wickham
Applicants Name: Mr Ray Carlier
Case Officer: Mr Simon Avery
Date Valid: 24 May 2018
Site Factors: Solent Disturbance and Mitigation Zone
Recommendation: Application Permitted



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Case No: 18/01282/REM

General Comments

Link to Planning Documents : <https://planningapps.winchester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P94966BPH7800>

Application is reported to Committee as the number of objections received is 4 but objections have also been received from The Wickham Society and The Wickham Residents Association.

This is a reserved matters application following approval of outline consent for 82 dwellings through application 15/02523/OUT. The outline consent included the detailed consideration of the access which was permitted in the form of a 4th arm from the roundabout at the junction of the A32 and A334.

Site Description

This site is located on the south eastern edge of Wickham. It consists of 2 fields which are located behind houses on the eastern side of School Lane and a small section of woodland to the south of these. The fields are historically associated with the Church of St Nicholas which is located to the north of the site on the other side of Southwick Road. Southwick Road itself bounds the northern edge of the application site and an extensive area of land to the north of Southwick Road is an historic parkland called Rookesbury Park. This is within the South Downs National Park. Rookesbury Park Manor house sits within the parkland to the north east and is Grade II* Listed.

The western boundary of the site is enclosed by the rear gardens of houses on the east side of School Road. To the northwest, on the corner of Southwick Road and School Road is a separate development called Glebe Corner. Wickham Conservation Area extends from the centre of the village to the west side of School Road. There are some Listed Buildings opposite the site to the north, near the Church, which itself is Grade II* Listed.

The woodland at the southern end of the site sits adjacent to a roundabout at the junction of the A334 and A32. A vehicular access to the site is located just to the north of this roundabout. A large detached house and grounds (The Old Rectory) is located to the northeast of the site and this is also Grade II Listed. The site is enclosed on the eastern side by hedgerows.

There are some significant protected trees within the site. The land is relatively flat towards the south but rises up gently to the north and more markedly on the eastern edge. The site includes a strip of land linking into School Road which runs between the northernmost house fronting School Road and the dwellings on Glebe Corner.

The site is archaeologically sensitive with the northern field being the site of a medieval and post-medieval moated manorial site (Wickham Manor) dating from the 11th century. Within the wooded area at the southern end of the site lie a series of possible infilled fishponds associated with the medieval manorial complex. There is also evidence of Roman and prehistoric remains.

Proposal

This is a reserved matters application seeking approval of the details of the siting, design and external appearance of the buildings and the landscaping of the site plus details of internal roads and footpaths and other detailed planning considerations such as drainage, ecology, archaeology, construction management and sustainability.

The proposal is for 82 dwellings consisting of 12 four bedroom houses, 39 three bedroom houses, 18 two bedroom houses, 1 two bedroom flat and 12 one bedroom flats.

32 of these dwellings are affordable consisting of 11 three bedroom dwellings, 13 two bedroom dwellings and 8 one bedroom dwellings. 23 of the affordable homes are for rent and 9 for shared ownership.

The scheme provides open space to the north and south of the proposed housing with a formal play area in the southern wooded area.

Relevant Planning History

15/00946/SCREEN - Request for a screening opinion under the EIA Regulations for proposed residential development comprising of 80 residential units with landscaping, access and associated works on land to the south of Southwick Road. EIA NOT REQUIRED 28th May 2015.

15/02523/OUT - Erection of 82 dwellings, alterations to junction of A32 and A334 and provision of pedestrian and cycle access. (OUTLINE Application considering access). PERMITTED 26th June 2017.

Consultations

HCC Highways Authority:

- The application should be commented on by WCC Highway Engineer due to the scale of the development.

Natural England:

- No objections.

South Downs National Park Authority:

- No objections
- The SDNPA would welcome a landscape management regime which is for the benefit of wildlife and which retains the existing agricultural/parkland character of the site.
- Further details on lighting are required.

HCC Local Lead Flood Authority:

- No objections.

Southern Water:

- The proposed surface water drainage is not adoptable by Southern Water.
- The design of the foul sewerage on site does not meet the standards required by Southern Water and so Southern Water would not adopt them.

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- The submitted information relating to foul sewerage drainage does not include sufficient foul drainage solution to accommodate additional flows from 82 dwellings and there is an increased risk of flooding unless network reinforcement is undertaken.
- This reinforcement will be provided through the New Infrastructure charge however Southern Water will need to work with and understand the development program and ensure the delivery of network reinforcement aligns with the occupation of the development.

WCC Drainage Engineer

- Southern Water need to provide a capacity check and permission to connect, and the developer needs to confirm that the on site foul infrastructure is being offered for adoption or if not a management plan.

WCC Head of Strategic Planning:

- The proposal does not appear to raise any matters of concern in relation to the planning policy requirements for the site.

WCC New Homes Delivery Team:

- No objections.
- A financial contribution will also need to be paid by the applicant in lieu of the fraction of an affordable home.

WCC Head of Environmental Protection:

- Further noise information is required.

WCC Head of Historic Environment:

- No objections - no above ground heritage assets or their settings would be directly or indirectly affected by the proposed development.

WCC Head of Landscape:

- No objections.

WCC Head of Landscape - Ecology:

- No objections.

WCC Head of Historic Environment - Archaeology

- No objection in principle but details of landscaping, ecological enhancements and drainage need to be acceptable in relation to archaeology.

Representations:

Wickham Parish Council

- There is no objection to the principle of development on this site as its allocation has been supported by the Parish Council through the Local Plan process.
- The Parish Council would like to see details of the open space areas, archaeology and ecology covered by conditions.
- The site experiences extreme flooding at times, the applicant has not demonstrated that the development will not adversely affect the existing residents in School Road or the residents of the new houses.

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- Storm and sewer flooding is a key concern for Wickham residents. Whilst it is understood that a condition will be placed on the permission to ensure WCC and Southern Water are content with the drainage proposals, as this is of such importance to local residents more dialogue and information is requested at the earliest stage.
- The use of a private management company to maintain the open spaces and play areas is not supported to ensure the new residents are not burdened with inequitable additional management charges.
- Concern from local residents about traffic congestion on the A334 and B2177 which will impact on the access into the site at the A334/A32 junction.

5 letters received from 4 households objecting to the application for the following reasons:

- The footpath and parking spaces proposed along the western edge of the site adjacent to the rear gardens of properties on School Road will result in noise, disturbance, air pollution and overlooking and cause an added security risk to these properties.
- Lack of screening / planting / a buffer zone along the boundary with School Road properties.
- Concerns about inadequate drainage and flooding and lack of detail about water management.
- The volume of traffic coming out onto the roundabout from the new development will increase congestion problems.
- A controlled pedestrian crossing, or a combination of an uncontrolled crossing with a fixed speed camera, would provide safer options for pedestrian access to the site.
- Lacking of traffic calming measures within the development.
- Failure of the developer to liaise with residents.
- The highest density of people (flats) have been placed backing directly onto the School Road gardens with minimal buffer zone.
- Concern about lighting levels and their effect on the SDNP dark skies policy.
- All hard surfaced areas should be permeable.
- Tree protection measures need to be in place.
- Construction management needs to be in place.

Wickham Residents Association

- No work should proceed until a drainage solution has been agreed between the developers and Southern Water that will ensure that the new homes will not worsen flooding problems that affect Wickham.
- The additional traffic to and from the development, and the need for more residents to cross the A32 could be mitigated by the provision of a controlled crossing, signs in School Road informing north-bound traffic of the 30mph limit beyond the roundabout, and a permanent speed camera.
- The plan should include sustainable transport measures, such as shared pedestrian and cycle ways on the approach roads.
- The developers should work with the local authorities with a view to reducing noise pollution, speeding and littering arising from additional traffic.
- Parking bays on the west side of the site will add to disturbance, air pollution and nuisance for existing residents.
- Additional screening is required for the rear gardens of existing homes in School Road.

- Concern about disturbance to residents of School Road from traffic flow into and out of Wickham.
- Road surfacing and re-surfacing should provide noise-reducing materials which would benefit the immediate neighbourhood.
- Proper liaison with the Parish Council, community groups and the neighbourhood is required.

The Wickham Society

- The inclusion of a pelican crossing on the A32 is to be welcomed, however the speed of traffic on this portion of the road frequently exceeds the speed limit and to ensure the safety of young children crossing the road to reach the village centre or school, additional traffic calming measures need to be included.
- The work required to upgrade the roundabout on the A32 at the entrance to the development must take into account the impact of more than 6,000 houses in Welborne.
- Without increased investment in public transport and ride sharing initiatives throughout the area, the advent of all the proposed development in Wickham and Welborne will cause Wickham roads to become frequently gridlocked with the subsequent harmful effect on the environment and local residents.
- The proposed visitor parking spaces and pedestrian pathways to the village will have an impact on existing residents as they will be located close to homes that currently have limited disturbance. Security and lighting needs to be sensitive to existing residents' needs and concerns while limiting the effect on the environment.
- Consultation and working with Southern Water is essential to prevent additional water damage to existing housing.
- Screening should be provided on the boundaries of the site, and the path and parking spaces alongside the boundary of existing housing located on School Road should include tree lined screening on this boundary to reduce as far as possible the visual and noise impact.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1)

- DS1, MTRA1, MTRA2, MTRA3, MTRA4, CP2, CP3, CP4, CP5, CP6, CP7, CP8, CP9, CP10, CP11, CP12, CP13, CP14, CP15, CP16, CP17, CP18, CP19, CP20, CP21

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

- DM1, DM2, DM3, DM4, DM5, DM6, DM7, DM8, DM9, DM10, DM11, DM12, DM13, DM14, DM15, DM16, DM17, DM18, DM19, DM20, DM21, DM22, DM23, DM24, DM25, DM26, DM27, DM28, DM29, DM30, DM32, DM32, DM33

Supplementary Planning Guidance:

- Residential Parking Standards December 2009
- Wickham Village Design Statement
- High Quality Places March 2015
- Affordable Housing February 2008

National Planning Policy Guidance/Statements:

- National Planning Policy Framework (2018)

Planning Considerations

- Principle of development
- Drainage
- Housing Mix and Tenure
- Design/layout
- Impact on character of area and neighbouring property
- Landscape/trees
- Highways/parking
- Ecology
- Planning Obligations/Agreements
- Conclusion

Principle of development

The principle of developing this site has already been established as it has been allocated for residential development through policy WK3 of the LPP2. This has re-defined the settlement boundary for Wickham to include this area of land. An outline application for 82 dwellings with all matters reserved apart from access was approved in June 2017 (15/02523/OUT).

Policy WK3 sets out a number of criteria which need to be met when it is developed. In addition to this the LPP2 includes policy WK1 which specifically deals with drainage in Wickham due to problems that are currently experienced in the village with surface and foul water drainage. The criteria of WK1 must also be satisfied by this proposal. The requirements of WK1 and WK3 are as follows:

- Provision of about 80 dwellings at the southern end of the site.
- Public Informal Open Space and Parkland in the northern part of the site.
- Open Space within the housing development (Local Equipped Areas for Play)
- A masterplan and phasing plan establishing principles for the disposition of housing, open space, access points and linkages for the whole allocated area and timing of provision.
- A contribution towards the improvement of Wickham Recreation Ground.
- Safe vehicle, pedestrian and cycle access to the site and crossing arrangements for School Road.
- Substantial landscaping.
- Investigation and proper preservation / recording of archaeology.
- Proper assessment of flooding and drainage issues.
- Suitable connection to the sewerage and water supply networks.
- Management measures and / or contributions to address the risk of flooding.

It is considered that the outline application satisfied all of these criteria as follows:

- The scheme proposed 82 dwellings which met the requirement of 'about' 80.
- It provided the necessary open space in the north of the site and another area to the south of the housing.
- The application was supported by an illustrative Masterplan which provided the basis for a high quality scheme which it was considered will create a successful place.
- The applicant agreed a contribution of £150,000 towards a new pavilion at

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Wickham Recreation Ground.

- The scheme provided a new access off the roundabout and suitable pedestrian and cycle routes and links including a crossing over School Road.
- Suitable landscaping was being provided around boundaries and within the site.
- Southern Water agreed to work with the developer to engineer a drainage solution that prevents flooding from the sewerage system and will ensure any existing problems are not exacerbated. The details of this were not resolved but a planning condition was attached requiring the developer to agree a drainage solution with Southern Water, prior to the start of construction (condition 8a of 15/02523/OUT). On this basis it was considered that the drainage issues relating to the outline application had been addressed as far as they could at that stage and that there were adequate safeguards in place to ensure that development could not proceed until the necessary infrastructure to serve this development was in place.

The requirements of policies WK1 and WK3 were therefore considered to be met by the outline application. In addition to these requirements the outline scheme was also acceptable in terms of housing mix and the provision of affordable housing. The County Council are not seeking education contributions for this development.

The reserved matters application now provides the full details of the siting, design and external appearance of the buildings and the landscaping of the site plus details of internal roads and footpaths and other detailed planning considerations such as drainage, ecology, archaeology, construction management and sustainability. This is assessed in detail below.

Drainage

Wickham is an area identified as having drainage and flooding problems and policies WK1 and WK3 are tailored to address these issues. In terms of foul drainage the proposed development would increase the risk of flooding unless the drainage network is upgraded. However, there are mechanisms whereby Southern Water can charge the developer to provide the necessary infrastructure and Southern Water can therefore work with the developer to ensure the delivery of infrastructure aligns with the occupation of the development. On this basis, the development is acceptable, subject to condition 5 which prevents occupation of the dwellings until the drainage infrastructure has been provided.

Southern Water have also advised that the proposed on site sewers would not meet their standards and so they would not be prepared to adopt them. Instead the developer intends to source a private maintenance company to maintain and repair the sewers within the site boundary. This is acceptable subject to the submission of a management plan detailing all the on site drainage infrastructure that needs maintaining. This is also required by condition 6.

For surface water drainage Hampshire County Council's Flood and Water Management team are satisfied with the proposals.

Housing Mix and Tenure

Policy CP3 of the LPP1 requires 40% of the dwellings to be affordable. This equates to 32.8 of the 82 proposed dwellings. Therefore 32 of the on site dwellings are proposed to be affordable and the difference (0.8 of a dwelling) is to be provided in the form of a financial contribution amounting to £94,400. The s106 legal agreement attached to the

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outline permission allows this to be secured.

The developer is proposing that 23 affordable homes are for rent and 9 for shared ownership. This means that over 70% of the affordable homes provided are for rent which also complies with the requirements of CP3.

The applicants are proposing a mixture of flats and houses for the affordable homes. Over three quarters of the affordable homes are houses with the smaller units provided as flats and flats over garages. This mix is acceptable.

The sizes of the affordable homes generally meet the requirements of LPP2 policy DM2 apart from the flats over garages which are not large enough to meet the standard for a 2 storey flat although they do for 1 storey.

The developer is proposing affordable housing of 1, 2, and 3 bedrooms which is acceptable and will meet key housing need and affordability issues in this area.

The Housing Mix plan shows a spread of affordable homes across the site, allowing for interaction between the affordable homes and the open market properties. As such the location of the affordable homes is considered to be acceptable.

Design/layout

The layout of the scheme is substantially the same as was shown on the masterplan approved with the outline consent. This consisted of six perimeter blocks of housing with dwellings facing outwards to the open space areas to the south and north or onto internal streets within the development. The majority of the streets are shared surfaces and there is a pedestrian route through the centre of the site. This provides the opportunity for some large trees in the middle of the development to complement the existing trees within the fields. This route will be expected to be landscaped to a high standard to ensure it is an attractive route through the centre of the scheme running from the LEAP to the south up to the open space to the north.

Car parking will be provided through a mixture of on street parking, on plot parking or in small parking courts.

The design of the buildings also follows the form and proportions shown on the masterplan and design and access statement which supported the outline permission. However, the full details and elevations are now provided at this reserved matters stage. These show houses which are traditional in form and appearance. They have a mixture of pitched and half-hipped roofs with chimneys and the proportions and elevations are consistently well designed and detailed. Overall, the composition of the street has order and cohesion through the forms of the buildings and the consistent use of materials and render, giving the development a strong and distinct architectural language.

The layout provides an area of informal open space to the north which will include a fairly informal / unobtrusive pathway route northwards. At the southern end of the site a small area of woodland will be opened up and managed to space for a Local Equipped Area of Play (LEAP) and some more informal open space around it in the woodland. Good links are provided around and through the housing development to give access to the open space areas.

Overall, it is considered that the design and layout follows the outline masterplan and is of high quality, and demonstrates that housing, open space, access points and linkages can be accommodated in an appropriate fashion. It 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 Councils High Quality Places SPD.

Impact on character of area and neighbouring property

While providing a reasonably large number of houses, the site is generally well screened from views by existing trees. It is open to nearby views from a short section of the Southwick Road to the north and a short section of the Fareham Road to the south. However, additional planting is proposed to help further screen and soften the proposed housing. This planting will be primarily along the northern and western edges of the proposed housing, within the existing hedgerow to the eastern boundary and within the body of the development in association with a pedestrian 'green route' which connects the open space to the north with the play area and woodland to the south. On the basis of this landscape framework and the high quality of the design and layout, it is considered that the development will not be intrusive and 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.

The character of the area is also defined by a number of heritage assets which are the Listed Buildings St Nicholas Church and its churchyard (listed tombs), Beverley and the Old Rectory to the north and northeast of the site, the historic parkland on the north side of Southwick Road, and the Wickham Conservation Area to the west.

The church is the most prominent of these assets as recognised in its Grade II* listing. As the new housing is however proposed to be located on the southern part of the land, its overall impact on these heritage assets is limited, being restricted to direct views southwards from the section of Southwick Road that bounds the site. The use of the northern field as informal open space would maintain the immediate open setting of the church and its neighbouring listed buildings. It will also ensure the views from within the conservation area, looking east from Bridge Street (beneath the disused railway bridge) are not affected. The retention of the large trees that visually separate the northern and southern fields will also moderate views of the new development, which will be to some extent screened by them in views from the north.

Another important feature of the site is its archaeology. The northern field is the site of a medieval and post-medieval moated manorial site (Wickham Manor) dating from the 11th century. It survives as both upstanding earthworks and as buried archaeological remains. Although not currently designated, the remains of the moated manor site are considered to be of high archaeological significance, potentially of national importance and the majority of the complex is well preserved under a pasture regime. The retention of the northern field as informal open space ensures that the remains of the moated manorial complex will be conserved, including the legibility of the surviving earthworks.

In addition to the archaeology in the northern field there is evidence of Roman and prehistoric archaeology within the site and at the southern end within the wooded area, lie a series of possible infilled fishponds associated with the medieval manorial complex.

These archaeological resources are not considered to form an overriding constraint to development but need to be the subject of archaeological investigation and recording, some of which has been suitably undertaken in any case following the grant of outline consent. As such Archaeological conditions placed upon the outline consent have been partially discharged through the submission of a Written Scheme of Investigation but where appropriate these conditions are proposed to be re-applied to this reserved matters application. The proposals are therefore considered to be acceptable in terms of archaeology.

In terms of its impact on neighbouring properties, the housing is enclosed within the site. Properties on School Road back onto the site but the new housing will be set back from these gardens with the internal roadway in between. The new housing will not therefore compromise the privacy or enjoyment of these gardens. Aside from this the new housing will be surrounded by the open space areas to the north and south and fields to the east. Other neighbouring properties such as the Old Rectory are some distance away.

The proposals will result in additional traffic but it is not considered that this will result in an unacceptable impact on the existing properties. Concern has been raised by local residents living in School Road about the proposed footpath and parking areas to be located on the western edge of the site, adjacent to the end of their rear gardens. However, these features were shown on the outline masterplan. In any case, it is not considered that the location of a footpath here would unacceptably compromise the privacy or security of these rear gardens or that the 10 parking spaces proposed would result in an unacceptable amount of noise or disturbance. There will be additional planting provided along the boundary of the site.

The layout of the proposed housing 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 has substantial planting around its boundaries and there are large trees along the boundary between the two fields which are a significant asset. The layout respects the landscape setting and enables this to be substantially retained and strengthened and enjoyed by future residents.

An important element of the design is to introduce trees along the central pathway which will in due time help to break up the scale and mass of the development.

Overall it is considered that the scheme has a strong landscape framework which will help contribute towards a successful place.

Highways/Parking

Access to the development was approved under the outline planning permission and Hampshire County Council as the highways authority have agreed the details of proposals to construct an additional arm on the A32/A334 roundabout to serve the new development and increase capacity on the roundabout. Pedestrian facilities will be provided in the form of uncontrolled crossings on 3 arms of the roundabout and footways both sides of the new arm, into the site.

This reserved matters application provides details of the internal road layout and

parking arrangements. The internal roads consist of a perimeter road to the site, provided as a shared surface street, and two shared surface 'home-zone' style streets east-west through the development. There will be a central spine pedestrian and cycle route through the site, to link to the public open space areas to the north and to provide a permeable route through the layout. The proposed roads are to be constructed to adoptable standards.

Allocated car parking spaces are being provided in garages, driveways and courtyards in accordance with the Council's Residential Parking Standards. Visitor and unallocated parking spaces are provided in designated parking bays adjacent to roads. Cycle storage for houses is to be provided by storage sheds in rear gardens or space in garages providing storage for a minimum of two bicycles. The flats will have cycle storage enclosures.

All houses will have rear gardens with storage areas for refuse and recycling and pathway access to the front of the property. Flats will have enclosures with storage areas.

Ecology

This site is within the 5.6 Kilometre Zone of Influence for the Solent and Southampton Water Special Protection Area (SPA). The Solent Recreation Mitigation Partnership (SRMP), now known as Bird Aware, requires a financial contribution per dwelling to mitigate impacts from increased recreational disturbance on the coastal areas. These contributions have already been secured through the s106 legal agreement linked to the outline consent. Natural England have advised that they are satisfied that these contributions will mitigate against the potential recreational impacts of the development on the coastal sites.

The application is supported by an ecological assessment which covers key issues about protected species and habitat. Further details in relation to biodiversity are required but these can be secured by conditions (see conditions 3, 10 and 11). On the basis of this report it is considered that the development will be acceptable in terms of its impact on biodiversity.

Planning Obligations/Agreements

A s106 legal agreement was drawn up as part of the outline planning permission. This ensured that affordable housing, open space, a sports pavilion, an employment and skills plan, and the Solent Recreation Mitigation Partnership contribution were all secured in conjunction with the development. In securing these provisions the local planning authority had regard to the tests laid down in para 206 of the NPPF which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects. The s106 remains valid for the reserved matters stage of the development.

Conclusion

This site has been allocated through policy WK3 of the adopted LPP2 for housing and open space and outline permission granted through application 15/02523/OUT. This reserved matters application builds on the outline masterplan and meets the requirements of policy WK3 (and WK1 in regard to drainage). It is considered to be a high quality scheme which will make a positive and distinctive addition to Wickham. It

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will provide much needed housing, open space and will creates the opportunity for important archaeological remains to be better appreciated. It is therefore recommended for approval.

Recommendation

That the matters reserved by Outline Planning Permission 15/02523/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 details which are required by condition 8b of 15/02523/OUT consisting of a Comprehensive Ecological Report.

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 John Whiting Architect

- 1707P001—Location Plan
- 1707P002—Block Plan
- 1707P003—Site plan as existing
- 1707P004—Site plan as proposed
- 1707P005—Site plan as proposed with survey overlay
- 1707P006—Site elevations—sheet 1
- 1707P007—Site elevations—sheet 2
- 1707P008—Site elevations—sheet 3
- 1707P009—Elevation materials plan
- 1707P010—Paving materials plan
- 1707P011—Housing mix plan
- 1707P012—Artist's impression - view from SW
- 1707P101—Plot 1 plans & elevations
- 1707P102—Plots 2-6 GF plans
- 1707P103—Plots 2-6 FF + roof plans
- 1707P104—Plots 2-6 elevations 1
- 1707P105—Plots 2-6 elevations 2

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- 1707P106—Plots 7-9 GF plans
- 1707P107—Plots 7-9 FF plans
- 1707P108—Plots 7-9 elevations
- 1707P109—Plot 10 plans & elevations
- 1707P110—Plot 11 plans & elevations
- 1707P111—Plots 12-16 GF plans
- 1707P112—Plots 12-16 FF + roof plans
- 1707P113—Plots 12-16 elevations 1
- 1707P114—Plots 12-16 elevations 2
- 1707P115—Plots 17-19 plans
- 1707P116—Plots 17-19 elevations
- 1707P117—Plot 20 plans & elevations
- 1707P118—Plots 21-22 plans
- 1707P119—Plots 21-22 elevations
- 1707P120—Plot 23 plans & elevations
- 1707P121—Plots 24-26 plans
- 1707P122—Plots 24-26 elevations
- 1707P123—Plots 27-31 GF plan
- 1707P124—Plots 27-31 FF & roof plans
- 1707P125—Plots 27-31 elevations 1
- 1707P126—Plots 27-31 elevations 2
- 1707P127—Plot 32 plans & elevations
- 1707P128—Plot 33 plans & elevations
- 1707P129—Plots 34-35 plans
- 1707P130—Plots 34-35 elevations
- 1707P131—Plot 36 plans & elevations
- 1707P132—Plot 37 plans & elevations
- 1707P133—Plots 38-39 plans
- 1707P134—Plots 38-39 elevations
- 1707P135—Plots 40-41 plans
- 1707P136—Plots 40-41 elevations
- 1707P137—Plot 42 plans & elevations
- 1707P138—Plots 43-47 GF plans
- 1707P139—Plots 43-47 FF + roof plans
- 1707P140—Plots 43-47 elevations
- 1707P141—Plots 48-49 plans
- 1707P142—Plots 48-49 elevations
- 1707P143—Plots 50-51 plans
- 1707P144—Plots 50-51 elevations
- 1707P145—Plots 52-53 plans
- 1707P146—Plots 52-53 elevations
- 1707P147—Plots 54-57 plans
- 1707P148—Plots 54-57 elevations
- 1707P149—Plots 58-59 plans
- 1707P150—Plots 58-59 elevations
- 1707P151—Plot 60 plans & elevations
- 1707P152—Plots 61-62 plans
- 1707P153—Plots 61-62 elevations

- 1707P154—Plots 63-66 plans
- 1707P155—Plots 63-66 elevations
- 1707P156—Plot 67 plans & elevations
- 1707P157—Plots 68-73 GF plans
- 1707P158—Plots 68-73 FF + roof
- 1707P159—Plots 68-73 elevations 1
- 1707P160—Plots 68-73 elevations 2
- 1707P161—Plots 74-75 plans
- 1707P162—Plots 74-75 elevations
- 1707P163—Plots 76-80 GF plan
- 1707P164—Plots 76-80 FF plan & roof plans
- 1707P165—Plots 76-80 elevations 1
- 1707P166—Plots 76-80 elevations 2
- 1707P167—Plots 81-82 plans
- 1707P168—Plots 81-82 elevations
- 1707P169—Outbuildings - sheet 1
- 1707P170—Outbuildings - sheet 2
- 1707P171—Outbuildings - sheet 3

Other Supporting Documents

- Planning Statement 1707PS
- Design and Access Statement 1707DAS
- Landscape Layout DES_128_500
- Planting Plan DES_128_501
- LEAP Detailed Plan DES_128_503
- Schedule of Play Equipment DES_128_504
- Landscape Management Plan DES_128_505
- Ground Works Preamble DES_128_506
- Planting Works Preamble DES_128_507
- Arboricultural Method Statement DES_128_502
- Arboricultural Implications Report SJA AIR 1507-01b
- Written approval in principle from HCC Highways for the road access junction HCC-P506188.01 Rev A
- Ecological Assessment DFA18009V3 September 2018 & Addendum May 2018 by Derrick Finnie
- Landscape and Visual Matters 0230/A4/L1/F/DHW
- Transport Assessment ITB9148-007CR

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

Conditions to be discharged before Development Commences

3. Prior to the commencement of the approved development, an update badger survey shall be submitted to and approved in writing by the local planning authority. Development shall be implemented in accordance with the approved details.

Reason: In the interests of biodiversity.

Conditions to be discharged Prior to Construction above Slab Level

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4. Prior to construction above slab level, samples of all the external materials of the building, walls and other structures and external hard landscaping surfaces shall be submitted to and approved in writing by the local planning authority. The materials shall meet the following criteria:

- Roof materials shall be clay plain tiles and/or natural slates.
- 'Soft stock' type bricks shall be used for the buildings and boundary walls shall be constructed in matching brick.
- Natural timber shall be used for cladding and tile hanging and dormer roofs shall be finished in tiles to match the main roof of each dwelling.
- No GRP shall be used on porches, canopies or bay windows.
- All windows frames shall be recessed from the elevations by a minimum of 75mm and details of the colour of the windows, doors, garage doors, fascias, soffits and rainwater goods shall be submitted for approval.

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

Reason: To ensure that the external appearance of the building are of a high order on this sensitive edge of village site and in order to comply with the guidance in High Quality Places Supplementary Planning Guidance March 2015.

Conditions to be discharged prior to the Occupation of the Dwellings

5. Each phase of development must be co-ordinated to align with the delivery of drainage infrastructure and no dwelling shall be occupied until the local planning authority has confirmed in writing, following consultation with Southern Water, that the relevant drainage works for that phase have implemented in accordance with details approved in respect of condition 8 a) of permission 15/02523/OUT and that therefore adequate wastewater network capacity is available to serve the dwelling.

Reason: To ensure satisfactory provision of foul and surface water drainage.

6. Prior to the occupation of the first dwelling a management plan for all on site sewers shall be submitted to and approved in writing by the local planning authority. The on site sewers shall be maintained in accordance with the approved details.

Reason: To ensure satisfactory provision of foul water drainage.

7. Prior to the occupation of each phase of development, 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 be 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.

8. Prior to the occupation of any dwelling, the parking areas, including the garages, for that dwelling shall be provided in accordance with the approved plans and thereafter

permanently retained and used only for the purpose of accommodating private vehicles or other storage purposes incidental to the use of the dwelling houses as residences.

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

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

- Landscape Layout DES_128_500
- Planting Plan DES_128_501
- LEAP Detailed Plan DES_128_503
- Schedule of Play Equipment DES_128_504
- Landscape Management Plan DES_128_505
- Ground Works Preamble DES_128_506
- Planting Works Preamble DES_128_507

Hard and soft landscaping works shall be completed, if necessary, in accordance with a phasing programme to be agreed by the local planning authority, or otherwise as follows:

- Hard landscape works shall be completed prior to the occupation of the dwellings.
- The soft landscaping shall be carried out in the first planting season following the occupation of the buildings 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.

10. Prior to the occupation of any of the dwellings, an Ecological Mitigation & Enhancement Plan (EMEP) shall be submitted to and approved in writing by the local planning authority. This must show integral bat and bird roosting/nesting provision within the building structures and details of how the green space is going to be managed. Development will be implemented in accordance with the approved details.

Reason: In the interests of biodiversity.

11. Prior to occupation of any of the dwellings, a Lighting Scheme shall be submitted to and approved in writing by the local planning authority. All lighting shall be installed, maintained and operated in accordance with the approved Lighting Scheme.

Reason: To prevent light pollution in the interests of the appearance of the area, biodiversity and residential amenity.

Development limits

12. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Method Statement DES_128_502 and the Arboricultural Implications Report SJA AIR 1507, 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

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accordance with these details, 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.

13. Works shall be carried out in full accordance with the 5 Year landscape management & maintenance Plan DES/128/505.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public or nature conservation significance.

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

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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)

WK1 – Drainage Infrastructure
WK3 – The Glebe 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

- Wickham Village Design Statement
- High Quality Places March 2015
- Affordable Housing February 2008
- Residential Parking Standards December 2009

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.

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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.

08. The applicant is advised that Conditions 8a, 8c, 8d, 8e and 8h attached to permission 15/02523/OUT are not discharged by this permission and additional details in respect of these conditions need to be submitted separately as follows:

- Condition 8a: A drainage strategy agreed with Southern Water.
- 8c: An archaeological site plan and management plan showing how the archaeological requirements correspond with the Construction Management Plan and how the open space will be managed to protect archaeology.
- 8d: A Construction Management Plan which must cover all the aspects listed in condition 8d and correspond with the archaeological requirements of condition 8c.
- 8e: A Noise Report agreed with the Environmental Protection team.
- 8j: Final details of the on site public interpretation in relation to archaeology.