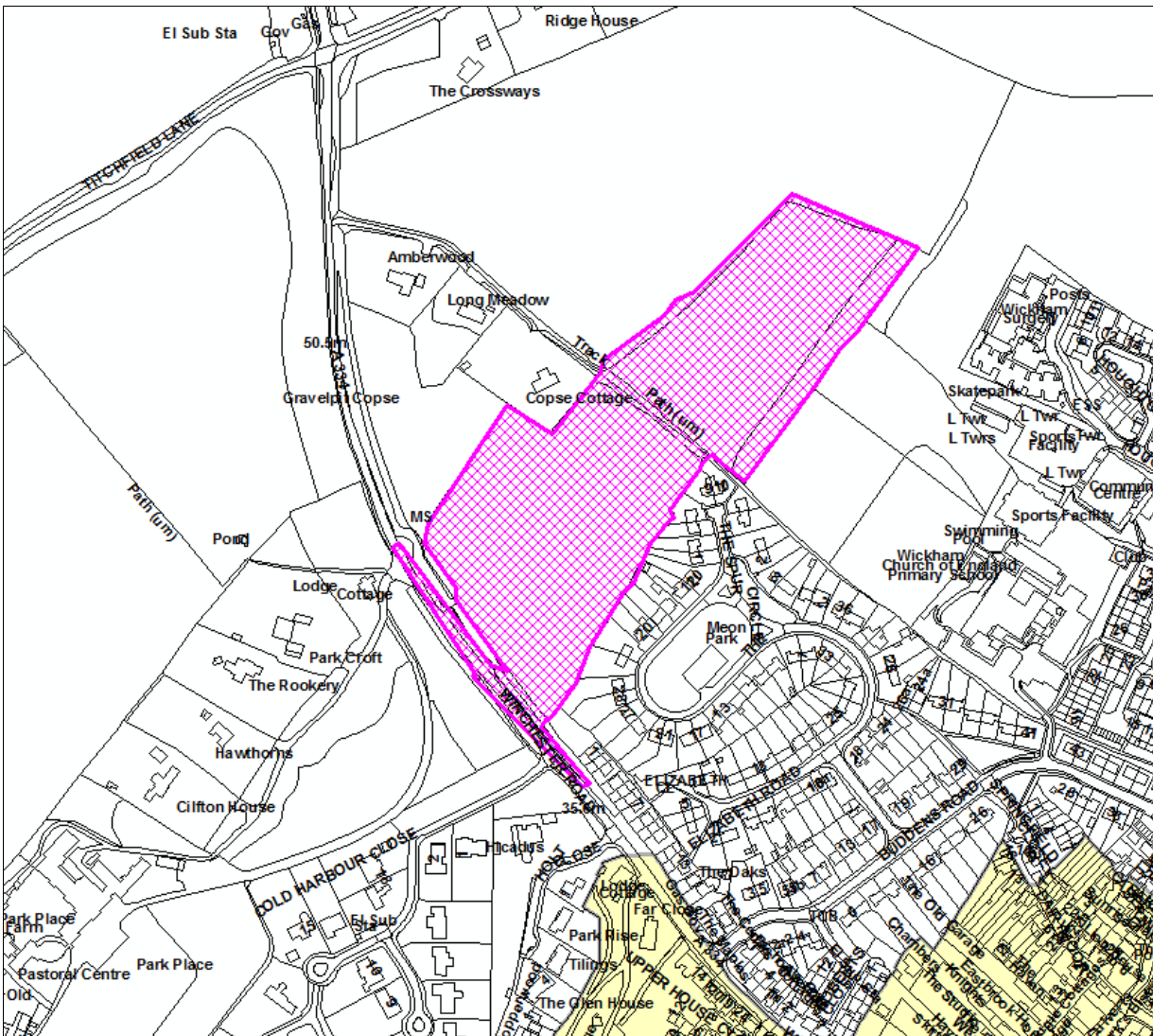


WINCHESTER CITY COUNCIL PLANNING COMMITTEE AGENDA

Item No:	
Case No:	17/02615/FUL
Proposal Description:	(AMENDED PLANS RECEIVED - 23/03/18) Residential development comprising 120 dwelling units, garages, parking spaces, new access from Winchester Road, new roads, public open space, landscaping and drainage works.
Address:	Land To The East Of Winchester Road Wickham Hampshire
Parish, or Ward if within Winchester City:	Wickham
Applicants Name:	Mr Andrew Morris
Case Officer:	Mr Simon Avery
Date Valid:	13 October 2017
Site Factors:	County Minerals Site Solent Disturbance and Mitigation Zone
Recommendation:	Application Permitted



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General Comments

Application is reported to Committee as the number of objections received is 34.

This application is a resubmission following refusal of an earlier application by the same developer for 100 dwellings on this site (ref 15/01980/FUL). The revised scheme proposes 20 more dwellings and has also revised the architecture of the proposed buildings. The layout of the scheme has also changed to accommodate these greater numbers and design changes.

Amended plans have been received following the initial submission of this current application making further changes to the layout of the development, in particular in the top north eastern field.

Site Description

This site is 4.5 hectares of land to the west of Wickham. It consists of two fields on the edge of the village which are allocated under LPP2 for housing. The fields are enclosed around the boundaries by trees and hedgerows. Surrounding fields to the north are not so substantially enclosed on the boundaries and are more open to views from the surrounding countryside, footpaths and roads. Land levels slope downwards to the south but not steeply. The south western field adjoins Winchester Road and here there is quite a steep and heavily treed bank from the field down to this road. Access to the site is proposed from Winchester Road.

To the east the lower half of the site adjoins an area of residential development on roads called The Spur, The Circle, Elizabeth Road and Buddens Road. To the east of the upper fields is a new doctor's surgery, community centre and Wickham Church of England Primary School. To the north and west is mainly open countryside with a few scattered dwellings or farmsteads.

A public footpath runs from The Spur northwest between the two fields of this site.

Proposal

- The proposal is for 120 dwellings including 40% affordable housing.
- The private housing would consist of 24 four bedroom houses, 33 three bedroom houses, 13 two bedroom houses and 2 two bedroom apartments, giving a total of 72 dwellings for private sale.
- The affordable housing would consist of 10 three bedroom houses, 18 two bedroom houses, 6 two bedroom apartments, 6 one bedroom houses and 8 one bedroom apartments, giving a total of 48 affordable dwellings.
- The application includes a new vehicular access from Winchester Road and improvements to existing footpaths which connect the site to surrounding development and the village centre.
- The proposals also include the delivery of sports facilities on land to the east on Mill Lane which will consist of sports pitches, parking and changing facilities plus a

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new access onto the land from Mill Lane.

- The layout includes on site open space and play areas.

Relevant Planning History

15/01980/FUL - Residential development comprising 100 dwelling units, garages, parking spaces, new access from Winchester Road, new roads, public open space, landscaping and drainage works. REF 16th September 2016.

15/01981/FUL - Residential development comprising 25 dwelling units, garages, parking spaces, new roads, public open space, landscaping and drainage works. REF 6th July 2016.

Consultations

WCC Strategic Planning:

- The proposal relates to land which is allocated by Local Plan Part 2 (policy WK2) for housing and open space. It is generally consistent with the requirements of policy WK2, subject to various matters which can be secured through planning conditions (drainage) and S106/S278 obligations (phasing of open space and affordable housing provision, off-site transport improvements).
- Subject to these matters being resolved and the details of the proposal being satisfactory in all other respects, the proposal is acceptable in terms of the planning policies applying.

WCC Head of Historic Environment - Urban Design:

- Objection but could be acceptable if suggestions about layout, character areas, location of house types and carparking spaces, and building design are followed

WCC Head of Historic Environment:

- No objections.

WCC Head of Historic Environment - Archaeology:

- No objections but a written scheme of investigation and fieldwork report required by condition.

WCC Head of Housing - New Homes Delivery Team:

- The amount, tenure, type, mix, occupancy and size of the affordable houses are all acceptable but the location and integration of some of the Affordable Housing remains an issue.

HCC Highways Authority:

- The access and proposed highway improvements are acceptable in principle, a contribution towards improvements to the Blind junction to be secured via the s106 legal agreement.

WCC Highways Engineer:

- No objections.

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WCC Head of Landscape:

- No objection but the existing hedgerows which surround the site must be retained or enhanced so would recommend that where back gardens abut existing site boundary hedgerows, that hedges are, as a design principle, retained and that the fencing between rear gardens and boundary hedges takes the form of a post and rail fence rather than the usual close-board fence.

WCC Head of Landscape - Arboriculture:

- There are concerns about the close proximity of the proposed dwellings to the mature trees. The dwellings are located on the north side of the trees and will cast shade on to the proposed dwellings. This will put future pressures on the trees for thinning or removal because of shade and leaves issues.

WCC Head of Landscape - Ecology:

An up to date Mitigation Strategy is required pulling together all the recommendations in relation to protected species, habitats and designated features, and referring directly to the proposals for this case.

WCC Drainage Engineer:

- Southern Water have confirmed that connection to the existing foul network would lead to an increased risk of flooding. However, they have also indicated that the required infrastructure reinforcement could be paid for through the New Infrastructure Charge, therefore, there is now a way forward with regards to capacity.
- However, the infrastructure reinforcement needs to be completed in concert with the progress of the development to ensure the reinforcement is always ahead of the buildings being occupied

WCC Head of Environmental Protection:

- No objections.

Southern Water:

- The proposed development would increase flows into the wastewater sewerage system resulting in 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 to review if the delivery of network reinforcement aligns with the occupation of the development.
- The applicant will need to ensure that arrangements exist for the long term maintenance of the SUDS facilities.

Natural England:

- No objections.

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HCC Countryside Services

- No objections following confirmation that the applicant will contribute towards improvements to existing footpaths, to provide safe pedestrian and cycle access to the sports pitches on Mill Lane and dedicate a public right of way to allow pedestrian and cycle access through the woodland in the site.
- A Highway Agreement is required for where the main estate road intersects with Wickham footpath 2a.

HCC Minerals and Waste:

- No minerals provision needed as only a small part of the application site lies within the Minerals Safeguarding Area.

Crime Prevention Design Advisor:

- Various suggestions made about measures to design out crime and increase safety.

Representations:

Bishops Waltham Parish Council

- No objection to the principle of development on this site as its allocation has been supported by the Parish Council and accords with LPP2 Policy WK2.
- There are further details required to meet the requirements of Policy WK2 that the Parish Council wishes to be involved in including:
 - The specification for the pitches, pavilion and parking
 - Details of the new junction and access improvements
 - The impact on the amenity of residents from additional pedestrians and cyclists using The Spur, The Circle and Dairy Moor
- The creation of alternative more direct routes to the school, community centre and surgery
- The specification for the local equipped areas of play and allotments to ensure they meet the needs of residents.
- The Parish Council wishes to be fully informed of the specification and designs for the storm and foul water drainage.
- The use of a private management company to maintain the open spaces and play areas that would normally be adopted by Winchester City Council or the Parish Council will not be supported.
- Concern about gridlock on the road network was noted.

34 letters of objection from 29 households.

22 letters received from 20 households objecting to the application as originally submitted for the following reasons:

- Development will exacerbate flooding / drainage problems
- Inadequate drainage information provided
- Increase in traffic congestion / impact on highway safety / traffic pollution

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- Adverse impact on pedestrian safety
- Lack of village facilities such as schools and doctors, to accommodate this development
- Increase in light and noise pollution
- The pedestrian facilities on Winchester Road would not cope with the additional footfall
- Overdevelopment of the site / scale and design of housing out of keeping with surrounding housing and character of village
- Impact on homes in The Circle and The Spur in terms of loss of light and noise pollution
- Failure to overcome previous reasons for refusal
- The proposed pedestrian pathway to the village will have an impact on neighbouring properties
- Loss of green spaces and trees around the village
- A new footpath/cycle path directly from the site to the community amenities is essential
- Overly small gardens being proposed / development too cramped
- Impact on privacy and security of properties on The Spur
- Impact of Welbourne needs to be considered
- More public transport services are required
- Impact on wildlife
- Local consultations by the developer not adequate / up to date
- Loss of trees due to visibility splays
- Impact on public footpath running through the site
- A small part of the site lies within the Minerals Safeguarding Area and development could impact the objectives of the Hampshire Minerals and Waste Plan
- Impact on the Solent and Southampton Water Special Protection Area
- Impact on trees

19 letters further received from 15 households (12 from 9 households who had not objected to the original plans) objecting to the application as revised for the following reasons:

- Overdevelopment / Impact on character of the village.
- Traffic congestion on roads and at junction / decrease in air quality
- Loss of green spaces / impact on wildlife / urbanisation of area.
- Concerns about drainage / flooding.
- Inadequate local facilities for this development.
- Loss of privacy due to overlooking onto existing housing / loss of planting.
- Light and noise pollution.
- Increased use of the pathway between houses in The Spur.
- Noise from new roadway will affect properties on the Circle.
- Impact on protected trees / impact on character of woodland
- Loss of enjoyment and use of the existing Public footpath.
- Adverse impact on the SSSI.
- Adverse impact on the public right of way.

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Relevant Planning Policy:

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

DS1 – Development Strategy and Principles
MTRA1 – Development Strategy for Market Towns and Rural Area
MTRA2 – Market Towns and Larger Villages
MTRA4 – Development in the Countryside
CP1 – Housing Provision
CP2 – Housing Mix
CP3 – Affordable Housing
CP6 – Local Facilities and Services
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
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
WK2 – Winchester Road 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

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

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Planning Considerations

- Principle of development
- Design/layout
- Impact on character of area and neighbouring property
- Landscape/trees
- Highways/parking
- Flood and water management
- Ecology
- Planning Obligations/Agreements
- Conclusion

Principle of development

The Winchester Local Plan Part 2 (LPP2) was adopted by the Council on 5 April 2017. The proposal relates to land which is allocated by policy WK2 of the LPP2 for housing and open space. The application proposes residential development on land east of Winchester Road and open space on land at Mill Lane in accordance with the requirements of WK2 and is therefore acceptable in principle.

Policy WK2 also has a number of other criteria which need to be met for the proposals to be acceptable in detail. 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 WK2 are as follows:

- Provision of about 125 dwellings at land east of Winchester Road.
- A masterplan establishing principles for the disposition of housing, open space, access points and linkages for the whole allocated area
- A phasing plan establishing the order and location of development and infrastructure provision.
- Safe vehicle, pedestrian and cycle access to the housing site including suitable crossing arrangements and off-site junction improvements.
- Safe vehicular, pedestrian and cycle access to the sports site in Mill Lane.
- Pedestrian/cycle access within the site and improvements to off-site links to community facilities and the village centre.
- Substantial new landscaping and retention of existing tree belts.
- Development of land at Mill Lane for public sports pitches, a pavilion and associated access, parking, drainage and landscaping.
- Substantial on-site open space.
- 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 proposal satisfies all of these criteria as follows:

- The scheme proposes 120 dwellings which meets the requirement of 'about' 125.
- The application is supported by a masterplan which covers both the Winchester Road site and Mill Lane site and identifies access points, linkages between them and the village centre, and how the open space could be laid out. The disposition

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of housing is shown on the main site layout plan.

- The phasing and location of development and infrastructure provision will be secured through a s106 legal agreement.
- Safe vehicle, pedestrian and cycle access to the housing site including suitable crossing arrangements and off-site junction improvements have been agreed in principle with the Highways Authority, details of contributions to meet these works are being worked out through the s106.
- Details of safe vehicular, pedestrian and cycle access to the sports site in Mill Lane are required by condition 13.
- Pedestrian and cycle access within the site is provided through the proposed estate road and pathways including links to the public right of way and an existing footpath within woods in the site. Improvements to off-site links to community facilities and the village centre have been agreed and will be secured through the s106.
- The existing tree belts will be retained and suitable new landscaping introduced.
- Substantial new landscaping and retention of existing tree belts.
- The applicant has committed to develop the land at Mill Lane for public sports pitches, a pavilion and associated access, parking, drainage and landscaping and again this is being secured by condition 13 including phasing.
- On-site open space is being provided through a large central green in the lower field and areas of accessible woodland near the entrance, along the footpath which intersects the two sites and along the north east edge of the site.
- Condition 9 is attached to ensure suitable connection to the sewerage and water supply networks is achieved before development begins. On this basis it is considered that the drainage issues relating to this application have been addressed as far as they can at this stage and that there are adequate safeguards in place to ensure that development cannot proceed until the necessary infrastructure to serve this development is in place.

The requirements of policies WK2 and WK3 are therefore considered to be met by the application.

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

Following negotiations with the Council's New Homes Delivery Team and revisions to the scheme, the proposals now meet the requirements of LPP1 policy CP3 in respect of affordable housing provision as follows:

- The proposal for 40% affordable housing delivering 48 homes out of a total of 120 with a 70% / 30% split between rented and shared ownership.
- The application is therefore policy compliant in terms of affordable housing and is also acceptable in terms of the mix of affordable units with 71% houses and 29% flats.
- The sizes of the affordable dwellings will be built to Nationally Described Space Standards as required by LPP2 policy DM2 of the Local Plan Part 2.
- The location / integration of the affordable homes under revised plans is acceptable. Although in terms of plots 93 – 99 there is still a large group of affordable housing the plan does allow for integration with the other housing on the

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development. Also there will be a mix of shared ownership and rental homes in plots 93 – 99 which mitigates the concerns about this cluster of affordable units.

In terms of housing mix, the affordable and market housing provides a majority of 2 and 3 bed properties in accordance with LPP1 policy CP2.

The housing development would also need to meet the requirements for sustainable construction required by policy CP11 of the LPP1, (as modified by Government announcements) which means all dwellings meet code 4 of the Code for Sustainable Homes. These details will be secured by conditions 8 and 21.

The County Council are not seeking education contributions for this development.

In summary, the proposal is considered to meet the specific criteria of LPP2 policies WK2 and WK3 and satisfies other relevant planning criteria (some of which are discussed in more detail below). It will provide much needed housing in what is considered to be a sustainable location in the village. On this basis, given the Government guidance in the NPPF in presumption in favour of sustainable development and following the adoption of LPP2, the principle of permitting this development is considered acceptable.

Design/layout

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

A key feature of the layout has been to make a distinction between the character of development in the two fields. The developer's architect has achieved this by proposing development in the larger lower field adjacent to Winchester Road in a very ordered, orthogonal arrangement whereas the housing layout in the top field is more relaxed and looser with the estate road curving into this part of the site and the housing addressing this street in a less ordered fashion. This responds to the fact that the top field is set more within the countryside. The two parts of the site will have unifying elements such as the same architectural treatment and style of the housing but the different approach to the layout will create two distinctive and complementary areas. The two different areas will also be defined by a subtle change in materials with the development in the lower field having deeper red clay tiles or slate on the roofs and some instances of dark timber boarding while the top field houses will have all clay roofs in tiles of a more subdued tone. Houses in both areas will be finished in a slightly different red brick.

The layout adheres to good urban design principles with houses addressing public spaces and routes and sensitively designed buildings on corners or at entrances to the two sites. Car parking is sensitively dispersed across the development by having some on street, some to the sides of houses or in garages and some in small parking courts. The layout is supported by a good planting scheme with street planting in particular in the top field, reflecting its countryside edge character.

The proposed houses are traditional in appearance and form with pitches roofs and chimneys and a feature of the design are the strong distinctive gables on a number of the properties which address the roads and will provide a unifying and coherent character to the street scenes. A mixture of detached, semi-detached and some terraced housing is proposed and it is considered that the design of these buildings

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responds sympathetically to the character and form of traditional development in the village.

A public right of way intersects the two fields that make up the site and this will provide good pedestrian access to the wider countryside footpath network. An informal footpath exists within a strip of woodland along the north eastern edge of the top field. This woodland forms part of the site and the footpath will be improved and adapted to allow a pedestrian link into the new estate road / footpath within the top field. A footpath link also exists from the public right of way onto The Spur and this will be improved to allow pedestrian access from the new development through The Spur and into the centre of the village.

Overall, it is considered that the design and layout is of high quality and will result in a development which is sympathetic to its context, is sustainable and inclusive, and which has sense of place and provides two distinctive but complementary areas. 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

The two allocated fields are well screened from wider views by surrounding belts of trees and woodland which will be retained as part of the development. On the basis of this landscape framework and the high quality of the design and layout as described above, it is considered that the development will not be intrusive in this context 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.

There are existing neighbouring properties to the south east of the lower field on The Spur and to the north west of the lower field where a property called Copse Cottage adjoins the site.

The properties on The Spur have rear gardens backing onto the site and these in turn will sit adjacent to the back gardens of new properties proposed within the site. The closest houses therefore are at least 21 metres apart and more generally along this edge the backs of properties would be over 30 metres apart. Furthermore, there is a strong belt of trees and hedgerow along this edge which will provide screening between the new and old houses and gardens.

Copse Cottage sits in a relatively large plot and the building is approximately 18 metres from its boundaries which adjoin the application site. The garden boundaries are enclosed by fairly substantial hedging. Some new housing will back onto this neighbouring site with the rear elevations of houses being 12 metres from the boundary at the closest point. This is a reasonable distance to protect privacy and will not result in an unacceptable level of overlooking from rear first floor windows over the neighbour's garden. One new house proposed at plot 62 will sit side-on in close proximity to the boundary of Copse Cottage (about 2.5 metres to the centre of the boundary hedge). This side elevation has a first floor window, but this only serves a bathroom so will be obscure glazed and will not result in overlooking over the garden of Copse Cottage (Condition 24 ensures the window will be obscure glazed) . The new house itself, being in close

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proximity to the boundary, will be quite visible from Copse Cottage, but given the size of the existing garden it is not considered that one new building near the boundary would appear unacceptable overbearing.

Concern has been raised about the increased use of the footpath link into The Spur but while there will be more footfall on this route, it is not considered that this will result in a level of pedestrian movement that would create unacceptable noise or disturbance and the benefits of ensuring a pedestrian link here and linking the development to the village are very high.

Landscape/Trees

The strong boundary planting and trees are proposed to be retained around the two fields. In areas where trees and hedges adjoin rear gardens the developer has agreed to sensitively fence off these hedgerows from private gardens to ensure they are not cut back and lost by future occupiers of the houses. These strips of planting will remain under the control and maintenance of a management company for the development. This is considered to be a good arrangement and will help ensure the long term retention of these green edges which provide enormous benefit in terms of biodiversity and visual amenity.

New planting will be proposed on the on-site open spaces, along the streets in the northern field and between some parking spaces. This will provide a strong landscape framework and help soften the impact of the buildings and hard spaces.

Concern has been raised by the Council's tree officer about the impact of the apartment block at plots 12 to 17 on a large tree just to the south of this. The concern is that, due to the size of the tree and potential overshadowing, it might result in future pressure to fell the tree. However, it is also accepted that the developer has moved this building further back from the tree as part of the overall revisions to the layout. On balance, it is not considered that the application could be resisted on this issue and it is noted that trees along here are protected and could not be reduced without future consent.

Highways/Parking

Hampshire County Council as highways authority have agreed the details of the access from Winchester Road into the site and this includes changes to the Blind Lane junction with a right turn lane of 90m introduced on the southbound of Winchester Road. These junction works will need to be funded to make the development acceptable and the applicant has agreed to make the necessary contribution which is being secured through the s106 legal agreement.

Parking provision for the site will be allocated and garages will be provided for the larger dwellings. The parking meets the requirements of Winchester City Council's Residential Standards in size and number. Cycle parking is to be provided for every unit in either garage or shed. The details are considered to be acceptable.

The site layout has been designed to accommodate an HGV (11.2m largest refuse vehicle) without reversing or running over the footway and allowing this vehicle to enter and exit the site in forward gear.

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Flood and water management

Wickham is an area identified as having drainage and flooding problems and policies WK1 and WK2 are tailored to address these issues. 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. On this basis, the development is acceptable, subject to condition 9 which requires the developer to ensure that the infrastructure reinforcement occurs in concert with the progress of the development to ensure the improvements are always ahead of the occupation of the dwellings.

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

Biodiversity

The site is within the area where new housing development may cause additional visitor impacts on the Solent Special Protection Areas (SPA). In this location mitigation of the impact is required under the Habitats Regulations and the developer has agreed to pay a contribution to the Interim Solent Recreation Mitigation Strategy (ISRMS). This is being secured via the s106 agreement

On and adjacent to the site the boundary woodland forms the most valuable habitat. The green connectivity throughout the site is being retained and enhanced with existing hedgerow and tree belts kept and new planting introduced. The public right of way bisecting the site is an important wooded feature on site and includes mature trees with bat roosting potential which should not be impacted by development, especially lighting. This will be controlled by condition 18 requiring the submission of a lighting plan.

Planning Obligations/Agreements

In seeking the planning obligation and financial contributions for affordable housing, open space, footpath and highways improvements and links, an Employment and Skills Plan, and the Solent Recreation Mitigation Partnership Contribution the local planning authority has had regard to the tests laid down in para 204 of the NPPF which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Conclusion

This site has been allocated through policy WK2 of the adopted LPP2 for housing and open space. The proposal meets the requirements of policy WK2 (and WK1 in regard to drainage) and following revisions to the layout it now provides what is considered to be a high quality scheme which will make a positive and distinctive addition to Wickham. It will provide much needed housing and open space. It is therefore recommended for approval.

Recommendation

That the application be approved subject to a S106 Obligation to secure the following:

- **40% affordable housing**
- **Provision and management of on site open space and woodland**

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- Improvements to the Blind Lane junction and other highways measures
- Various works to existing footpaths and links
- Public access to footpaths and cycleways within the site
- A contribution to the Solent Recreation Mitigation Project
- Employment and Skills Plan

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

And subject to the following conditions:

Timescale for Starting Development

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) 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 Carlton Design Partnership

- Location Plan 161006/LP-120-01
- Master Plan 161006/LP-120-02
- Recreation Ground Plan 161006/LP-120-03
- Site Layout 161006/SL-120-01 REV B
- Site Layout Refuse Strategy 161006/SL-120-02
- Site Layout Parking Strategy 161006/SL-120-03
- Site Layout Materials Strategy 161006/SL-120-04
- Site Layout Coloured Plan 161006/SL-120-05
- Site Layout Open Space Strategy 161006/SL-120-06
- Street Scenes 161006/SS-01 REV A
- Street Scenes 161006/SS-02 REV A
- Street Scenes 161006/SS-03 REV A
- Type Hurst Floor Plans 161006/HT-HURST-FP
- Type Hurst Elevations 161006/HT-HURST-EL1
- Type Eling Floor Plans 161006/HT-ELIN-FP
- Type Eling Floor Elevations 161006/HT-ELIN-EL1
- Type Eling Floor Elevations 161006/HT-ELIN-EL2
- Type Datchet Floor Plans 161006/HT-DATCH-FP
- Type Datchet Elevations 161006/HT-DATCH-EL1
- Type Datchet Elevations 161006/HT-DATCH-EL2
- Type Burleigh Floor Plans 161006/HT-BURL-FP

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- Type Burleigh Elevations 161006/HT-BURL-EL1
- Type Burleigh Elevations 161006/HT-BURL-EL2
- Type Barkham Floor Plan 161006/HT-BARK-FP
- Type Barkham Elevations 161006/HT-BARK-EL1
- Type Barkham Elevations 161006/HT-BARK-EL2
- Type Barkham Elevations 161006/HT-BARK-EL3
- Type Sonning Floor Plans 161006/HT-SONN-FP
- Type Sonning Elevations 161006/HT-SONN-EL1
- Type Sonning Elevations 161006/HT-SONN-EL2
- Type Sonning Elevations 161006/HT-SONN-EL3
- Type Wickham Floor Plans 161006/HT-WICK-FP
- Type Wickham Elevations 161006/HT-WICK-EL1
- Type Wickham Elevations 161006/HT-WICK-EL2
- Type Curridge Floor Plans 161006/HT-CURR-FP
- Type Curridge Elevations 161006/HT-CURR-EL1
- Type Curridge Elevations 161006/HT-CURR-EL 2
- Type Curridge Elevations 161006/HT-CURR-EL3
- Type Curridge Elevations 161006/HT-CURR-EL 4
- Type Fog Floor Plans 161006/HT-FOG-FP
- Type Fog Elevations 161006/HT-FOG-EL
- HT Block A Apartments 161006/HT-BLK A-EP
- HT Block B Apartments 161006/HT-BLK B-EP
- HT 1B- 1 Bed Floor Plans 161006/HT-1B-FP
- HT 1B- 1 Bed Elevations 161006/HT-1B-EL1
- HT 1B- 1 Bed Elevations 161006/HT-1B-EL2
- HT 2BF- 2 Bed Fog Floor Planfos G 161006/HT-2BF -FP
- HT 2BF- 2 Bed Fog Elevationsfog 161006/HT-2BF-EL1
- HT 2BF- 2 Bed Fog Elevationsfog 161006/HT-2BF-EL2
- HT 2B- 2 Bed Floor Plan 161006/HT-2B -FP
- HT 2B- 2 Bed Elevation 161006/HT-2B-EL1
- HT 2B- 2 Bed Elevation 161006/HT-2B-EL2
- HT 3B- 3 Bed Floor Plan 161006/HT-3B-FP
- HT 3B- 3 Bed Elevation 161006/HT-3B-EL1
- HT 3BA- 3 Bed Floorplan 161006/HT-3BA-FP
- HT 3BA- 3 Bed Elevation 161006/HT-3BA-EL
- Single Garage 161006/AB-SG-01
- Twin Garage 161006/AB-SG-02

Other Plans and Documents

- Design and Access Statement V4
- Addendum to Design & Access Statement March 2018
- Transport Assessment SMA Ref: 5133/TA 06 August 2017 by Stuart Michael Associates Ltd
- Residential Travel Plan SMA Ref: 5133/RTP 08 January 2018 by Stuart Michael Associates Ltd
- Proposed Raised Table 5133.009 by Stuart Michael Associates Ltd
- Arboricultural Development Statement CBA10144 v 5 March 2018 by CBA Trees

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- Landscape Design Statement March 2018 by The terra firma Consultancy Ltd
- Ecological Assessment Change of Site Layout Addendum 7th June 2016 by Ecosa
- Phase 2 Dormouse Survey 25th January 2016 by Ecosa
- Ecological Mitigation Strategy Final Document March 2018 by Ecosa
- Flood Risk Assessment EG7711.01 FRA/APT Issue 7 23 January 2018 by Opus

Reason: To define the scope of this permission.

Conditions to be discharged before Development Commences

3 Prior to development starting on site, or other works such as demolition, clearance, groundwork or site preparation, a Construction Management Plan shall be submitted to and approved in writing by the local planning authority. The Construction Management Plan shall include the following details:

- a) A schedule for all pre-commencement works including ecological mitigation measures, tree and hedgerow protection, archaeological investigations, highway and access works and drainage or other utilities works. The schedule shall specify timings and dates and provide a methodology for co-ordinating these activities.
- b) A schedule for further stages of the development, including land restoration at the completion of construction works. The schedule shall specify timings and dates and methods of construction.
- c) Measures to be undertaken to minimise impacts on surrounding land.
- d) Measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway.
- e) Provisions to be made for the parking and turning of operative and construction vehicles during the period of development including times of movement so as to avoid peak period traffic, neighbour notification, use of pointsmen etc.
- f) Dust suppression, mitigation and avoidance measures.
- g) Measures for minimising construction waste and provision for the re-use and recycling of materials.
- h) Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- i) A traffic management plan for construction vehicles entering and leaving the site, including details of construction access, times of movement so as to avoid peak period traffic, neighbour notification, use of pointsmen etc.
- j) Floodlighting and security lighting. (note: this must be directed in such a way as not to cause nuisance to adjoining properties or adjacent highway).
- k) Code of Construction Practice for all works and operations on the site.
- l) Measure to be taken to prevent contaminants from entering watercourses or the water environment and to protect drainage infrastructure.
- m) Use of fences and barriers to protect adjacent land, footpaths and highways.

The Construction Management Plan shall be adhered to throughout the duration of the construction period.

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

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4 Prior to development starting on site, or other works such as demolition, clearance, groundwork or site preparation, details to include plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, shall be submitted to and approved in writing by the local planning authority. The works hereby permitted shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory relationship between the new development and adjacent buildings and amenity areas.

5 Prior to development starting on site, or other works such as demolition, clearance, groundwork or site preparation, protective measures shall be installed in accordance with the Arboricultural Development Statement CBA10144 v 5 March 2018 by CBA Trees. The Council's Arboricultural Officer shall be informed once such protective measures have been installed to arrange a site inspection. All works shall be undertaken in accordance with this approved document.

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

6 Prior to development starting on site, or other works such as demolition, clearance or site preparation, the applicant or their agents or successors in title shall implement a programme of archaeological mitigation work (including a first phase of evaluation [trial trenching]) in accordance with a Written Scheme of Investigation that has been submitted to and approved by the local planning authority in writing. No demolition/development or site preparation shall take place other than in accordance with the Written Scheme of Investigation approved by the local planning authority. The Written Scheme of Investigation shall include:

- The programme and methodology of site investigation and recording
- Provision for post investigation assessment, reporting and dissemination
- Provision to be made for deposition of the analysis and records of the site investigation (archive)
- Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations in accordance with policy DM26 Winchester District Local Plan Part 2 and policy CP20 of the Winchester District Joint Core Strategy.

7 Prior to development starting on site details of the width, alignment, gradient and type of construction proposed for the roads and footways including all the relevant cross-section and longitudinal sections showing the existing and proposed levels together with the details of street lighting and the method of disposing of surface water, and details of a programme for the making up of the roads and footways shall be submitted to and approved in writing by the local planning authority. The roads and footways shall be laid out and made up in accordance with these approved details and no dwelling erected on

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the land shall be occupied until there is a direct connection from it completed to the approved specification [less the final carriageway and footway surfacing] to an existing highway.

Reason: To ensure that the roads are constructed to a suitable standard and in the interests of highway safety.

8 Prior to development starting on site detailed information (in the form of SAP design 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 built in accordance with these findings.

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.

9 Prior to development starting on site, a comprehensive drainage strategy shall be submitted to and approved in writing by the local planning authority. This shall include:

- Details of the proposed means of foul and surface water sewerage disposal
- Drainage plans and calculations.
- A timetable for the implementation of the drainage strategy.
- Details of the management and maintenance of the drainage features, notably the SUDS scheme.
- Responsibilities of each party for these features for the lifetime of the development.

The occupation of the development is to be phased and co-ordinated to align with the delivery of sewerage infrastructure and no dwelling shall be occupied until the local planning authority is satisfied, in consultation with Southern Water, that the relevant drainage works have been implemented in accordance with these approved details and that adequate wastewater network capacity is available to serve the development.

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

Conditions to be discharged Prior to Construction above Slab Level

10 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.

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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.

11 Prior to construction above slab level, details of the design, materials, colour and position of the following features shall be submitted to an approved in writing by the local planning authority:

- Solar panels and their fixings.
- Metre boxes/cabinets.
- Gas pipes on external walls seen from the public realm.

Works shall be undertaken in accordance with the approved details before each building is occupied.

Reason: To ensure that the external appearance of the building from the public realm is of a high order on this sensitive edge of village site.

Conditions to be discharged prior to the Occupation of the Dwellings

12 Prior to occupation of any of the dwellings, full details of the site vehicular access works on Winchester Road shall be agreed with the County Council and implemented to the written satisfaction of the County Council.

Reason: In the interests of highway safety.

13 Prior to occupation of any of the dwellings, full details and plans of the sports facilities to be provided at Mill Lane shall be submitted to and approved in writing by the local planning authority. These details shall include vehicular, pedestrian and cycle access, pitches, parking, buildings, drainage. The approved details shall be implemented and completed to the written satisfaction of the local planning authority in accordance with an agreed timetable.

Reason: In the interests of highway safety.

14 Prior to occupation of any of the dwellings in the top field, full details of the raised table at the intersection of the proposed road and the public right of way shall be agreed with the County Council and implemented to the written satisfaction of the County Council.

Reason: In the interests of highway safety.

15 Prior to occupation of any of the dwellings, details of both on-site hard and soft landscape works shall be submitted to and approved in writing by the local planning authority. These details shall include the following, as relevant:

- existing and proposed finished levels or contours;
- means of enclosure including stockproof fencing to the end of gardens;
- hardsurfacing materials;

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- minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc);
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines, intruder alarm boxes, communal aerials, including lines, manholes, supports etc).

Soft landscape details shall include the following as relevant:

- planting plans:
- written specification (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- retained areas of grassland, hedgerow and trees;
- a plan identifying the provision for future potential footpath / cycleway links;
- implementation programme:

All hard and soft landscape works shall be carried out in accordance with the approved details. Hard landscaping 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 building 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.

16 Prior to occupation of any of the dwellings, a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out in accordance with the approved details.

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.

17 Prior to occupation of any of the dwellings, a biodiversity enhancement plan shall be submitted to and approved in writing by the local planning authority. This shall include details of how the enhancement features shall be managed and retained. Works shall be undertaken and maintained in accordance with these approved details.

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

18 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.

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

19 Prior to occupation of any of the dwellings, the parking areas including garages shall be provided in accordance with the approved plans and thereafter permanently retained and used only for the purpose of accommodating private motor 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 property.

20 Prior to occupation of any of the dwellings, details of measures to ensure the development is designed to prevent crime shall be submitted to and approved in writing by the local planning authority. The development shall be built in accordance with these approved details.

Reason: To accord with paragraph 58 of the National Planning Policy Framework and help will create safe and accessible environments where crime and disorder and the fear of crime, do not undermine the quality of life or community cohesion.

21 Prior to occupation of each dwelling, detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that the home meets 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 findings.

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.

Conditions to be discharged Following Completion of the Development

22 Following completion of archaeological fieldwork, within 9 months (unless otherwise agreed in writing) a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports and publication. The report shall be submitted to and approved by the local planning authority.

Reason: To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations in accordance with policy DM26 Winchester District Local Plan Part 2 and policy CP20 of the Winchester District Joint Core Strategy.

Development limits

23 Works shall be carried out in full accordance with the specific recommendations, mitigation measures and timetable as set out in Sections 3.0 and 4.0 of the Ecological Mitigation Strategy Final Document March 2018 by Ecosa.

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Reason: in order to secure adequate ecological mitigation and enhancement, including with regards to protected species.

24 The first floor side window on the north west elevation of the dwelling hereby permitted at plot 62 shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4 and the glazing shall thereafter be retained in this condition at all times.

Reason: To protect the amenity and privacy of the adjoining residential properties.

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 (LPP1)

DS1 – Development Strategy and Principles
MTRA1 – Development Strategy for Market Towns and Rural Area
MTRA2 – Market Towns and Larger Villages
MTRA4 – Development in the Countryside
CP1 – Housing Provision
CP2 – Housing Mix
CP3 – Affordable Housing
CP6 – Local Facilities and Services
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

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CP16 – Biodiversity
CP17 – Flooding
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
WK2 – Winchester Road 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

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

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

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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

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