

**EXAMINATION OF THE WINCHESTER DISTRICT LOCAL PLAN PART 2:  
DEVELOPMENT MANAGEMENT AND SITE ALLOCATIONS**

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**EXAMINATION STATEMENT ON BEHALF OF SOUTHCOTT HOMES LIMITED (Rep 50232)**

*Matter 6 – Bishops Waltham – Policies BW1-5*

*Thursday 14 July 2016*

*Prepared by:  
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Director*

June 2016

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## EXAMINATION STATEMENT ON BEHALF OF SOUTHCOTT HOMES LIMITED (Rep 50232)

*Matter 6 – Bishops Waltham*

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## EXAMINATION STATEMENT ON BEHALF OF SOUTHCOTT HOMES LIMITED (Rep 50232)

*Matter 6 – Bishops Waltham*

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### 1.0 Introduction

- 1.1 This Examination Statement provides a response on behalf of Southcott Homes Limited, to those Questions raised by the Inspector (dated 06 June 2016), prior to the hearing session on the morning of Thursday 14 July 2016, relating to Bishops Waltham contained within Winchester District Council's Proposed Submission Local Plan Part 2: Development Management and Site Allocations 2015.
- 1.2 In addition to the above, this Statement specifically highlights which areas of the Plan are considered to be unsound, and the basis upon which it fails the tests of soundness, and the changes sought.

### 2.0 Matter 6 – Bishops Waltham

*Question i) Are the policies and proposals for growth and change in this area appropriate and justified, including in relation to the NPPF/PPG, and in terms of environmental, economic and social impacts?*

*Question ii) Are they clear and deliverable, including in respect of the associated infrastructure requirements?*

- 2.1 It is Southcott Homes' view that the policies and proposals for growth and change in Bishops Waltham are not sufficiently flexible to enable the plan to respond to any of the following circumstances:
- The failure of any of the SHLAA sites within the defined urban area delivering the level of housing identified by the Council and relied upon;
  - The failure of any of the proposed greenfield urban extension sites either to deliver at all or to deliver less than the Council has identified and relied upon;
  - The potential that there is an under supply in any other location that would leave the Council short in terms of its overall housing provision; and,
  - The likelihood of an increased housing requirement being identified for the District via the forthcoming update to the South Hampshire Spatial Strategy being prepared by the PUSH authorities.

2.2 Southcott Homes has already conveyed its concerns regarding the Council's proposed approach for Bishops Waltham within its representations to the pre-submission draft version of the plan in December 2015. These representations are not repeated in this Statement. The remainder of this section of the Statement therefore focusses on the reasons why, in specific relation to draft Policy BW4, the Plan is unsound and the changes that should be made to address the deficiencies identified that will ensure the plan provides a robust strategy for the delivery of housing and the associated essential infrastructure over the plan period.

(i) Policy BW4 – Land at Albany Farm Housing and Open Space Allocation:

2.3 As a starting point, and as set out in its pre-submission representations, Southcott Homes is generally supportive of the identification of land at Albany Farm for housing and the proposed allocation set out within the Plan.

2.4 The delivery of about 120 no. dwellings on the site is easily achievable within the early stages of the plan period and the land can readily accommodate a scheme of this scale.

2.5 For the Inspector's information and since Southcott Homes prepared its representations in December 2015 its Outline Application on the site (application reference: 15/00053/OUT) for about 120 no. dwellings has received a resolution to grant consent at Committee on 26 May 2016 subject to the completion of a Legal Agreement, which is currently at an advanced stage.

2.6 The Committee resolution confirms the suitability, deliverability and achievability of a scheme for about 120 no. dwellings on the site with access taken from Winchester Road.

2.7 A copy of the Officer's report to Committee, the Minutes of the Committee resolution and the illustrative layout plan for the scheme is attached at Appendices 1, 2 and 3 of this Statement.

2.8 The allocation of the land as proposed by the Council in draft Policy BW4 is therefore secured and is capable of being delivered.

2.9 The resolution to grant Outline Consent on the site does, in Southcott Homes' view, add further support to the fact that the site can and indeed should accommodate more residential development than the Council proposes within its draft allocation.

(ii) As a baseline the Allocation should be increased up to 150 no. dwellings:

2.10 It is of relevance to note that historically the Council had previously considered the potential of 150 dwellings on land at Albany Farm as part of the early stages of the LP Part 2 preparation. However, Officers subsequently decided to pursue an allocation of "about 120". Indeed, Southcott Homes outline planning application was prepared and submitted based on the higher figure of 150 dwellings (see layout plan attached at Appendix 4) but was later reduced to about 120 no. dwelling solely on the basis that Officers refused to entertain the notion of a scheme that would exceed the draft emerging allocation. This position was reached by Officers notwithstanding the clear technical

evidence within the application to demonstrate that a scheme of up to 150 no. dwellings could be accommodated on the site.

- 2.11 During the course of the Committee debate into the determination of the application this matter was raised by Councillor Tait who expressed his concern that the Council were not making best use of the valuable land resource available and questioned Officers why the quantum of development had been reduced on the site from 150 down to 120. In particular, Councillor Tait further questioned Officers why they were adhering to an arbitrary line when the technical evidence suggested that 150 dwellings could equally be assimilated onto the site and still achieve a high quality design.
- 2.12 It is apparent that Members are fully aware of needing to ensure that in pursuit of achieving sustainable development opportunities to meet their housing obligations are not squandered. It is clear that both options could be delivered. Indeed Southcott Homes was initially asked by Officers to explore the prospect of a scheme for a minimum of 150 no. dwellings ahead of the first draft LPP2 being published.
- 2.13 It would therefore seem that the allocation of the site should, at the very least, be for up to 150 no. dwellings and not about 120 no. dwellings as currently drafted.
- 2.14 A change to the plan to provide for up to 150 no. dwellings would provide a relatively modest level of flexibility that would help to strengthen the development strategy and provide a degree of resilience in the event that any one component of the strategy were to fail.
- 2.15 In Southcott Homes' view this is a minimal change to the Plan that should be made.

(iii) [Land at Albany Farm can provide up to 200 no. dwellings and the allocation should therefore be increased accordingly](#)

- 2.16 Notwithstanding the above comments and as the Inspector will have noted from the representations Southcott Homes has previously submitted it remains of the view that the Council should take the opportunity afforded by the site as a whole to deliver its total capacity of up to 200 no. dwellings.
- 2.17 For the reasons that Southcott Homes has already provided a scheme for up to 200 no. dwellings (see draft masterplan attached at Appendix 5) would provide the Council with a robust supply in relation to Bishops Waltham equating to 80 no. dwellings over and above the requirement of about 500 no. dwellings for the settlement as a whole.
- 2.18 This level of provision on site will still enable the open space that is required to be delivered given that the level of open space currently sought by the Council on the site is not justified or substantiated by its own evidence base (see Paragraphs 3.7 – 3.16 of Southcott Homes pre-submission representations).
- 2.19 The allocation of the site for up to 200 no. dwellings is achievable and will not give rise to any unacceptable harm in terms of any technical matter as confirmed in the technical appraisal provided by Southcott Homes' project that were appended to its pre-submission representations. A summary of the position is set out below for the Inspector's ease of reference:

- 2.19.1 **Access** - The ability to access the proposed site for 200 dwellings has been proven through the submission of a detailed Transport Assessment including access drawings and negotiations with Hampshire County Council ("HCC") as Highway Authority.
- 2.19.2 HCC has no objection to the scheme and has agreed access arrangements after some consideration of alternatives and a full consideration of the impacts, in particular upon trees.
- 2.19.3 Suitable contributions towards other off site highway works and a Detailed Travel Plan are currently being negotiated with the Council and HCC and it is fully expected that a reserved matters application with full details of the access for S278 Approval by HCC will be submitted during 2016.
- 2.19.4 The deliverability of access arrangements to this site cannot therefore be in doubt given the unusually detailed state at which this site is considered in this Examination.
- 2.19.5 **Drainage** - The ability to drain the site for both surface water and foul sewerage has been investigated in detail and tested through a planning application supported by a Flood Risk Assessment.
- 2.19.6 Surface water will be managed on site through a SuDS system restricting runoff into the adjacent watercourse to lower flows than currently occur providing betterment to downstream properties with an allowance in the analysis for future climate change.
- 2.19.7 Furthermore an additional cut off ditch is proposed along the eastern site boundary to remove an existing flooding problem experienced in the gardens of properties backing onto the site.
- 2.19.8 The delivery of the site will therefore not only reduce the likelihood of flooding occurring related to the land but also solve a pre-existing flooding problem.
- 2.19.9 Foul drainage will be discharged to sewers and Southern Water have no objection to the scheme. Some local improvements will be required and those have been agreed with Southern water and will also solve a pre-existing problem bringing further local benefit.
- 2.19.10 Significant technical work has been undertaken by the engineers at AWP to ensure that the technical aspects associated with delivering 200 dwellings have been agreed and planning permission has been granted. There is nothing standing in the way of highways agreements proceeding under S278 /S38 pf the Highways Act and Drainage Agreements proceeding under S104 of the Water Industries Act.

- 2.19.11 **Landscape** - The site has the potential to accommodate up to 200 no. dwellings, deliver functional Green Infrastructure for the benefit of the existing and new communities without adverse effects on the transitional nature of the landscape/townscape interface, setting of heritage assets or affecting ecological connections. The level of physical and visual containment is an important attribute of this location.
- 2.19.12 Development on the site has the potential to integrate successfully with the existing built edge of Bishops Waltham and with only minimal impact on the river valley setting of the town.
- 2.19.13 Focussing change in a more limited and acceptable location will avoid spreading adverse effects on the heritage and ecological context found elsewhere around Bishops Waltham.
- 2.20 Furthermore the provision of an additional 80 no. dwellings within the allocation for the site will provide a buffer to guard against any of the potential risks identified by Southcott Homes bearing out in respect of the delivery of the dwelling numbers envisaged by the Council from the other proposed housing allocations.
- 2.21 The additional 80 no. dwellings would also result in the delivery of a further 40 no. affordable dwellings in Bishops Waltham (40% of the total) that would help meet the significant need for such accommodation both now and during the life of the LPP2.
- 2.22 With regard to the matter of whether an increase in the allocation of housing at Albany Farm would give rise to any issues in terms of the associated infrastructure requirements Southcott Homes' professional project team has fully reviewed the capacity of the infrastructure and confirm that up to 200 dwellings can be bought forward either instead of one of the other proposed allocations or in addition to them. This evidence is contained in the Informal Submission document attached at Annex 4 of the pre-submission representations.
- 2.23 In conclusion land at Albany Farm comprises a sustainable location for growth, which the Council has confirmed both in terms of its Local Plan and Development Control functions. In accordance with the general presumption in favour of sustainable development and the Government's overriding emphasis on significantly boosting the supply of new housing nationally set out in the Framework the increase in the allocation from about 120 up to 200 dwellings would accord with these objectives.
- 2.24 In Southcott Homes view no material harm would arise to either the LPP1 or LPP2 strategy if the allocation at Albany Farm was to be increased up to 200 dwellings. The increase in the allocation will in fact strengthen the strategy and provide a robust and flexible approach that will ensure that should any other source of supply in Bishops Waltham or the neighbouring settlements fail to deliver that the LPP2 will still be able to meet its housing obligations.

- 2.25 The increase to the allocation would therefore represent sustainable development and would assist the Council to further the Government objectives for significantly boosting the supply of new housing nationally. A summary of the key benefits of increasing the allocation are set out below:

#### Summary of Key Benefits of Increasing Allocation at Albany Farm

- Provide a flexibility buffer on a site that is sustainable and that has already had all key constraints examined, tested and, found to be acceptable through detailed development control process;
- Ensuring that LPP2 strategy for the delivery of housing in Bishops Waltham can be delivered;
- Deliver increased housing to help meet the needs of residents including a substantial proportion of affordable housing;
- Associated infrastructure requirements have been tested and can be met by development;
- Makes best use of land in a sustainable location where consent for 120 no. dwellings has already been granted (resolution subject to completion of S106) by the Council;
- Increase in CIL and associated site-specific financial contributions to ensure the viability of local schools and other key infrastructure; and,
- Provides Council with assistance in meeting any increase in need that may arise from the updated PUSH Strategy to be published later in 2016.

### 3.0 Changes Sought

- 3.1 In order to ensure the soundness of the plan, a number of specific changes are sought, as follows:

- 1) Revision to the wording of Policy BW4 and Policies Map to read as follows (only extracts of the policy wording that require change are set out below):

*Policy BW4 – Albany Farm Housing ~~and Open Space~~ Allocation*

*Land at Albany Farm, as shown on the Policies Map, is allocated for the development of **up to 200 dwellings**.....*

*.....Environmental*

- *Provide on-site open space (Informal Open Space and Local Equipped Area of Play) ~~including a substantial area of informal open space on the undeveloped part of the site, beyond the new settlement boundary, (as shown on the policies map) to meet current and future open space needs.....~~*

- 2) In the event that the Inspector disagrees with the amendment to Policy BW4 proposed above the following revision should be made as an alternative baseline position:

*.....'Land at Albany Farm, as shown on the Policies Map, is allocated for the development of **up to 150 dwellings**....'*

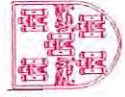


3.2 An Amendment to the policies map to reflect the first, and Southcott Homes' recommended, change to draft Policy BW4 is attached at Appendix 6.

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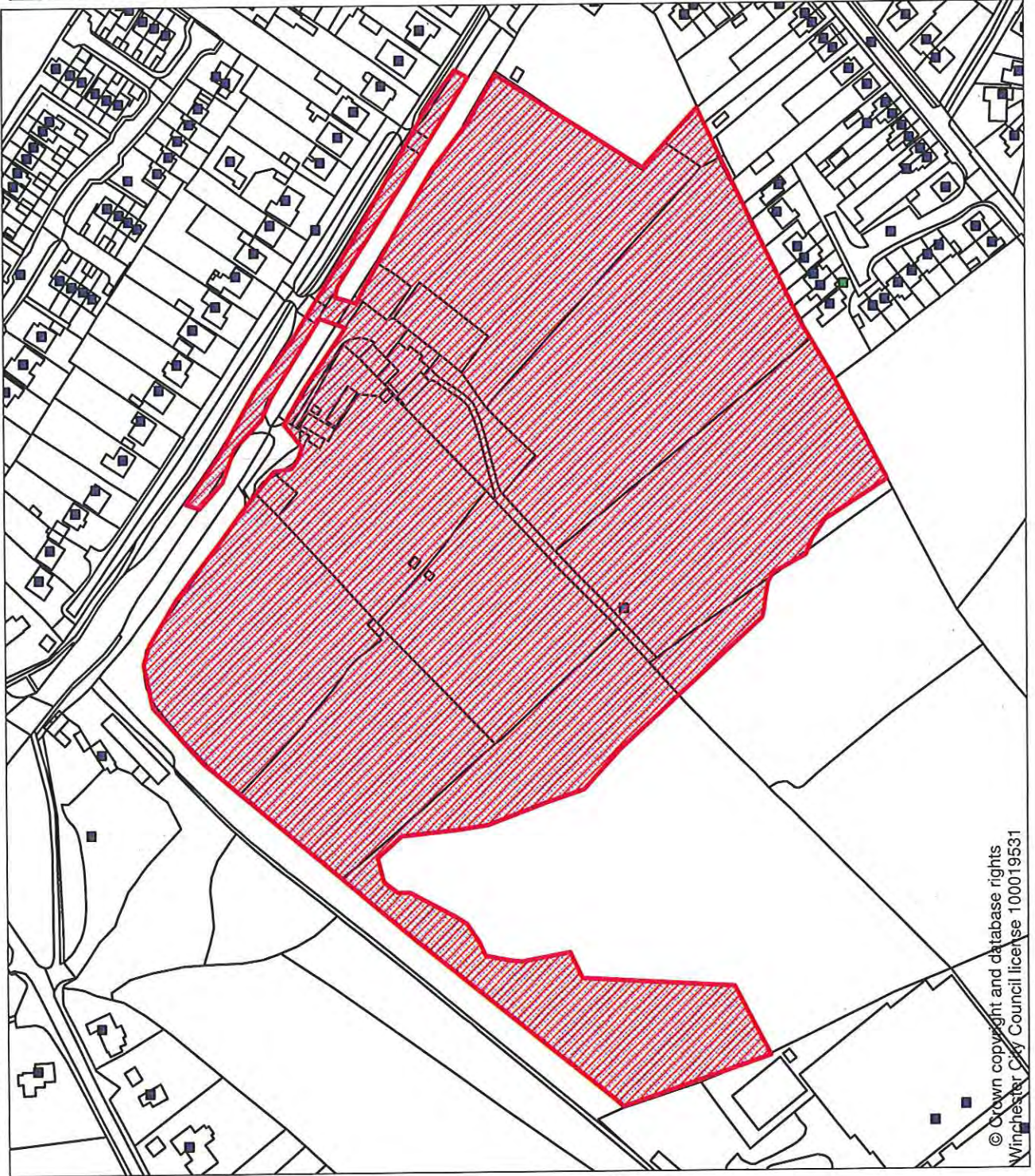
# Appendix 1:

## Case Officer report to Committee dated 21 April 2016



Street Record Albany Drive, Bishops Waltham, Hampshire, SO32 1G

15/00053/OUT



Legend

Scale: 0 0.0275 0.055 0.11 KM

Organisation	^Organisation
Department	^Department
Comments	^Comments
Date	11/05/2016
MSA Number	^MSA Number



# Matter 6: Respondent No. 50232 - Appendix 1

## WINCHESTER CITY COUNCIL PLANNING COMMITTEE AGENDA

<b>Item No:</b>	01
<b>Case No:</b>	15/00053/OUT / W24082
<b>Proposal Description:</b>	Outline Planning Application (All matters reserved except access): Erection of about 120 no. Dwellings (including affordable housing), including provision of vehicular and pedestrian access, landscape and ecology management, parking, secure cycle storage and servicing.
<b>Address:</b>	Street Record Albany Drive Bishops Waltham Hampshire
<b>Parish, or Ward if within Winchester City:</b>	Bishops Waltham
<b>Applicants Name:</b>	Southcott Homes Limited
<b>Case Officer:</b>	Mr Simon Avery
<b>Date Valid:</b>	13 January 2015
<b>Recommendation:</b>	Application Permitted

### General Comments

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

Amended plans have been received reducing the number of units from 150 to 120 and also reducing the proposed area of residential development. These changes are to ensure that the proposal accords with the requirements of emerging Policy BW4 of the Local Plan Part 2 (LPP2). The most recent amendments have also revised the illustrative masterplan and supporting Design and Access Statement to provide a more successful design with an improved layout, landscaping framework and footpath connections.

A corresponding application 15/01097/FUL is under consideration which seeks permission for a change of use of the adjoining paddock to the south west to informal open space, which is another requirement of emerging Policy BW4. This open space is to be provided in conjunction with the housing and the two applications are proposed to be linked through a S106 legal agreement.

### Site Description

The application site lies to the south-west of Bishops Waltham. It is outside the current settlement boundary but is a site which has been identified for housing as part of the of the Local Plan Part 2 process.

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

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



# Matter 6: Respondent No. 50232 - Appendix 1

## WINCHESTER CITY COUNCIL PLANNING COMMITTEE AGENDA

### Proposal

- This is an outline application for about 120 dwellings with all matters reserved except for access which is proposed in the form of a new access from Winchester Road.
- The illustrative masterplan shows a framework for how this development can be brought forward at reserved matters stage.
- The proposal would provide 40% onsite affordable housing.
- It also includes onsite public open space, a sustainable urban drainage system and pedestrian links to Winchester Road and the adjoining sites.

### Relevant Planning History

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

**15/01097/FUL** - Change of Use of Paddock to Informal Open Space. Under consideration.

### Tree Preservation Orders

**00123-2003-TPO** - Park Lug, Bishops Waltham. REC .

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

### Consultations

#### Head of Strategic Planning:

- The site currently lies outside the defined settlement boundary of Bishops Waltham and the proposed scale and type of housing would not be acceptable in the countryside under adopted local plan policy (LPP1 policy MTRA4).
- However, the application site(s) are an allocation under policy BW4 in the submitted local plan part 2 and contribute towards meeting the outstanding requirements of the LPP1 policy MTRA2. Given that this stage plan making has been reached, LPP2 carries some weight as a material consideration in the determination of these planning applications.
- The various revisions to the illustrative masterplan, together with the inclusion of the additional land as informal open space, albeit subject of a separate planning application go some way to complying with the requirements of Policy BW4.
- In the context of the presumption in favour of sustainable development in the NPPF the argument for developing this site in advance of the LPP2 being adopted is compelling.
- A refusal of planning permission solely on the grounds of prematurity would be difficult to substantiate because as set out in the PPG the Council would need to clearly demonstrate how any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits.
- Furthermore other sites allocated in LPP2 have subsequently been granted planning consent.

#### Urban Design:

- Significant changes have been made to the illustrative masterplan and the design and access statement.



# Matter 6: Respondent No. 50232 - Appendix 1

## WINCHESTER CITY COUNCIL PLANNING COMMITTEE AGENDA

- The revised details show that 120 units can be accommodated on the site in a way that will provide development which has unique identity and sense of place.
- The revised scheme responds positively to the new open space and has the potential to provide a good landscaped village edge.
- The layout is now more formal and will fit better with the surrounding development.
- There is a wide curved treed avenue which provides a good connection to the open space.
- The layout is formed of perimeter blocks and there is well defined street enclosure. There are now good pedestrian links within the site and potentially good connections to adjacent sites and recreational/community facilities.

### Head of Strategic Housing:

- Policy CP3 requires 40% of the gross number of dwellings to be affordable housing. This should be on site provision, related to the size and type of development and indiscernible from and well integrated with the market dwellings.
- Policy CP3 specifies 70% of the affordable homes to be for rent and 30% for intermediate housing.
- Current Affordable Housing Supplementary Planning Guidance would expect to see no more than 5 affordable dwellings in one cluster, except when they are provided as flats.

### HCC Education:

- In order to mitigate the impact of this development on school places in the area contributions towards the provision of education infrastructure must be paid.
- Primary School contribution £795,204
- Secondary School contribution £731,275.

### HCC Highways and Transport:

- No objection.
- To create the required visibility splays the plan shows the loss of two mature trees.
- The proposals have been reviewed and are considered to be acceptable in principle.
- The works will be subject to a detailed design check and the applicant entering into a Section 278 agreement with Hampshire County Council.
- The applicant will also need to enter a Legal Agreement to secure the implementation of a Residential Travel Plan, payment of the Travel Plan approval and monitoring fees, and provision of a surety mechanism to ensure implementation of the Travel Plan.

### HCC Water and Flood Management:

- The proposals for surface water drainage meet the current standards/best practice in relation to surface water drainage.
- The mechanism for securing long-term maintenance will need to be considered and agreed between the applicant and the Local Planning Authority.

### WCC Highways Engineer:

- Under the terms of the HCC Highway Agency Agreement, the highway implications of this proposal will be dealt with by HCC as the proposal is deemed to be Strategic.
- Should outline consent be granted WCC will deal with the internal details of the development.

### Head of Landscape:

- No objection.
- The proposal now conforms with the requirements of Policy BW4 as the revised application includes an undertaking by the applicant to provide land as Informal Amenity Space, which will be secured through a Planning Obligation in the S.106



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## WINCHESTER CITY COUNCIL PLANNING COMMITTEE AGENDA

Agreement.

### Head of Landscape - Ecology:

- Further ecological information is required.

### Environment Agency:

- No objection.

### WCC Drainage Engineer:

- Foul water must go to the public foul sewer.
- A foul sewer crosses the site which will need to be diverted to accommodate the proposed layout.
- Storm water will be drained using SuDS techniques with run off rates set at a level below that which exists on the green field.
- The applicant has submitted a Flood Risk Assessment which covers all aspects of the proposed foul and surface water disposal as well as addressing flood risk.
- This assessment is acceptable and is a framework on which a detailed drainage strategy can be based.

### Southern Water:

- A foul sewer needs to be diverted and details of this need to be agreed with Southern Water.
- Arrangements for the long term maintenance of the SUDS need to be agreed.

### WCC Archaeology:

- No objection.

## **Representations received in response to the original submission:**

### Bishops Waltham Parish Council

- Objection on the grounds that it is contrary to the Local Plan Part 2 draft in that it proposes 150 houses rather than the 120 agreed for the site.

### 17 letters received objecting to the application for the following reasons:

- Overdevelopment.
- Impact on residential amenity from increased volume of traffic.
- Development should be kept within the settlement boundary.
- Increase in traffic congestion.
- Highway safety concerns about access.
- General impact on highway safety.
- The application proposes more houses than have been allocated in LPP2.
- The LDP process becomes farcical if developers ignore it.
- Lack of capacity at the local schools.
- Lack of infrastructure and facilities in Bishops Waltham to accommodate development.
- Lack of parking in the town centre.
- The South West boundary is outside that proposed in the LPP2.
- The open space play area provision is inadequate.
- There is no apparent provision for pedestrian access to both the allotment site nor the existing recreation areas.
- Provision of a pavement may disturb the avenue of oaks.
- Bishop's Waltham offers very limited employment opportunities.
- Lack of public transport.
- Requires a roundabout at the Wintershill junction with the Winchester road



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## WINCHESTER CITY COUNCIL PLANNING COMMITTEE AGENDA

- Development would blur the boundaries with Durley.
- The site is not accessible.
- The proposed wild meadow along the edge of the development should be extended along the entire boundary to protect residential amenity.
- The Sainsbury's site may become available for housing as an alternative.
- The proposed location of the attenuation pond is likely to cause flooding within Woodlea Nurseries.
- The outfall from the attenuation pond is shown via the existing ditch to the North of the proposed pond but there is no ditch in this location and the installation of a ditch or outfall pipe will block a right of way and also necessitate digging through the historic park lug.
- Ditches do not have the capacity to deal with the storm water from the site.
- The application documentation refers to Woodlea Nursery as redundant buildings but these buildings remain in use.

### 2 letters of comment received.

- Southcott Homes are doing their best to take note of the concerns of local Residents and address them. The number of dwellings at 150 is too high.
- The proposals blur the boundaries with Durley village.
- Contradictions between the Masterplan document and the Design Statement.
- The traffic report is unrealistic.
- Concerns about highway safety and accessibility.
- Highway improvements are required.
- The local infant and junior schools are currently full with waiting lists.
- The Lower Lane GP practice is also stretched to capacity.

### **Representations received following amended plans and re-advertisement of the application June 2015:**

#### Bishops Waltham Parish Council

- Support – the proposal is in line with the development plan.

### 6 letters received objecting to the application for the following reasons:

- Development should be limited to 120 homes with a possible future maximum of 30 more in future.
- Concern about traffic and parking congestion / road safety issues for all road users.
- The speed limit at the Durley/Ashton junction needs to be reduced.
- A roundabout at the Winchester Road / Durley / Ashton junction slow speeds and allow greater traffic movement from all directions.
- Impact on the natural environment, particularly trees and bats.
- Impact of construction, increase in traffic and degraded air-quality on the environment and on the enjoyment of neighbouring properties.
- The Sainsbury's Abby Mill site is better suited for housing.
- Danger for pedestrians' attempting to cross the B2177 at the bus stop nearest the Durley/Ashton junction / pedestrian traffic islands need provided.
- There needs to be provision to make it safer for cyclists.
- Trees should be removed for reasons of disease and safety.
- Overdevelopment / number of dwellings should be reduced to 80.



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## WINCHESTER CITY COUNCIL PLANNING COMMITTEE AGENDA

- Site is far from the school.
- More than one access should be provided.
- Facilities such as Doctors, Dentists and schools will not cope with extra housing.
- Lack of employment opportunities will add to commuter traffic.
- Loss of green fields / blurring or village boundaries.

### 2 letters of comment

- The submitted bat surveys are isolated 'snapshots' of the real situation.
- Albany Farm site is visited by several badgers and there may be at least one badger sett active on the site.
- Strong springs flow across the road and gardens towards the Albany Farm site.
- The traffic flow information about the B2177 is misleading and this road gets very congested.
- Walking time to schools and other village amenities has been underestimated.
- The Abbey Mill / Sainsbury's site should be taken into consideration.
- The number of houses at 120 complies with the requirements of LPP2.
- Traffic and Public Amenity
- The development needs to provide an adequate footpath and cycle track linking the development with the town centre and avoiding the main road including pedestrian access / a traffic island across the B2177.

### The South Downs Society:

- Letter of comment:
- The development site is not currently visible from the national park due to the mature vegetative screening.
- In terms of ecology and landscape character it is highly desirable that this screening is conserved. This is essentially a rural view at present with very few buildings in sight.
- Extended 30mph speed restrictions and other traffic measures would slow the traffic on the B2177, and enhance the south east boundary of the national park in terms of noise reduction and the safety of national park users.

### **Relevant Planning Policy:**

#### Winchester District Local Plan Review

DP3 – General Design Criteria

DP4 – Landscape and the Built Environment

DP5 – Amenity Open Space

CE19 - 24 – Residential Developments in the Countryside

H3 – Settlement Boundary

HE1 – HE2 – Archaeology

T2 - T4 – Transport and Parking

#### 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

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## WINCHESTER CITY COUNCIL PLANNING COMMITTEE AGENDA

- CP3 – Affordable Housing
- CP4 – Affordable Housing on Exception Sites
- CP7 – Open Space, Sport & Recreation
- CP10 – Transport
- CP11 – Sustainable Low and Zero Carbon Built Development
- CP13 – High Quality Design
- CP14 – Effective Uses of Land
- CP15 – Green Infrastructure
- CP16 – Biodiversity
- CP17 - Flooding and Water Environment
- CP19 – South Downs National Park
- CP20 – Heritage and Landscape Character
- CP21 – Infrastructure and Community Benefit

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

- BW4 – Albany Farm Housing and Open Space Allocation
- DM1 – Location of New Development
- DM5 – Open Space Provision for New Developments
- DM14 – Local Distinctiveness
- DM15 – Site Design Criteria
- DM16 – Site Development Principles
- DM17 – Access and Parking
- DM22 – Rural Character
- DM23 – Special Trees, Important Hedgerows and Ancient Woodlands
- DM25 – Archaeology
- DM28 – heritage assets

### National Planning Policy Guidance/Statements:

National Planning Policy Framework

### Supplementary Planning Guidance

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

### **Planning Considerations**

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

### Principle of development

The application site is currently within the countryside but is included within the proposed



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settlement boundary for Bishops Waltham as shown in the Submitted LPP2. The Submitted LPP2 represents the Plan that the Council would wish to adopt and land at Albany Farm is identified in Policy BW4 of the LPP2 as a sustainable location for the development of about 120 dwellings in order to facilitate the growth of Bishops Waltham.

The Council can demonstrate an adequate 5-year housing land supply (confirmed in the Annual Monitoring Report 2015), so there is no compelling justification for the early release of this site to meet any local or district wide housing requirements.

However, in the context of the presumption in favour of sustainable development in the NPPF there is an argument that the application should be approved if the proposal fully conforms to the requirements of policy BW4 and meets other general planning requirements. The Council has already approved a number of other sites in advance of LPP2 being adopted where they have met all the specific LPP2 policy requirements and have demonstrated that they are high quality schemes, providing the appropriate mix and type of housing, a robust landscaping framework, a layout based on good urban design principles, as well as satisfying other important requirements such as highways and drainage.

In this case, Policy BW4 sets out a number of specific development requirements for the site, which in summary are:

- A masterplan establishing the disposition of housing, open space, landscape framework, access point and linkages.
- Safe vehicle, pedestrian and cycle access to Winchester Road which minimises the loss of trees and hedgerows
- A footpath/cycleway through the site linking the Tollgate Sawmill site, housing and open space at Albany Farm and the Vineyard site.
- Avoid unacceptable impacts on the historic significance of the Park Lug and Palace Deer Park.
- Substantial landscaping to create a new settlement edge between the housing development and substantial open space to the south.
- Protect, retain and reinforce existing treed boundaries and retain sufficient space to support trees and tree belts.
- On-site open space including a substantial area of informal open space on the undeveloped part of the site.
- Contributions to the expansion of Bishop's Waltham Infants and Junior Schools and other infrastructure.
- A connection to the nearest point of adequate capacity in the sewerage network.

It is considered that the proposal satisfies all of these criteria to the degree required for an outline application as follows:

- The layout, design and landscaping of the scheme has been revised through negotiations with the Council's Urban Design officer and Landscape team and the revised masterplan provides the basis for a very high quality scheme. While the detail of the layout would be subject to reserved matters, the masterplan provides the framework for creating a successful place. It is based on sound urban design principles and in conjunction with application 15/01097/FUL it demonstrates that housing, open space, access points and linkages can be accommodated on this site in an appropriate fashion.



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- The scheme provides a suitable vehicular access from Winchester Road and two access points onto Winchester Road for pedestrians and cyclists.
- The scheme will provide pedestrian and cycle routes through and around the site which will also link into the adjoining sites.
- The layout includes a suitable buffer between the development and the Park Lug and Palace Deer Park to avoid unacceptable impacts on these heritage assets.
- The layout indicates planting along the southern edge of the housing to create a settlement edge, substantial planting within the site and a suitable buffer zone around existing planting to ensure it can be retained.
- There will be an area of formal open space adjoining the housing and the area to the south west will then provide a large expanse of informal open space.
- Contributions to the expansion of Bishop's Waltham Infants and Junior Schools and other infrastructure will be provided through a S106 Legal Agreement.
- The applicant will be required to enter a separate agreement with Southern Water in order to divert the on-site foul sewer and ensure adequate capacity in the sewerage network.

In addition to these requirements the housing mix and tenure of the scheme also meets policy requirements and will provide 40% affordable units in accordance with Policy CP3, and over 60% 2 and 3 bed properties in accordance with CP2. As such, it will help meet identified local housing needs.

It is therefore considered that the scheme meets all the BW4 requirements and satisfies other relevant planning criteria (some of which are discussed further 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, the principle of permitting this development in advanced of the adoption of LPP2 is considered acceptable.

### Design/layout

The illustrative masterplan shows a proposal for 120 dwellings, the extent of which corresponds with the allocated area for housing. The remainder of the site is proposed as informal open space as required by the Policy and to address a deficit of informal open space provision in Bishops Waltham (covered by application 15/01097/FUL).

The masterplan has been revised from the original submission through discussions with officers. It now shows that 120 units can be accommodated on the site in a way that will provide a development which has unique identity and sense of place. The scheme responds positively to the new open space and has the potential to provide a good landscaped village edge. The layout is now more formal and will fit better with the surrounding development. There is a wide curved treed avenue which is the main route into the site off Winchester Road. This will provide a good connection to the formal and informal open space. The layout is formed of perimeter blocks and there is well defined street enclosure. There are now good pedestrian links within the site and potentially good connections to adjacent sites and recreational and community facilities.

Overall, it is considered that the design and layout of the proposal as shown on the masterplan and other supporting documents is of high quality, will result in a development which is sympathetic to and connects with its surroundings, is sustainable and inclusive, and which has a unique identity, character and sense of place.



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### Impact on character of area and neighbouring property

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

In terms of its impact on neighbouring properties, the housing is enclosed within the site and will not have an adverse impact on properties on Albany Road or Albany Drive or on the opposite side of Winchester Road. The layout internally indicates adequate distances between properties and sufficient private amenity space for appropriate living conditions to be achieved for future occupants.

### Landscape/Trees

As part of the LPP2 process of site allocation, the site, along with other sites around the settlement, has been assessed for its sensitivity in terms of the local landscape. It was classified as being 'Least Sensitive' in landscape terms in comparison with other Bishops Waltham sites. The site is quite substantially enclosed by trees and planting along Winchester Road and along the side boundaries with the Tollgate Sawmill site and properties to the south east on Albany Drive. The masterplan shows further planting to be added along the south western edge of the housing to provide a new settlement edge and enclose this boundary too. There is scope for this new edge planting to be quite substantial to reflect the other boundaries which are characterised by Oak trees. The new housing would therefore sit within these treed boundaries, reducing its impact on the surrounding landscape character.

The proposed housing, roads and footpaths will be sufficiently far away from the surrounding boundary trees to ensure these can be retained. New tree planting is proposed with a row of 8 Oaks to be located behind the existing avenue of trees which line Winchester Road. This is to compensate for the loss of two of the avenue trees which need to be removed to accommodate the new access. Within the site the masterplan indicates trees and hedges fronting the streets with more Oak trees along the main spine road and smaller species along secondary roads. As noted there is the potential for substantial planting along the south west edge to create a new settlement edge. The full details of this planting would be secured at reserved matters stage.

An area of formal open space is proposed at the end of the main spine road into the site on the southern edge of the new housing. This area will contain a Local Equipped Area for Play (LEAP) which is a requirement of BW4. To the south west of the housing the paddocks would become a substantial area of informal open space. This will create a landscaped green edge to the development and so contribute to the setting of the new settlement edge. This informal open space is proposed in the separate application 15/01097/FUL but can be linked to this application via a legal agreement to ensure that the open space comes forward in conjunction with the housing.

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



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### Highways/Parking

The application involves the formation of a new vehicle access from the B2177 Winchester Road. The works will be subject to a detailed design check and will need to be secured through a Section 278 agreement with Hampshire County Council.

The supporting Design and Access Statement states that the development will provide parking to meet Winchester City Council's Residential Parking Standards. The detail of this will be worked out at reserved matters stage but the masterplan indicates a mixture of on-street parking, off-street spaces and parking courts which is considered to be the right approach as it breaks up the parking.

A Residential Travel Plan is required for the development to encourage a reduction in the amount of car travel and this will be secured through the S106 Legal Agreement.

A key element of the scheme is also the requirement in Policy BW4 to provide linkages with the adjoining sites. In conjunction with these other sites (BW2 to BW5) this will facilitate the development of a strategic footpath / cycleway which is proposed to run along the southern edge of the town. The aim is that this will provide opportunities for both new and existing residents to access local open space and recreational facilities and the town centre by means other than the car. The masterplan indicates that there will be alternative routes available within the application site which will link into the Tollgate Sawmill site, Winchester Road, the new open space to the south and through to the Vineyard site to the south east. As such it will be necessary to ensure suitable signage is provided to guide users through the site. This detail would be worked out at the Reserved Matters stage. In terms of links the precise location and nature of these will also need to be worked out in detail to limit impacts on trees and the Park Lug. The developer will need to make funding available through the S106 to provide the links and contribute towards the footway / cycleway. The cost and means of funding the strategic footpath is being assessed by HCC.

### Other Matters

Further information is required in respect of various ecological interests but this can be secured through the reserved matters application.

### Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for affordable housing, highway works, education contributions, public access to adjoining sites, a strategic footpath and cycleway and management of the open space areas, 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 is one of the locations identified by the local community for additional housing in Bishops Waltham. The proposal meets the requirements of Policy BW4 and following revisions to the masterplan and supporting documents it now provides the framework for a high quality scheme which will make a positive and distinctive addition to Bishops Waltham. It will provide much needed housing, open space and will improve pedestrian and cycle connections along the south of the town. It is therefore recommended for



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approval.

### Recommendation

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

- 40% affordable housing;
- Education contributions;
- Management of open space;
- Highway works
- A Residential Travel Plan.
- Public access to all footpaths/cycle ways
- Contributions towards strategic footpath and cycleway

(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 condition(s):

### Conditions/Reasons

01 Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

02 Reason: To comply with the provision of Section 51 of the Planning and Compulsory Purchase Act 2004.

03 The submission of all reserved matters and the implementation of development shall be carried out in substantial accordance with the following plans and documents:

- Location Plan
- Existing Site Survey 0246-XS/100-A
- Illustrative Layout PP1163/29-00-P2
- Landscape Strategy Plan 2241/P16c
- Landscape Strategy Note 2241/R05
- Design and Access Statement Amendment C
- Planning Statement Updated March 2015
- Planning Statement Addendum - March 2016
- Preliminary Drainage Layout 0246/pdl-100C
- Transport Assessment by AWP dated 17 December 2014
- Site Access Junction Visibility 0246-SK-04-A
- Site Access Junction Visibility Audit by AWP dated 8 May 2015
- Preliminary Site Access Proposals 0246-PHL001-C



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- Arboricultural Implications Assessment and Method Statement 11274 - AIA dated 9 January 2015
- ECO 2 - Tree Protection
- Flood Risk Assessment Revision C Date 21 March 2016
- Ecological Assessment 2241\_R04e\_AH\_SMC by Anthony Hiscocks 05 May 2016
- Sustainability Assessment 22793/01 dated 7th January 2015
- Archaeology & Heritage Assessment SOU18220AHA August 2013
- LPP2 supporting document 'Park Lug potential crossing area between BW4 and BW5

03 Reason: To define the scope of this permission.

04 The number of dwellings permitted to be constructed at the site shall be about 120.

04 Reason: To accord with the emerging Policy CC1 of the Winchester Local Plan Part 2 and to define the scope of this permission.

05 The dwellings permitted to be constructed at the sites shall not exceed two and half storeys in height.

05 Reason: In the interests of local amenity and to define the scope of this permission

06 The number of car parking spaces for the residential development shall comply with the requirements set out in the Winchester City Council Parking Strategy 2014-2018, or any replacement requirement in force at the time of the Phase application.

06 Reason: For the purposes of sustainability and to define the scope of this permission.

07 Approval of the details of the siting, design and external appearance of the buildings and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced. Plans and particulars of the reserved matters shall be submitted to and approved in writing by the Local Planning Authority. The reserved matters details shall be carried out as approved and fully implemented before the buildings are occupied: The plans and particulars shall specify the following detailed proposals:

(a) The layout, siting and scale of all buildings and structures, including the finished levels (above ordnance datum) of both the ground floor of proposed buildings and the surrounding ground levels

(b) The design and external appearance of all buildings and structures, including details of the colour and texture of external wall and roof materials to be used, with samples and/or sample panels of the materials to be made available and/or constructed on site for inspection by the Local Planning Authority where directed. This shall include the following external materials and detailing:

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



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- All rainwater goods shall be black.
- Window frames and door frames shall be recessed by a minimum of 75mm.
- Window frames and door frames and doors shall be timber or metal.
- Garage doors shall be of a vertical slatted design.
- Brick elevations shall be of a 'soft stock' type.
- Only 'natural' timber cladding shall be used on elevations.
- Only clay plain tiles shall be used on elevations.
- Where garden boundaries are adjacent to the public realm they shall be constructed as walls.
- The external materials of the chimneys shall be the same as those used on the host building and no GRP shall be used.

(c) 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.

(d) Hard and soft landscape details including:

- i. a landscape design showing the planting proposed to be undertaken which shall include eight Heavy Standard Oak trees to be planted behind the existing avenue of trees on Winchester Road. All planting must conform to the British Standard for planting BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations
- ii. the materials to be used for paved and hard surfaces including finished ground levels, the location and design of street furniture, signs, lighting, refuse storage units and other minor structures to be installed thereon
- iii. contours for all landscaping areas
- iv. details of all trees, bushes and hedges which are to be retained
- v. the position, design and materials of all proposed boundary treatments (including all walls, fences and other means of enclosure)
- vi. tree pit details, sections and detail plans showing how any street tree planting will thrive and grow without lifting adjoining paving
- vii. the location of all landscape planting in relation to existing and proposed underground services
- viii. planting plans and schedules of plants, noting species, sizes and numbers/densities of the trees and shrubs to be planted
- ix. lighting to roads, footpaths and other public areas, and
- x. a written specification for the landscape works (including a programme for implementation, cultivation and other operations associated with plant and grass establishment).
- xi. detailed plans, sections and supporting technical reports defining the footpath / cycleway route and links to the Sawmill Tollgate Site, the Vineyard site, Winchester Road, the informal open space to the south, and anywhere else on site where this route would affect trees or the Park Lug. For the link between BW4 and BW5 these details need to comply with - LPP2 supporting document 'Park Lug potential crossing area between BW4 and BW5'.

The particulars submitted in relation to the soft landscape plans shall include:

1. a plan showing the location of, and allocating a reference number to, each existing tree



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which has a stem with a diameter (when measured over the bark at a point 1.5 metres above ground level) exceeding 75mm, identifying which trees are to be retained and the crown spread of each retained tree

2. details of the species, diameter (when measured in accordance with (1) above), approximate height and an assessment of the health and stability of each retained tree
3. details of any proposed topping or lopping of any retained tree
4. details of any proposed alterations in existing ground levels and of the position of any proposed excavation within the crown spread of any retained tree.

If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased, another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

08 The reserved matters application shall be accompanied by:

a) A detailed surface water and foul drainage scheme. The scheme shall include detailed engineering plans, supporting calculations, materials plans and cross sections for all required infrastructure and details of measures to be taken to divert the public foul sewer. The scheme shall be managed and maintained in accordance with the approved details.

b) Details of the provision being made for the storage of waste.

c) A Construction Management Plan to include the following details:

- Measures to be undertaken to minimise impacts on surrounding land.
- Timetable and dates for stages of the development, including land restoration at the completion of construction works.
- Measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway. No lorry shall leave the site unless its wheels have been cleared sufficiently to prevent mud being carried onto the highway.
- Details of construction traffic routes.
- 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.
- Dust suppression, mitigation and avoidance measures.
- Measures for minimising construction waste and provision for the re-use and recycling of materials.
- Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- A traffic management plan for construction vehicles entering and leaving the site, including times of movement so as to avoid peak period traffic, neighbour notification, use of pointsmen etc..
- Floodlighting and security lighting. (note: this must be directed in such a way as not to cause nuisance to adjoining properties or adjacent highway).
- Code of Construction Practice for all works and operations on the site.
- Measure to be taken to prevent contaminants from entering watercourses or the water environment and to protect drainage infrastructure.



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- 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.

d) A statement 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).

e) A comprehensive Habitat Management Strategy document that combines all ecological issues including compensation and mitigation.

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

09 Details of the means of access as shown in principle on plan 0246-SK-04-A shall be submitted to and approved by the Local Planning Authority in writing before development commences. The agreed details shall be fully implemented before the use hereby approved is commenced.

09 Reason: To ensure a satisfactory means of access to the highway.

10 No development/demolition or site preparation shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological mitigation work 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 LPA. The Written Scheme of Investigation shall include:

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

10 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 compliance with policy HE.1 of the Winchester District Local Plan Review.

11 Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports and publication.

11 Reason: To ensure that evidence from the historic environment contributing to our knowledge and understanding of our past is captured and made publicly available, in compliance with policy HE.1 of the Winchester District Local Plan Review.

12 No development shall commence until fencing has been erected around the area agreed with, and to a design approved by, the Local Planning Authority in writing. No



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works shall take place within the area inside that fencing unless approved in writing by the Local Planning Authority.

12 Reason: To ensure the protection of archaeologically, sensitive areas, structural remains and other features within the development site, during demolition and construction operations.

13 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference 11274 - AIA written by Barrie Draper and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site. No arboricultural works shall be carried out to trees other than those specified and in accordance with 11274 - AIA. Any deviation from works prescribed or methods agreed in accordance with 11274 - AIA shall be agreed in writing to the Local Planning Authority.

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

The Local Planning Authority Arboricultural Officer (Telephone 01962 848210) shall be contacted:

- (i) to arrange a pre-commencement meeting on site before any of the site clearance and construction works begins. This will be attended by the site manager and the appointed arboriculturalist.
- (ii) once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected.
- (iii) prior to the commencement of construction of special surfacing under tree canopies.

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

### **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:



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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 District Local Plan Review 2006: DP3, DP4, DP5, CE19 - 24, H3, HE1 - HE2, T2 -T4

Local Plan Part 1 - Joint Core Strategy: DS1, MTRA1, MTRA2, MTRA4, CP1, CP2, CP3, CP4, CP7, CP10, CP11, CP13, CP14, CP15, CP16, CP17, CP19, CP20, CP21

Local Plan Part 2 - Development Management and Site Allocations: BW4, DM1, DM5, DM14, DM15, DM16, DM17, DM22, DM23, DM25

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

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

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

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

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

The submitted details should be clearly marked with the following information:  
- The name of the planning officer who dealt with application

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- The application case number
- Your contact details
- The appropriate fee.

Further information, application forms and guidance can be found on the Council's website [www.winchester.gov.uk](http://www.winchester.gov.uk).

08. The applicant / developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire, S02 2SW, Tel: 0330 3030119 or [www.southernwater.co.uk](http://www.southernwater.co.uk)

09. A Heavy Standard is defined as having 12-14cm girth at planting and having a height between 3.5 and 4.25metres at planting. Replacement of trees is enforceable in law and failure to comply with the condition could result in the issue of a tree replacement notice and prosecution if the local planning authority believes that the criteria of the condition have not been met.

# Appendix 2:

## Minutes of Committee Resolution dated 21 April 2016

**PLANNING COMMITTEE**

**26 May 2016**

Attendance:

Councillors:

Ruffell (Chairman) (P)

Evans  
Izard (P)  
Jeffs (P)  
Laming (P)

McLean (P)  
Read (P)  
Scott (P)  
Tait (P)

Others in attendance who addressed the meeting:

Councillors Godfrey and Learney

Others in attendance who did not address the meeting:

Councillor Bell

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1. **APPOINTMENT OF VICE-CHAIRMAN FOR 2016/17 MUNICIPAL YEAR**

RESOLVED:

That Councillor Read be appointed Vice-Chairman of the Committee for the 2016/17 Municipal Year.

2. **FUTURE MEETING DATES OF THE PLANNING COMMITTEE FOR 2016/17**

RESOLVED:

That the future meeting dates and time of the Planning Committee for 2016/17, as set out in the agenda, be agreed.

3. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee held on 21 April 2016 be approved and adopted, subject to the following additional text requested by Sparsholt Parish Council in respect of the



Sparsholt College planning application (Case number: 16/00116/FUL/W00124/132):

‘During the course of the debate the Corporate Director, Steve Tilbury, intervened in order to suggest to the Committee that consideration of the application be deferred until a later date but this was rejected by the Committee.’

4. **PLANNING APPLICATIONS SCHEDULE**  
(Report PDC1053 and Update Sheet refers)

The schedule of planning application decisions arising from consideration of the above Report is circulated separately and forms an appendix to the minutes.

The Committee agreed to receive the Update Sheet as an addendum to Report PDC1053.

**Applications outside the area of the South Downs National Park (WCC):**

Item 1: Outline Planning Application (All matters reserved except access):  
Erection of about 120 no. Dwellings (including affordable housing), including provision of vehicular and pedestrian access, landscape and ecology management, parking, secure cycle storage and servicing - Street Record Albany Drive Bishops Waltham.  
Case number: 15/00053/OUT/W24082

The Head of Development Management referred Members to the Update Sheet which outlined that a correction was required to condition 07 (d) which referred to eight Heavy Standard Oak trees to be planted behind the existing avenue of trees on Winchester Road. It was noted that this should state ten Heavy Standard Oak tree. It was also noted that further comments had been received from the City Council’s Ecology Officer confirming no objections on ecological grounds but requesting three additional conditions requiring the creation of a related Habitat Management Strategy; that works be carried out in full accordance with the Ecological recommendations in section 4 of the Tyler Grange Albany Farm, Bishops Waltham Ecological Assessment (dated 5 May 2016); and that any revisions required to the layout at the reserved matters stage should not result in the loss of trees with bat roost potential (as identified in the Albany Farm Bat Tree information document) and that the development layout shall not extend beyond the red lines marked on the drawing included within the document so as to safeguard the trees and hedgerows in Blocks A and B.

During public participation, Councillor Robert Shields (Bishops Waltham Parish Council) highlighted concerns that the design of the scheme did not follow the guidance in the Bishops Waltham Design Statement.. Amanda Sutton (Agent), spoke in support of the application. Both answered Members’ questions thereon.

At the conclusion of debate, the Committee agreed to grant permission for the reasons (and subject to the s106 agreement, conditions and informatives), set out in the Report and as per the Update Sheet.

Item 2: Demolition of existing dwelling, erection of 4 new dwellings (AMENDED PLANS) – The Gables 77 Downs Road South Wonston.  
Case number: 15/01896/FUL / W07984/01

The Head of Development Management referred Members to the Update Sheet which highlighted a typographical error in the original report on page 26 (Design/layout section, second sentence in second paragraph – this should refer to 89 and 91 Downs Road, not 90 and 91). The Head of Development Management also advised of a recent Court of Appeal decision which allowed the Secretary of State's appeal, against the High Court's decision in July 2015, to quash the Government's guidance in respect of offering support for small scale developers. This support introduced a threshold beneath which affordable housing contributions should not be sought. Given the change in Government guidance, and that this proposal did not breach the threshold, financial contributions towards Affordable Housing were not required in this case.

During public participation, Matthew Emery spoke in objection to the application and Jeremy Tyrell spoke in support of the application and answered Members' questions thereon.

During public participation, Councillor Godfrey also spoke on this item as a Ward Member.

In summary, Councillor Godfrey stated that he felt that the Committee was missing some key information and that the comparison with 89 and 91 Downs Road was not comparing like with like as that was on a different scale, comprising bungalows which were surrounded by high trees. The four, larger buildings here had insufficient parking in his opinion, and that there was insufficient screening and amenity space. He stressed that putting four houses in place of one was not respecting the character of the area, nor was there any local need. He also felt that local wildlife and flora and fauna had not been taken into account.

At the conclusion of debate, the Committee expressed reservations and concerns about both the overdevelopment quantum that this development would cause along with the harm to neighbourhood amenity, and accordingly refused the application on these grounds citing policies DP3 and 3.7 respectively from the Local Plan.

Item 3: 2no. new detached 3 bedroom dwellings on land to the rear of 25 & 27 Downs Road – Fieldfares 27 Downs Road South Wonston.  
Case number: 16/00611/FUL/WPP-04916867

The Head of Development Management referred Members to the Update Sheet which advised that, since the publication of the agenda, a further letter

# Appendix 3:

## Illustrative layout plan for consented scheme (about 120 no. dwellings)





**THE SQUARE: BUILDINGS FORM ENCLOSURE REINFORCING THE URBAN CHARACTER AS A TRANSITION SPACE AND FOCAL POINT**

**STREETS: SHARED SURFACES RUNNING EAST WEST WITH TREE PLANTING FORMING A LAYER OF LANDSCAPING ACROSS THE SITE. BUILT FORM LAID OUT IN A FORMAL ARRANGEMENT COMPRISING SEMI DETACHED AND SHORT TERRACES. BUILDINGS TO BE OF EQUAL DEPTH AND ROOF PROFILE WITH CONSISTENT ELEVATIONAL TREATMENT TO REINFORCE THE FORMAL ARRANGEMENT**

**THE SQUARE: BUILDINGS FORM ENCLOSURE REINFORCING THE URBAN CHARACTER AS A TRANSITION SPACE AND FOCAL POINT**

**BUILDING FRONTAGES TO ADDRESS WINCHESTER ROAD IN A FORMAL ARRANGEMENT TO FIT THE CONTEXT OF THE ADJACENT SETTLEMENT**

**THE AVENUE: LANDSCAPED VERGES TO EACH EDGE WITH OAK TREE PLANTING. BUILT FORM LAID OUT IN A FORMAL ARRANGEMENT COMPRISING SEMI-DETACHED AND SHORT TERRACES. BUILDINGS TO BE OF EQUAL DEPTH AND ROOF PROFILE WITH CONSISTENT ELEVATIONAL TREATMENT TO REINFORCE THE FORMAL ARRANGEMENT**

**OAK TREE PLANTING TO WINCHESTER ROAD FRONTAGE**

**STREETS: SHARED SURFACES RUNNING EAST WEST WITH TREE PLANTING FORMING A LAYER OF LANDSCAPING ACROSS THE SITE. BUILT FORM LAID OUT IN A FORMAL ARRANGEMENT COMPRISING SEMI-DETACHED AND SHORT TERRACES. BUILDING TO BE OF EQUAL DEPTH AND ROOF PROFILE WITH CONSISTENT ELEVATIONAL TREATMENT TO REINFORCE THE FORMAL ARRANGEMENT**

A2 IMPORTANT NOTE: THIS IS A SKETCH PROPOSAL & IS SUBJECT TO CONFIRMATION BY SITE SURVEY, SEARCHES, LOCAL & NATIONAL STATUTORY CONSENTS, & IS FOR ILLUSTRATIVE PURPOSES ONLY

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ALBANY FARM  
WINCHESTER ROAD  
BISHOPS WALTHAM  
HAMPSHIRE

ILLUSTRATIVE LAYOUT

SCALE 1:1000	DATE 26.01.16	AUTHOR JA	CHECK DP	DRAWING NO. PP1163/ 29-00	REVISION P2
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PRELIMINARY ISSUE

SCALE BAR = 10m INTERVALS AT TRUE SCALE

	<b>EXISTING TREE PLANTING</b>		<b>PROPOSED TREE PLANTING</b>
	<b>ENGLISH OAK PLANTING WITH CANOPY SPREADS AFTER 75 YEAR RESPACING EXERCISE</b>		<b>PROPOSED OAK TREE PLANTING. CYPRESS OAK WITH CANOPY SPREADS AFTER 75 YEARS.</b>



# Appendix 4:

## Illustrative layout plan for scheme of up to 150 no. dwellings





- KEY**
- Swale locations
  - Existing trees with root protection areas.
  - Existing tree to be removed.
  - Proposed trees
- 1 Access onto Winchester Road is located to minimise the loss of existing trees. See highway engineer and arboriculturist information for details.
  - 2 Principal access designed with a gradual curved alignment and wide, landscaped verges to facilitate the introduction of a 'tree-lined' avenue for large scale species ensuring that views into the site integrate with the character of Winchester Road. Refer to Demonstration Area 1 within the Design and Access Statement.
  - 3 Footpath/cycleway set into a landscaped edge within the site boundary connecting to on site footpaths and exiting the site to connect to offsite footways see highway engineer's details.
  - 4 'Central arrival space' Buildings and landscape, together with hard surface treatments, create a sense of enclosure to this focal space. Roads radiate off from this space and views are available across the amenity space. Refer to Demonstration Area 2 within the Design and Access Statement.
  - 5 Central amenity space defined by the surrounding built form, 2.5 storey maximum, to create a village green containing informal amenity spaces and a Local Equipped Area of Play (LEAP). Active frontages of properties look onto/over this space.
  - 6 Frontage development comprising houses and apartments, mainly 2 storeys with landscaped parking courts to the front, set back from the boundary to preserve the existing hedgerows and trees.
  - 7 Central frontage comprising 2 and 2.5 storey apartments all with car parking in courtyard form to the rear ensuring the maximum soft landscaped amenity space facing into Winchester Road.
  - 8 2 storey 'mews' courts to introduce variety into the layout and provide space for large scale tree planting within the centre of the associated perimeter blocks. The mews would be accessible from two directions to maximise permeability and views through the development.
  - 9 Built form set back from the edges of the site forming a separation between the development and the existing boundary hedgerows/trees, in particular the historic park 'lug' on the western edge. Active frontages of properties are arranged to look onto this space refer to Demonstration Areas 3 and 4 within the Design and Access Statement.
  - 10 Rear gardens within a number of residential perimeter blocks are of sufficient depth (15m plus) to accommodate large scale tree planting.
  - 11 Development edge onto the retained land/paddock to be formed with stockproof post & rail fencing with clusters of trees and shrubs to create a rural character. Shared surfaces access 'lanes' and private drives to be organic.
  - 12 Land retained as grassed paddock with access points from the development road layout.
  - 13 Storm water detention basins to be laid out and landscaped to fit within the rural landscape.
  - 14 Separation zone between existing dwellings in Albany Drive and new development (40-50M between buildings). The area would be mixed wildflower meadow with large specimen trees.

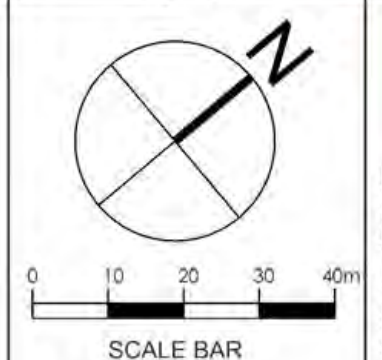
# ILLUSTRATIVE MASTERPLAN

## RESIDENTIAL DEVELOPMENT

### ALBANY FARM - WINCHESTER ROAD - BISHOP'S WALTHAM

Development to comprise up to 150no houses and apartments to the following approximate mix:-

- 1 Bedroom dwelling 6%
- 2 Bedroom dwelling 37%
- 3 Bedroom dwelling 27%
- 4 Bedroom dwelling 20%
- 5 Bedroom dwelling 10%



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**PLANNING ISSUE**

Project Name	Albany Farm	Location	Winchester Road, Bishop's Waltham	Document Type	Illustrative Master Plan
Scale	1:1000	Date	30/10/2014	Author	VL
Check	DP	Drawing No.	PP1163/019	Revision	P2

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# Appendix 5:

## Illustrative layout plan for scheme of up to 200 no. dwellings



**HOUSING TYPES AND GENERAL FORM**

Dwellings to be generally in a 2 storey form (some with roof void accommodation) and to comprise a mix of 1, 2, 3, 4 and 5 bed terraced, semi detached and detached houses with a few 1&2 bed apartments

Housing to be in perimeter block form providing passive surveillance to the public areas and clear separation between public and private realms

**ROAD AND ACCESS HEIRARCHY**

Main access street to lead to individual, more intimate housing streets and mews and with landscaped housing courtyards (with parking) generally located behind main street frontages and to perimeter of development abutting existing tree belts. All streets to provide direct housing access.



**BISHOPS WALTHAM**



**RECENT DEVELOPMENTS**

Lug planting and mound protected. Housing frontages and access (public realm) to form interface with lug

Drainage pond

Lower density housing overlooking amenity area

Informal recreation/green space

Equipped children's play area (LEAP)

Drainage pond

Potential pumping station

Existing boundary planting retained with landscaped public realm located alongside

Line of existing sewer

Section of existing sewer to be upgraded

Existing Allotment areas retained and their continued use safeguarded

Existing timber yard.

Location of key focal character defining building group.

Class b1 business units in courtyard form compatible with housing.

Continuous footpath route within site to Winchester Road boundary.

Tree lined main access route to integrate with character of surrounding Winchester Road area.

Access road junction to highway engineer requirement (single point of access).

Focal landscape 'Village Green' amenity area at entrance to development.

Community building (with parking) to overlook 'Village Green' with potential to accommodate indoor sports facilities / youth education centre / day care centre for the elderly.

Tree lined main access street.

Existing highway trees retained and boundary planting enhanced.

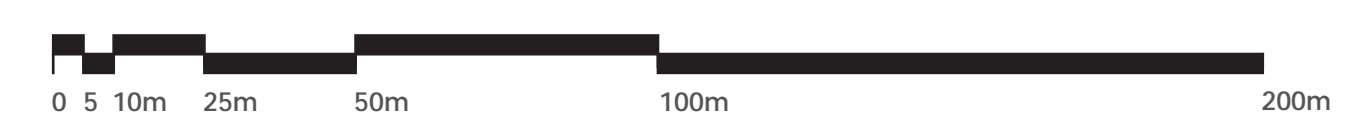
Housing frontages onto Winchester Road boundary.

Higher density housing located to central and north east sectors of site.

New screen planting.

Existing tree and hedgerow belt retained, with additional buffer planting areas located along the site boundary to the rear of the residential properties of Albany Drive. Proposed new housing to face towards boundary.

Possible future pedestrian/cycle connection subject to further discussion with the Parish Council and allotment holders



# PRINCIPLES OF DEVELOPMENT - ILLUSTRATIVE SITE PLAN

## RESIDENTIAL AND BUSINESS USE DEVELOPMENT

### ALBANY FARM - WINCHESTER ROAD - BISHOPS WALTHAM

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PROJECT TITLE: Albany Farm - Winchester Road Bishops Waltham  
 DRAWING TITLE: Principles of Development Illustrative Site Plan 2

SCALE: 1:1250	DATE: 21/01/2013	AUTHOR: MH + AJC	CHECK: AC	DRAWING NO: PP1163-013	REVISION: SK2
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# Appendix 6:

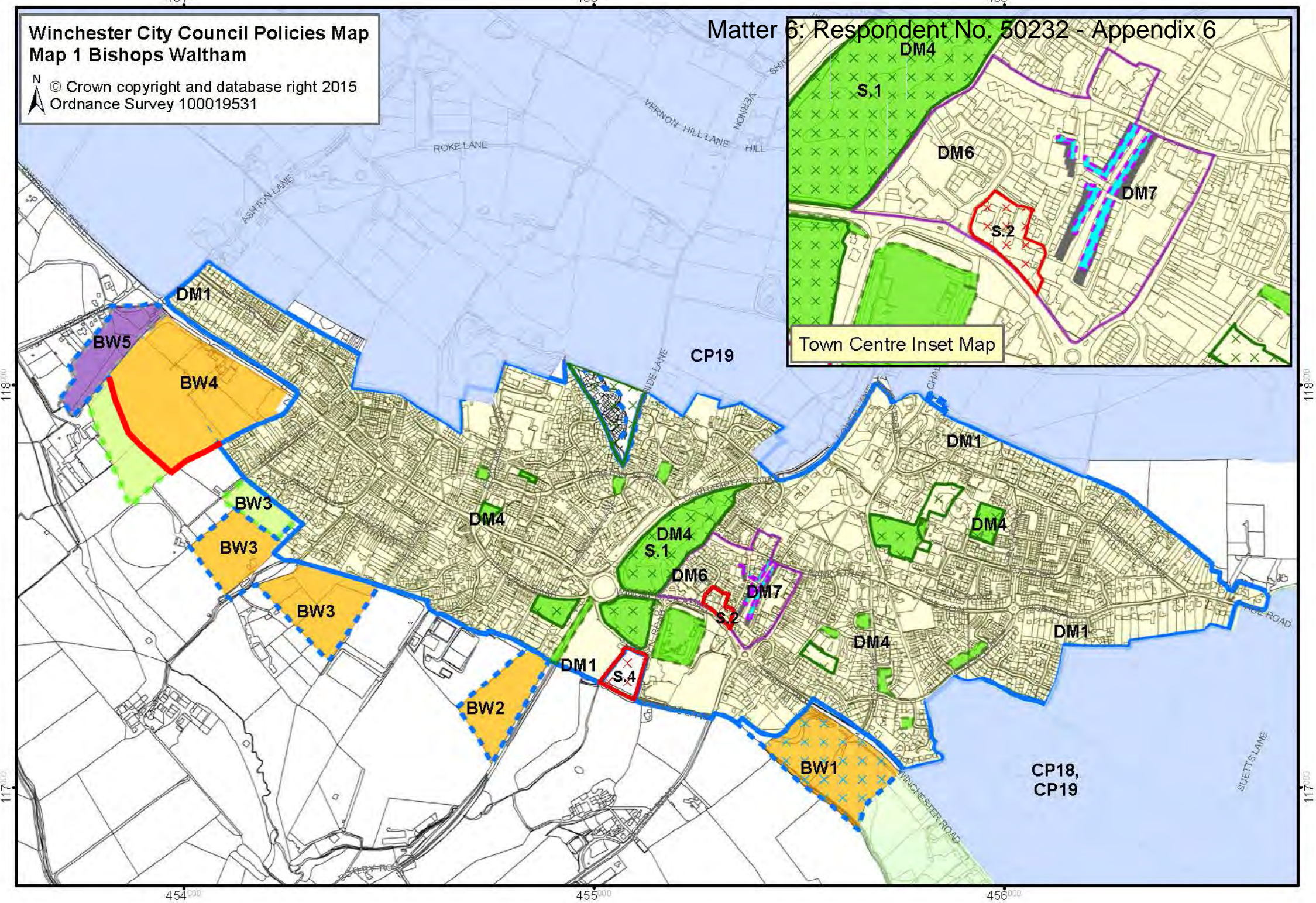
## Proposed change to Policies Map



# Winchester City Council Policies Map Map 1 Bishops Waltham

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Ordnance Survey 100019531

## Matter 6: Respondent No. 50232 - Appendix 6



Town Centre Inset Map

CP18,  
CP19