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## **JOINT WEST OF WATERLOOVILLE MAJOR DEVELOPMENT AREA PLANNING COMMITTEE AGENDA**

<b>Membership:</b> Councillor Ruffell (Chairman) (WCC) Councillor Mrs Shimbart (Vice-Chairman) (HBC)	
<b>Councillors (WCC)</b> Mckie, Evans, Pearson and Read	<b>Councillors (HBC)</b> Buckley, Hilton and Heard

**Meeting:** Joint West of Waterlooville Major Development Area Planning Committee

**Date:** Tuesday 17 June 2014

**Time:** 10.00 am

**Venue:** Hollybank Room, Public Service Plaza, Civic Centre Road,  
Havant, Hants PO9 2AX

The business to be transacted is set out below:

Jo Barden-Hernandez  
Service Manager – Legal & Democratic Services

6 June 2014

Contact Officer: Mark Gregory 023 9244 6232  
Email: [mark.gregory@havant.gov.uk](mailto:mark.gregory@havant.gov.uk)

## Procedural Items

### 1 Apologies and Deputy Members

To record the names of apologies given and Deputy Members who are attending the meeting in place of appointed Members.

### 2 Disclosures of Interests

To receive any disclosure of interests from Members and Officers in matters to be discussed.

Note: Councillors are reminded of their obligations to declare Code of Conduct interests and on Predetermination or Bias.

If you require advice, please contact the appropriate Democratic Services Officer, prior to the meeting.

### 3 Membership of Sub-Committees etc

To give consideration to the approval of alternative arrangements for appointments to bodies set up by the Committee or the making or terminating of such appointments.

## Business Items

- |          |  |                |
|----------|--|----------------|
| <b>4</b> | <b>13/02843/FUL - Land At Old Park Farm Wimpey Site Part Of West Of Waterloooville MDA Hambledon Road Denmead Hampshire</b>  | <b>1 - 22</b>  |
|          | <p>Proposal: (AMENDED PLANS) Residential development comprising 103 no. dwellings with associated on-site infrastructure</p> <p>Parish: Denmead</p>  |                |
| <b>5</b> | <b>Applications APP/14/00032 (HBC) and 14/00068/REM (WCC) - Berewood Phase 2 Development Site, London Road, Purbrook, Waterloooville</b>   | <b>23 - 60</b> |
|          | <p>Proposal: Reserved Matters application for 246 residential dwellings, phase 2 of the Berewood development within the West of Waterloooville MDA development (to meet the requirements of Condition 6, together with discharge of conditions 3 (Compliance with outline documents), 4 ((Compliance with Design Code), 11 (noise mitigation) and 16 (Construction management Plan), of Outline permissions for HBC APP/10/00828 and WCC 120/02862/OUT</p> <p>Parish: Southwick and Widley</p> |                |

Ward: Stakes

**6 Applications APP/14/00061 (HBC) and 14/00092/REM (WCC) - Berewood Phase 2 Development Site, London Road, Purbrook, Waterlooville 61 - 78**

Proposal: Reserved matters Application for landscaping of Phase A of the Town Park (under Condition 6(i)(d)), together with discharge of Condition 6(ii)(f)(ecological mitigation) and condition 3 (Compliance with outline documents) of Planning Permissions for HBC APP/10/00828 and WCC 10/02862/OUT

Parish: Southwick and Widley

Ward: Stakes

## GENERAL INFORMATION

**IF YOU WOULD LIKE A VERSION OF THIS AGENDA, OR ANY OF ITS REPORTS, IN LARGE PRINT, BRAILLE, AUDIO OR IN ANOTHER LANGUAGE PLEASE CONTACT DEMOCRATIC SERVICES ON 023 9244 6231**

### Internet

This agenda and its accompanying reports can also be found on the Havant Borough Council's website: [www.havant.gov.uk](http://www.havant.gov.uk) and Winchester City Council's website [www.winchester.gov.uk/meetings](http://www.winchester.gov.uk/meetings) . Would you please note that committee reports are subject to changes and you are recommended to regularly check the website and to contact *Mark Gregory* (tel no: 023 9244 6232) on the afternoon prior to the meeting for details of any amendments issued.

### Public Attendance and Participation

Members of the public are welcome to attend the Public Service Plaza and observe the meetings. If you wish to address the Committee on a matter included in the agenda, you are required to make a request in writing (an email is acceptable) to the Democratic Services Team. A request must be received by 5pm on **Friday, 13 June 2014** . Requests received after this time and date will not be accepted

In all cases, the request must briefly specify the subject on which you wish to speak and whether you wish to support or speak against the matter to be discussed. Requests to make a deputation to the Committee may be sent:

By Email to: [mark.gregory@havant.gov.uk](mailto:mark.gregory@havant.gov.uk) or [DemocraticServicesTeam@havant.gov.uk](mailto:DemocraticServicesTeam@havant.gov.uk)

By Post to :

Democratic Services Officer  
Havant Borough Council  
Public Service Plaza  
Civic Centre Road  
Havant, Hants P09 2AX

Delivered at:

Havant Borough Council  
Public Service Plaza  
Civic Centre Road  
Havant, Hants P09 2AX

marked for the Attention of the "Democratic Services Team"

## **Who To Contact If You Wish To Know The Outcome Of A Decision**

If you wish to know the outcome of a particular item please contact the Contact Officer (contact details are on page i of the agenda)

## **Disabled Access**

The Public Service Plaza has full access and facilities for the disabled.

## **Emergency Procedure**

Please ensure that you are familiar with the location of all emergency exits which are clearly marked. In the unlikely event of an emergency an alarm will sound.

PLEASE EVACUATE THE BUILDING IMMEDIATELY.

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## **No Smoking Policy**

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## **Parking**

Pay and display car parking is available in the Leisure Centre car park opposite the Civic Offices as shown on the attached plan.

## **CONSTITUTION AND TERMS OF REFERENCE OF WEST OF WATERLOOVILLE MDA JOINT PLANNING COMMITTEE**

At the meeting of Winchester City Council held on 2 April 2014, and Havant Borough Council held on 27 March 2014, the following Constitution and Terms of Reference were agreed for the Joint Planning Committee:

### **1 Establishment of the Joint Committee**

- 1.1 There shall be constituted under the provisions of Section 101(5) and Section 102 of the Local Government Act 1972 a Joint Committee to be known as the “West of Waterlooville Major Development Area Joint Planning Committee”.
- 1.2 The Joint Committee is established by Havant Borough Council and Winchester City Council.
- 1.3 The area within which the Joint Committee is to exercise its authority is the West of Waterlooville Major Development Area, as shown on the plan attached as Appendix A.
- 1.4 This Constitution sets out how the Joint Committee will operate and how decisions are made.

### **2 Functions Delegated to the Joint Committee**

- 2.1 Subject to the remaining provisions of this Clause 2, the following functions shall be delegated to the Joint Committee insofar as they relate to matters within the West of Waterlooville Major Development Area:

Power to determine applications for planning permission (including applications for reserved matters).
Power to determine applications to develop land without compliance with conditions previously attached.
Power to grant planning permission for development already carried out.
Duties relating to the making of determinations of planning applications.
Power to determine applications for planning permission made by a local authority, alone or jointly with another person.
Power to enter into agreement regulating development or use of land.

The delegation includes all the powers necessary to facilitate, or otherwise incidental or conducive to, the discharge of the functions of the Joint Committee.

- 2.2 The following functions shall be reserved to the appointing Authorities and shall not be within the powers of the Joint Committee:-

Power to decline to determine application for planning permission.
Power to make determinations, give approvals and agree certain other matters relating to the exercise of permitted development rights.
Power to issue a certificate of existing or proposed lawful use or development.
Power to serve a completion notice.
Power to grant consent for the display of advertisements.
Power to authorise entry onto land.
Power to require the discontinuance of a use of land.
Power to serve a planning contravention notice, breach of condition notice or stop notice.
Power to issue a temporary stop notice
Power to issue an enforcement notice.
Power to apply for an injunction restraining a breach of planning control.
Power to determine applications for hazardous substances consent, and related powers.
Duty to determine conditions to which old mining permissions, relevant planning permissions relating to dormant sites or active Phase I or II sites, or mineral permissions relating to mining sites, as the case may be, are to be subject.
Power to require proper maintenance of land.
Power to determine application for listed building consent, and related powers.
Duties relating to applications for listed building.
Power to serve a building preservation notice, and related powers.
Power to issue listed building enforcement notices.
Powers to acquire a listed building in need of repair and to serve a repairs notice.
Power to apply for an injunction in relation to a listed building.
Power to execute urgent works.
Power to determine applications to fell or carry out works to trees that are the subject of a Tree Preservation Order

- 2.3 The Joint Committee shall not have authority to take any decision which is contrary to or not wholly in accordance with the budget approved by Havant Borough Council or Winchester City Council for the Joint Committee or is contrary to an approved policy or strategy of either of the authorities.

- 2.4 Save as expressly provided, the functions delegated to the Joint Committee shall not affect the schemes of delegations for officers for determining planning applications adopted by Winchester City Council and Havant Borough Council.

3 Membership and Appointment of the Joint Committee

- 3.1 The Joint Committee shall comprise nine Members, being five Members from Winchester City Council and four from Havant Borough Council. Each appointing Authority shall, unless there are overriding reasons to the contrary, appoint to the Joint Committee the Chairman of their committee responsible for planning matters.
- 3.2 Each Authority may appoint deputies to act for the appointed Members of the Joint Committee. Where the appointed Member is unable to attend a meeting of the Joint Committee, their Deputy may attend and carry out their responsibilities, including voting in their absence.

4 Quorum

- 4.1 The quorum for a meeting of the Joint Committee shall be four Members, with at least one Member from each Authority.

5 Chairman and Vice-Chairman of the Joint Committee

- 5.1 The Chairman of the Joint Committee shall be the Chairman of the Planning Development Control Committee of Winchester City Council.
- 5.2 The Vice-Chairman of the Joint Committee shall be the Chairman of the Development Management Control Committee of Havant Borough Council.

6 Secretary to the Joint Committee

- 6.1 The Joint Committee shall be supported by the Secretary to the Joint Committee.
- 6.2 The Secretary of the Joint Committee shall be an officer of one of the appointing Authorities, appointed by the Joint Committee for this purpose.
- 6.3 The functions of the Secretary of the Joint Committee shall be:
- a) To maintain a record of membership of the Joint Committee;
  - b) To summon meetings of the Joint Committee;
  - c) To prepare and send out the agenda for meetings of the Joint Committee in consultation with the Chairman and the Vice Chairman of the Joint Committee;
  - d) To keep a record of the proceedings of the Joint Committee;



- e) To take such administrative action as may be necessary to give effect to decisions of the Joint Committee;

## 7 Convening of Meetings of the Joint Committee

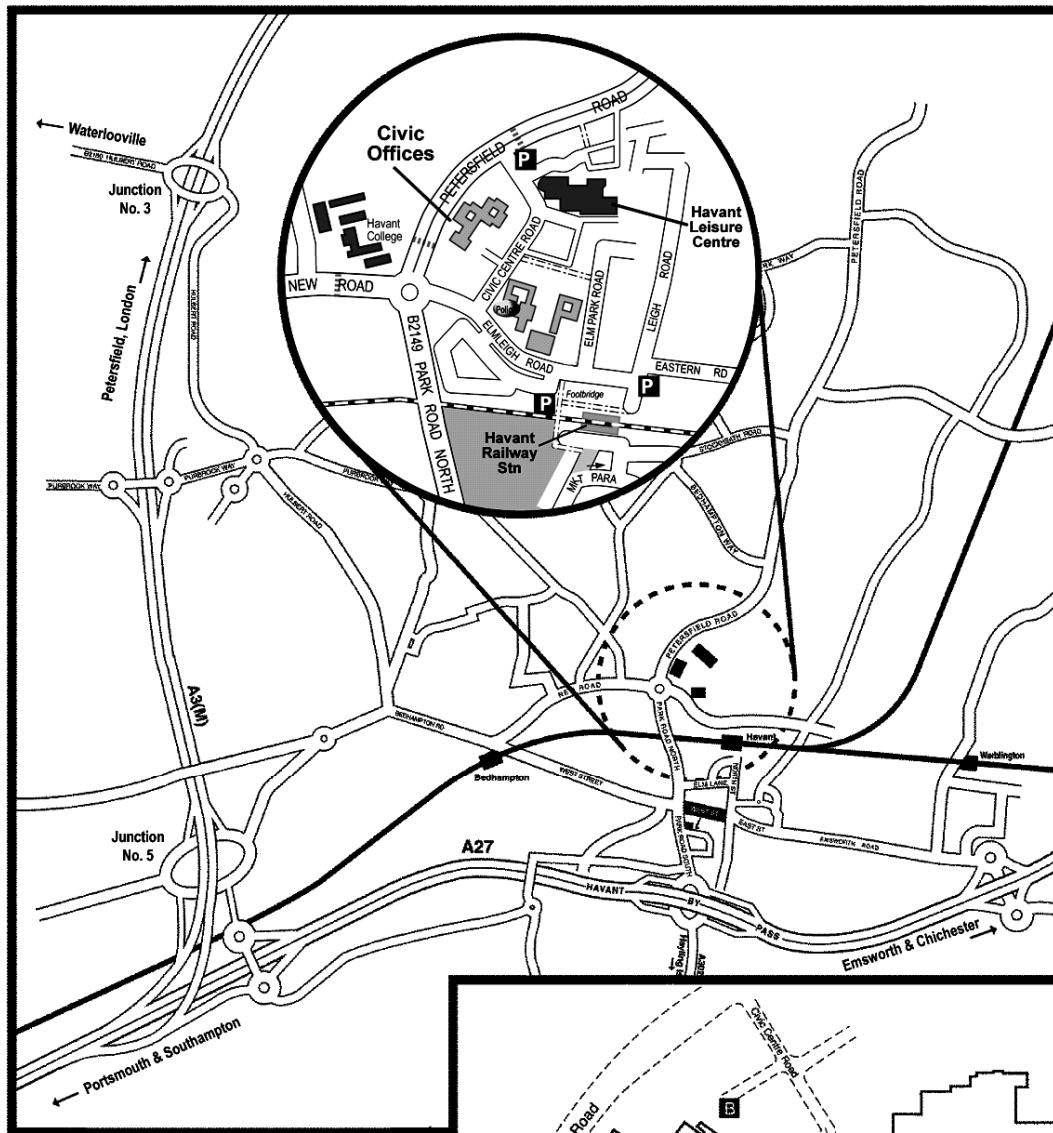
- 7.1 Meetings of the Joint Committee shall be held at such times, dates and places as may be notified to the members of the Joint Committee by the Secretary to the Joint Committee.

## 8 Procedure at Meetings of the Joint Committee

- 8.1 The Joint Committee shall, unless the member of the Joint Committee presiding at a meeting or the Joint Committee determines otherwise, conduct its business in accordance with the Constitution of Winchester City Council, except in so far as may be specified to the contrary in this Constitution.
- 8.2 The Chairman of the Joint Committee, or in his/her absence the Vice Chairman of the Joint Committee, or in his/her absence the member of the Joint Committee elected for this purpose, shall preside at any meeting of the Joint Committee.
- 8.3 Subject to Clause 8.4, decisions shall be decided by a majority of the votes of the members present and voting.
- 8.4 The chairman shall have a second or casting vote.
- 8.5 Where, immediately following the taking of a decision, at least two members of the Joint Committee indicate that the decision should be referred back and made by the relevant local planning authority(ies) for the application, the matter shall stand referred to the appropriate local planning authorities for determination.

## 9 Amendment of this Constitution

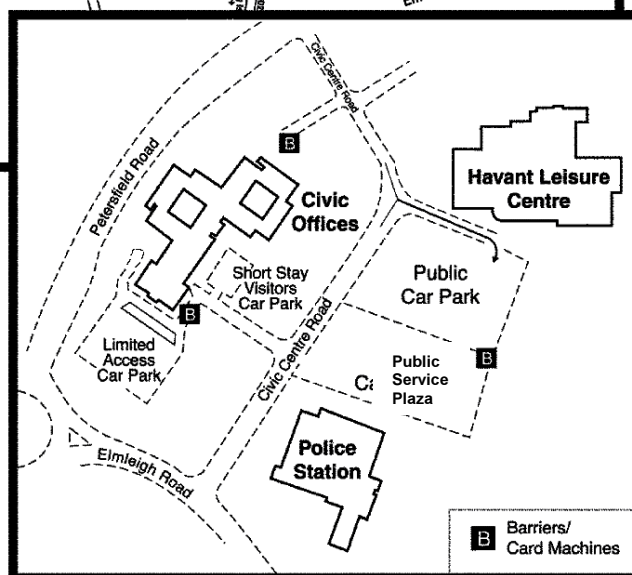
- 9.1 This constitution can only be amended by resolution of all appointing



# Havant

## BOROUGH COUNCIL

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## THE AVAILABILITY OF BACKGROUND PAPERS

In deciding what recommendation to make on the following application, the Head of Planning Management at Winchester City Council has had regard to all documents contained in the application file. The following list specifies the categories of documents which may be found on such a file and which will be background papers \* although in any particular case there may be no documents in that category.

1. Application form, required certificates, plans and drawings (including any amended plans and drawings).
2. Correspondence between the Planning Department and the Applicant or the Applicant's agents.
3. Correspondence, including correspondence between the Planning Department and other departments of the Council or other Authorities.
4. Notes of site visits, meetings and discussions.
5. Representations received from any party.

\* Background papers do not include documents which contain e.g. confidential material and which constitute "exempt information" under the Local Government Act 1972.

Background papers may be inspected prior to the meeting to which this report is made and for 4 years thereafter beginning with the date of the meeting.

## THE STATUS OF OFFICER RECOMMENDATIONS

Members of the public are reminded that;

- The recommendations contained in a report are those made by the officers at the time the report was prepared. Circumstances may cause a different recommendation to be made at the meeting.
- The officers' recommendations may not be accepted by the Committee.
- A final decision is only made once Councillors have formally considered and determined each application.

### Recommendation codes

REF = Refused      PER = Permitted      LEG = Permitted, subject to legal agreement

## THE HUMAN RIGHTS ACT 1998:

Please note that the Human Rights Act 1998 makes it unlawful for the Council to act in a way incompatible with any of the Convention rights protected by the Act unless it could not have acted otherwise.

In arriving at the recommendations to grant or refuse permission, careful consideration has been given to the rights set out in the European Convention on Human Rights including Article 6 (right to a fair trial), Article 8 (right to respect for private and family life), Article 14 (prohibition of discrimination in enjoyment of convention rights) and Article 1 of the first Protocol (the right to peaceful enjoyment of possessions).

The Council is of the opinion that either no such rights have been interfered with or where there is an interference with the rights of an applicant or objector, such interference is considered necessary for any of the following reasons:-

- ◆ The protection of rights and freedoms of others
- ◆ Public safety
- ◆ The protection of health or morals
- ◆ The prevention of crime or disorder
- ◆ The economic well being of the country.

It is also considered that such action is proportional to the legitimate aim and in the public interest.

**Item No:**  
**Case No:** 13/02843/FUL / W19499/27  
**Proposal Description:** (AMENDED PLANS) Residential development comprising 103 no. dwellings with associated on-site infrastructure  
**Address:** Land At Old Park Farm Wimpey Site Part Of West Of Waterloooville MDA Hambledon Road Denmead Hampshire  
**Parish, or Ward if within Winchester City:** Denmead  
**Applicants Name:** Taylor Wimpey UK Ltd  
**Case Officer:** Mrs Jill Lee  
**Date Valid:** 20 December 2013  
**Site Factors:**

River Bank Top  
County Heritage Site  
Contaminated Land Consultation  
Water Course Centerline  
Overhead Power Line

**Recommendation:** Application Permitted

### **General Comments**

This application is reported to Committee because it constitutes development within the West of Waterloooville Major Development Area and is therefore reported to this joint committee for a decision.

It is also reported to joint committee because of the number of objections received.

### **Site Description**

The application site is approximately 2.75 Hectares of land within the West of Waterloooville Major Development Area. The site currently has approval for employment land but has not been developed in any way yet and is rough grassland. There are some overgrown hedgerows crossing the site. The site is bounded to the north by Main Avenue, to the east by Main avenue and Old Park Farm stream and the green corridor which runs along side it. To the south west is the recently constructed Household Waste Recycling Centre. The site is relatively level with no particular features.

Phase 3 of the Taylor Wimpey part of the MDA development is currently under construction on the opposite site of the Main Avenue to the east.

The application site falls wholly within Winchester City Council's administrative area.

### **Proposal**

It is proposed to develop the site for residential use and provide a fifth phase to the development comprising 103 dwellings with associated on site infrastructure. The proposed development would equate to approximately 37 dwellings per hectare. The proposal is for entirely residential properties including 40% affordable. The development layout and appearance echoes that already developed on earlier phases and is in general accordance with the approved Design Codes.

## **Relevant Planning History**

Outline planning permission reference 05/00500/OUT for the development of land for residential (450 units); live/work (24 units); employment (7.1 ha including B1, B2 and B8 and a Household Waste Recycling Centre), mixed use including retail, food and drink, financial/professional and health; open space/recreational purposes and the construction of two accesses from Hambledon Road (OUTLINE) was granted planning permission on 4<sup>th</sup> January 2008 subject to a S106 agreement. This permission established a planning consent for the application site to be used as employment land.

## **Consultations**

### Urban Design:

Some initial concerns raised regarding the layout, surveillance of parking areas, amount of hard surfacing and outlook for some units. These concerns have largely been overcome through the provision of amended plans, improving the layout, landscaping, materials, outlook for some dwellings and street scene matters in general.

### Engineers: Drainage:

No objection to the application and no conditions required.

### Environmental Protection:

There are concerns regarding the potential for noise disturbance to the future inhabitants from the nearby waste management site to the south of the proposed development particularly as the site operates 7 days a week.

In addition it is noted that the area to the west of the development site is designated as category B1 development. The close proximity of residential development to the proposed B1 use may have an adverse affect on the future development of that land as there may need to be future restrictions regarding noise, dust, light, hours of use and so on.

There are some concerns regarding the submitted acoustic report (ref SA-2938) and it does not appear that the 'worst case scenario' has been fully examined. However the methodology and conclusions that the noise from the waste management site can be effectively mitigated by a combination of acoustic bunding, glazing specification and mechanical ventilation recommend in the report to produce a reasonable noise level at the nearest dwellings is not contested. To demonstrate compliance with the latest British Standard on noise levels for residential dwellings further noise reports are required before the dwellings are inhabited to ensure that the noise levels have been met. It is recommended that two conditions are imposed to require a noise validation report (condition 10 ) and a construction management plan (condition 11 ).

### Head of Historic Environment:

No objection to the application subject to condition (no.2). The on site archaeological fieldwork has been completed within the Taylor Wimpey site, in accordance with a Written Scheme of Investigation previously submitted to and approved by both local planning authorities under the outline permission. This comprised of archaeological evaluation and subsequent archaeological excavation within two areas. The subsequent programme of post-excavation analysis and reporting (publication) has yet to be fully completed. A draft report on the results of the archaeological mitigation works has been received and commented upon, but a revised report and publication proposals has yet to be received. As such, the A010 condition placed upon the outline consent has yet to be fully discharged. As the required on site archaeological mitigation works have been completed within the Old Park Farm Wimpey site, there is no objection to the proposals relating to this phase of the development, as the outstanding archaeological (post-excavation) work

is secured by the extant archaeological condition placed upon the Outline consent. (It should be noted that as this is a full application not a details in compliance with the outline the condition has had to be re-imposed, condition 2).

#### Head of Landscape:

Figures 15 & 16 in the Design & Access Statement – ‘Public Realm Principles’ and ‘Public & Communal Private Spaces’ both explain and illustrate the proposed layout of the site. The public realm is clearly defined and distinguished from the semi-private parking courtyards creating a legible hierarchy.

It is proposed that there will be four new spaces as follows:

1. Transitional Green: in the north west of the site, a generously sized and well overlooked landscaped open space in front of plots 482 – 488 which will consist of grass with a perimeter of Hazel trees making for a pleasant visual amenity. The right trees have been selected for this space but according to the engineering drawing (MJA Consulting – Drainage Layout – 4858:01 Rev A) there is a possible conflict with a proposed foul sewer beneath the line of trees.
2. Central Square: is really only a ‘traffic calmed’ road junction with a space for a tree. However the tree will be a substantial purple maple which will make a significant contribution to character and appearance being located on a corner.
3. Community Green: is a bigger green space which has the capacity to accommodate some low-key use and a more significant tree and shrub planting scheme. This will include both an Oak tree, Birches and Field Maples. N.B. Attention will need to be given to the design of any building foundations in the vicinity of proposed Oak trees. The green is open to the south and will provide a soft interface with the Stream Corridor open space.
4. Crescent Green: a very significant green space similar to the Crescent already constructed. This space will need additional tree planting proposals to mirror the scale of the built form and to form an appropriate ‘gateway’ when travelling from the south.

#### Landscaped Bund

The other significant landscape feature of the site is the proposed ‘Acoustic Bund’. This is intended to be a substantial buffer in order to mitigate the impact of the employment land on the adjacent houses. It is proposed that the bund will be heavily planted with native trees and shrubs. However, planting on bunds is a specialist area and we will need to see details of the construction of the bund. The foot of the bund is proposed to be planted with a native shrub hedge where it abuts the new houses. This is an important feature which will need to function to prevent unauthorised access to the rear of the properties next to it. I would suggest that the proportion of Hawthorn in this mix is increased for this reason.

Subsequent to these comments a meeting was held and further information and a revised landscaping layout submitted. This revised layout has attended to the issues raised apart from the bund details which have been covered by condition 9.

#### Head of Strategic Planning:

Policy SH2 in the WLPP1 sets a housing target of ‘about 3,000 dwellings’ therefore an

additional 103 dwellings would be consistent with this policy. The policy also requires the site of a whole to deliver about 23 ha of employment land.

It is noted that even with the loss of this employment land with the remaining employment land at Old Park Farm together with the 17 ha of employment land plus the mixed use area on the Grainger site this target is still broadly achievable. Furthermore the Council's own recent evidence studies into employment floor space confirms the applicants assertions that significantly less floor space is required to create the level of jobs envisaged when the MDA was first proposed.

It is also confirmed that West of Waterlooville is not considered a strategic site by the Solent Local Enterprise Partnership, so its role is mainly to meet local employment needs, the wider sub-regional needs being met at Dunsbury Hill Farm. Policy CP9 is therefore applicable in considering whether this land should be retained for employment uses.

While access and compatibility with adjoining land uses make it an ideal employment site, the site does not meet a specific local employment requirement; it has been clearly demonstrated that there is no local demand; and there will be tangible benefits arising from the additional 41 affordable houses this proposal generates, 29 of which will be offered for rent. Therefore it is considered that this proposal is in accordance with Policy CP9 and is also consistent with the National Planning Policy Framework (para 22) which urges local authorities not to hold on to the employment land where there is clearly no demand for that use.

As the applicants set out in their planning statement this application being a new applications rather than a reserved matters application should comply with Policy CP11 in respect of energy efficiency (it is noted that they are compliant with the policy in respect of water consumption). The reasons given by the applicants for non-compliance are that it is not viable or practical, and it is for them to demonstrate beyond any reasonable doubt why they cannot comply with the policy requirements.

Policy SH 2 also sets out the requirement that the additional houses would need to ensure that there are sufficient primary school places in the proposed schools to meet the increase in child population; otherwise a financial contribution should be sought, along with contributions towards any other physical or social infrastructure requirements triggered by this development.

#### WCC highways:

This application seeks full permission for the development described above, details of which are shown on the submitted layout plan (drg. No.UP00029-2-1).

The proposed car parking numbers are in accordance with Winchester City Council's Residential parking standards and the spaces in general are located within close proximity and convenient to the dwellings they are intended to serve. Cycle parking will either occur in garages or storage sheds in the rear garden areas. Typical swept path turning movements for a 11.2 metre long refuse freighter have been provided and are considered acceptable. The permitted use of the site is for employment purposes and that this would have resulted in a greater trip generation than the proposed residential use. The retention of the unallocated spaces requires a condition (number 8).



#### New Homes Delivery Team.

The plans have been revised in the light of comments made on the original layout. The three bedroom flats over garages have been replaced with two bedroom units and this is now acceptable in terms of affordable housing requirements. The provision of three bedroom flats was resisted as it would be family accommodation and without the benefit of garden areas.

The access to plot 554 has also been amended to take on board comments and the access is now from the south as requested.

The cluster to the west of the site has the maximum number of affordable homes recommended in one area.

#### Environment Agency:

Following the submission of an acceptable Flood Risk Assessment we have no objection to the development as submitted.

#### Natural England:

No objection to the application. Development unlikely to affect any statutorily protected sites or landscapes.

#### Highways Agency:

No objection to the application.

#### Southern Water:

No objection to the application. The applicant will need to enter into an agreement with Southern Water to increase capacity to accommodate the development.

#### Portsmouth City Council:

No comments to make on the application.

#### Hampshire Constabulary:

No objection to the application. Some comments regarding the position of gates, ability to lock gates and lighting to the car parking areas. These matters have largely been addressed by the applicants in the amended plans.

#### East Hampshire District Council:

No objection to the application.

#### Ecology:

The area covered by the ecological survey does not appear to relate exactly to the site area. The western/south western section of the site is outside of the survey boundary. As such, further information is required regarding the nature of the entire site (and its surroundings). At least part of hedge H3 and possibly part of H2 are within the site boundary, not bordering it as suggested.

Some information regarding reptile potential of the site, and measures proposed to avoid impacts to individual animals, is set out within the report. It is understood that some reptile fencing is in place on or near the site already, and that the proposal site itself does not extend to the Old Park Farm Stream. Between the watercourse and the development, landscaping is proposed along the watercourse corridor, my understanding being that this

will be provided through a different application within the wider site. Clarification is sought regarding a) the potential of the site to support reptiles considering the actual proposal site boundaries and area of construction impacts, b) the location and state of existing reptile fencing in relation to the site boundary and whether this, or new fencing, is proposed, either inside or outside the site, c) whether or not the Old Park Farm Stream corridor containing reptile habitat has been completed already, d) whether in addition to reptile fencing of the watercourse corridor area (i.e. southern boundary of the site), additional construction measures such as temporary construction fencing are required in order to protect the existing or newly created habitats of the watercourse corridor - the same applies to other boundaries, and e) in light of the above, details of exact measures required relating to reptiles, including phasing, direction of habitat clearance, timings of works etc.

In relation to the above, clarification is required regarding other construction measures are required relating to protection of existing habitats such as the watercourse itself. The report recommends that bird boxes are incorporated within the final scheme to provide compensatory nesting opportunities. Details of measures which will be implemented (not just recommendations) should be provided, and these should include measures above and beyond mitigation and compensation, to demonstrate that ecological enhancements (in line with the requirements of NPPF) will be provided as part of the scheme.

I believe that due to historic survey findings, dormice have not previously been considered on developments within this area of the wider site. In relation to the development on the Berewood area of the West of Waterlooville site, recent surveys have identified dormice as using the vegetation along the River Wallington, just to the east of the join of the River Wallington and the Old Park Farm Stream. This is approximately 400 m from the proposal site boundary. Consideration of the potential for dormice to be using the vegetation on the site, and to be impacted by the proposals (which include removal of hedgerows), is therefore required.

#### Hampshire County Council Highways:

##### **Trip Generation**

A comparison of the expected trip generation between the permitted employment use and the proposed residential use has been carried out within the Transport Technical Note provided. The area of employment permitted within the master plan totals 7.7ha and is capable of accommodating 56,000sqm of employment use. The land covered from this application would reduce this potential floor space by 30,000sqm. The employment use trips agreed within the original application has therefore been reduced by a factor of 0.54 to reflect this change. This approach is acceptable.

The new trips have then been calculated for the proposed 103 dwellings and compared to the trips associated with 30,000sqm of employment. This demonstrated a reduction in traffic generated from the site during the peak hour periods.

##### **Trip Distribution**

The distribution of the proposed residential trips has been assigned based on the approved methodology within the Transport Assessment supporting the outline planning application.

The impact of the proposed changes on three junctions has been assessed. These junctions are;

- B2150 Hambledon Road/Site Access
- A3 Maurepas Way/B2150 Hambledon Road/Site Access

- A3 London Road/Access

This analysis demonstrates a net reduction in trips at these junctions in the AM and PM peak periods.

### **Site Access**

The outline planning permission for the site (reference 05/00500/OUT) has addressed the specific site access arrangements required as part of the development. No changes to these arrangements have been proposed and they are deemed acceptable for the revised land use.

### **Contribution**

The contribution relating to planning application 05/00500/OUT has been agreed and secured under a S106 agreement relating to this application. No further contribution will therefore be sought from this application towards highway infrastructure.

### **Summary**

The application has demonstrated that the proposed change to the outline planning application does not have a detrimental effect on the highway with the overall impact of the development being lower than the approved use. Therefore the Highway Authority has no objections to the application.

### **Representations:**

#### Denmead Parish Council:

STRONG OBJECTION to the application. It was RESOLVED to reiterate the comments made at the time of the initial application which were: The Parish Council of Denmead, by a unanimous decision, raised a STRONG OBJECTION to this proposal and cited the following reasons: (a) In the interests of road safety, particularly for children attending the new school, the link road between the Taylor Wimpey development and the Grainger development should be completed and adopted by Hampshire County Council before any approval is given for further development. (b) Sickie Way should not be closed until the above mentioned link road was completed. Consideration should be given to keeping Sickie way open indefinitely. (c) Denmead Parish Council deplores the lack of social facilities within the Taylor Wimpey development which will be exacerbated by the addition of another 103 dwellings and should be subject to a new S106 agreement to ensure some provision. (d) Construction traffic, Household Waste Recycling Centre traffic and existing residential traffic are all currently using Darnel Road which, in its current condition, is unsuitable for this volume of traffic.

Letters received from 21 households objecting to the application for the following reasons:

- Too much social housing being provided in close proximity.
- Layout has not taken into account reducing crime and anti social behaviour.
- Existing residents were expecting light industrial development not more housing.
- Additional housing will put increased pressure on local services.
- Lack of safe places to cross the road.
- Poor road design and layout.
- Insufficient car parking.

- Housing will generate more traffic than light industrial.
- Housing inappropriate use next to household waste recycling centre.
- Lack of open space.
- Outstanding issues on the existing housing area which should be resolved before more houses are built.
- The provision of key mark buildings is inappropriate and will spoil the outlook of existing dwellings.
- No safe pedestrian access to the primary school.
- Poor quality design and build quality on dwellings.
- Too much social housing on the site.
- Not enough local employment for future residents.
- Darnel Road not suitable for additional traffic.
- Lack of safe pedestrian access to the Western Open space.
- When Sickie Way is closed, all traffic including that for the household waste recycling centre will go down Darnel Road / Auger Way which is not acceptable or suitable.
- Increased air pollution.

#### Old Park Farm Residents Association and Civic Society.

After attending the Phase 5 presentation & garnering opinions from residents, this is a summary from feedback received:

Positives—No light industrial units, meaning no increase in the number of lorries/vans coming on the development. Potentially less noise and air pollution if no light industrial units. Concerns raised about how opening hours of industrial units would be controlled. Phase 5 appears to include more visitors parking than on previous phases—although this will not mitigate the strain on the existing visitor's parking spaces; Residents have asked whether after certain times at night/before certain times in the morning the light industrial area could have been used for additional residents parking.

Negatives— Approx. 100 more residential properties with approx. 150–200 more vehicles increasing pressure on the single Darnel Road access. A mix of housing types now disclosed but there are still concerns about the level of anti-social behaviour occurring on the site.

Additional pressure on the local services i.e. doctors, dentists, schools, play areas etc. A particular concern is the amount of spaces in secondary schools, with places already at a premium.

Taylor Wimpey suggested at a Denmead Parish Council Planning Committee Meeting and to the Residents Association that there may be a possibility, with the extra residential housing going in, of a community building on the development may be included in the revised plans. This is not showing on the Phase 5 plans and we have concerns that the only community building will be located on the Grainger site, with no clear timescale in place. This does not feel like it will be sufficient for the size of the development population.

Additional traffic on Darnel Road until such time as the access road from the Berewood development is in place—with no guaranteed timescale as to when this will be opened, although we believe this will not be until September. Continued single access to the

Household Waste Recycling Centre. Concerns are that the current 'traffic calming' measures have little or no impact on the speed or quality of driving. There are already safety concerns about the access via Darnel Road as the pavement does not extend up both sides of the road and there are no crossing points down the road. When the Western Open Space is fully developed (potentially including a kick about area) this could be a major hazard for the developments children. When Sickle Way is closed, concerns have been expressed about the amount of extra traffic both Harrow Way and Foxtail Road will experience and whether these access ways are fit for purpose. There may also be issues with turning right out of Harrow Way and Foxtail Road on to Darnel Road with the amount of traffic coming on to the development.

Concerns have been raised that the parking for the shops by Sickle Way will still mean drivers can turn right on to Hambledon Road when we believe that closing off of Sickle Way was to prevent this? There were concerns raised that not having light industrial space would have an impact on employment – especially with large employers in Portsmouth proposing to reduce their workforce in the coming months/years. Concerns were expressed that the additional housing in Phase 5 would not come out of the total West of Waterlooville development allocation but would be in addition to the residential housing already agreed and cannot understand why? The Taylor Wimpey Customer Services Care line already appear to be suffering under the weight of issues and residents are experiencing delays in remedial work already, which is only likely to be compounded with additional residential properties.

### **Relevant Planning Policy:**

#### Winchester District Local Plan Review

Saved policies DP3, DP4, DP5, T2, T3, T4, MDA1.

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

SH1, SH2, CP1, CP2, CP3, CP7, CP10, CP11, CP13, CP14, CP15, CP16,

#### National Planning Policy Guidance/Statements:

National Planning Policy Framework in particular chapter 4 promoting sustainable transport, chapter 6 delivering a wide choice of high quality homes, Chapter 7 requiring good design, Chapter 11 conserving and enhancing the natural environment.

#### Other Planning guidance

Movement, Access, Streets and Spaces

Parking Standards

### **Planning Considerations**

#### Principle of development:

Planning permission was granted in outline for the northern part of the MDA being developed by Taylor Wimpey in January 2008. Part of the approved package of documents relating to the MDA include a master plan and design code which sets out the intention for development over this part of the site. This site was allocated for employment. The applicants have made an application for the majority of this area to be developed for housing, leaving a smaller area available for future employment development. To support this application evidence has been submitted to show that they have marketed the site and that there is no local demand for employment. This view is supported by the Head of Strategic Planning who has confirmed that the Council's own recent evidence studies into employment floor space are consistent with the applicants

position that significantly less floor space is required to create the level of jobs envisaged when the MDA was first proposed. Provision has been made on other sites in the vicinity and we can accept less employment floor space within the MDA.

In addition, West of Waterlooville is not considered a strategic site by the Solent Local Enterprise Partnership so its role is mainly to meet local employment needs, the wider sub-regional needs being met at Dunsbury Hill Farm which is within Havant Borough Council's area. Even allowing for the loss of approximately 2.75 hectares of land there is remaining employment land within the northern part of the MDA and a further 17 hectares to be provided on the southern part of the MDA which means the overall target will not be seriously affected by the loss of this site. Further to this the National Planning Policy Framework advises that land allocated for employment should not be retained when there is clearly no demand for it (paragraph 22) To allow the partial loss of this employment site is therefore in accordance with the NPPF.

Policy CP9 of the Core Strategy encourages the retention of employment land and premises. In this case it is land as no buildings have been built. The site is unlikely to meet a local employment requirement as the applicant has shown that having extensively marketed the site, there is no interest in developing the site for business purposes. The site is suitable for employment use in terms of its location but there are also benefits from providing residential development and it is considered sensible to allow the land to be developed for residential purposes which is far better than retaining a vacant site. The development will generate an additional 41 affordable houses and 62 open market dwellings and a mix of 1, 2, 3 and 4 bedrooms. The site will be developed at a density of about 37 dwellings per hectare.

The principle of the loss of the employment land is acceptable and therefore the impact of the provision of an additional 103 dwellings within the MDA requires assessment.

Policy SH2 in the adopted Core Strategy states that "Land to the West of Waterlooville is allocated for the development of about 3,000 dwellings together with supporting uses. Grainger have provided in the region of 2550 and Taylor Wimpey approximately 450. The provision of an additional 103 dwellings increases the total but has been considered in the light of the overall consent and supporting documents, including highways, ecology and facilities and services and is considered to be acceptable and within the scope of the policy requirement for the MDA. No additional financial contributions or other S106 requirements have been identified as being required to mitigate the impacts of the proposed additional dwellings. It is considered that the principle of providing an additional 103 dwellings on the MDA is therefore acceptable.

This application is a stand alone proposal which seeks full planning permission rather than details in compliance (reserved matters) and because of the complexities of the MDA a legal agreement is required to link the application back to the original S106 agreement. The application does not fully comply with the requirements of the approved design code or master plan as the use of the site is to be changed from employment to residential and so the design codes for this part of the site are not relevant for residential development. It also falls to be considered against the policies in the Core Strategy which was not adopted when the original consent and supporting documents were approved.

Notwithstanding this the applicant has sought to follow the general principles within the design code that are relevant to residential development. The layout, dwelling type, design and materials echo those used in earlier phases on the MDA. The proposal is policy

compliant in respect of providing 40% affordable housing. This approach is considered to be acceptable and would deliver a form and nature of housing development that would be appropriate when seen in relation to the wider MDA.

CP11 requires the development to achieve Code for Sustainable Homes Level 4 for water and 5 for energy. The adopted design code requires CL 3 for both. The submitted scheme will meet CL5 for energy and 4 for water. The applicant has submitted a revised sustainability report in support of the application in response to negative feed back to their original aim of achieving CL4 for water but only 3 for energy. The energy proposals have been re evaluated and a new assessment submitted. The proposed sustainability of the scheme is therefore in accordance with the requirements of policy CP11.

Policy CP3 requires 40% affordable housing and the proposed application provides all of the required affordable housing on site and the sizes, tenure and distribution are considered to be acceptable. The plans have been further amended to provided two of the units as two bedroom flats over garages rather than three bedrooms and the access to plot 554 has been amended in response to officer feedback on the scheme.

In terms of policy CP2 – housing mix this policy requires the majority of homes to be 2 and 3 bedrooms. The proposed development is compliant proposing 8no one bedroom, 29no two bedroom, 58no three bedroom and 8no four bedroom dwellings.

It is the intention of the applicant to retain some of the site for future employment. This will be in accordance with the approved design code and will provide commercial development fronting the Main Avenue mirroring that on the other side of the road. It will not be possible to develop this remaining land for residential purposes in the future as it falls within the no residential build zone resulting from the proximity of the high voltage overhead power lines. The applicant has provided information and an illustrative layout for the retained employment land to prove that it is capable of being developed in accordance with the approved design codes. The layout and floors space figures have been based on an existing business centre and a maximum of two storey accommodation has been assumed. The indicative layout allows for parking in accordance with former HCC standards as well as landscaping and access. This level of information is sufficient to assume that the remaining land is capable of being developed for employment uses in the future in an acceptable manner and in accordance with the design codes.

No additional contributions have been identified as being required in respect of the application.

It is therefore considered that the proposed use of the land for residential development, rather than employment as originally envisaged, is acceptable in principle.

#### Design/layout:

The design principles for developing the site are set out in the phase 5 Design and Access Statement. The constraints and opportunities of the site have been analysed and a series desired outcomes identified. The design and layout conforms with the residential section of the design codes even though this is a stand alone application which could not be submitted as details in compliance because of the change of the use of the land. It is considered that developing this phase in accordance with the principles of the design code will ensure continuity of residential built form over the northern part of the MDA and this is

an appropriate design and layout response to this site and to the development of the wider area.

The main design principles have been established as follows;

- There should be a continuous, high density building line along Main Avenue;
- Development should reflect the previously approved crescent to create a coherent gateway to the site when from the south;
- Low density edge along the stream corridor;
- Substantial landscape buffer to mitigate impacts of adjoin commercial uses;
- Continuous pedestrian / cycle route along the stream corridor;
- Logical sequence of streets and squares;
- Single junction to Main Avenue to avoid conflict with commercial users;
- Pedestrian only links through to west and open space beyond;
- Landmark buildings in areas identified by the code;
- Majority of development two storeys and medium density.

The development of this proposed phase has been broken down into three key areas as follows;

#### Main Avenue and Crescent.

The layout of these dwellings has been arranged to enclose the Main Avenue and form a continuous frontage. These dwellings will be between two and three storeys high and designed to echo those already constructed in phases 1 and 2. The layout will also reflect the approved crescent feature on the east of Main Avenue. The taller apartment buildings are located to define the important corner locations to the north of the site. Echoing the already approved development on the east of Main Avenue will create a recognisable street and cohesive development.

#### Stream Corridor.

The south eastern boundary of phase 5 fronts the stream corridor and associated public open space and is a relatively small part of the phase. This area will be lower density dwellings which overlook the shared surface street. This area will also incorporate a public square.

#### Neighbourhood Core.

This area will be developed in accordance with block types 1 and 2 identified in the approved design code. This development will be characterised by streets and squares. The secondary streets will be 5.5m wide leading to shared surface streets and then into mews spaces. The shared surface and mews streets aim to provide a safe and attractive pedestrian friendly area and have been proved to work well in earlier phases. Planting will be incorporated within the streets and balconies to overlook the public realm.

#### Amended plans and general comments.

Amended plans have been submitted to address concerns that were raised about the originally submitted layout. These were fairly minor issues but resolving them will result in an improved environment and street scene.



The amount of space for landscape and tree planting has been increased with some of the car parking being re-configured to allow for this. Some of the tree planting positions has been altered to allow for the maximum impact and as large a tree species as can be provided in these locations. Some areas of road have been narrowed to calm traffic and emphasis the shared surface areas.

Some of the plots have been redesigned to provide better enclosure and overlooking of the public realm particularly in the parking courts. This has involved the introduction of living accommodation at ground floor level and balconies at first floor level to provide a more active frontage which is accepted as good urban design.

A number of flats over garages now have two balconies which as well as increasing surveillance over the public realm, also improves the amount of outdoor amenity space available to the future occupants where private gardens are not provided.

Additional attention has been given to potential view points and ensuring that they are visually acceptable and terminated either by way of tree planting or a suitably designed building.

The materials palette has been amended in the light of concerns about the overreliance on imitation slate. A real slate finish is now proposed to all dwellings on the Main Avenue frontages with the plain clay tiles and pre weather Cambrian slate (imitation) to the secondary streets and mews. This is the approach that has been taken on previous phases and is considered to be acceptable. On the initially submitted plans there was also a reference to the use of green render which provoked some local objection. This has now been replaced by cream and white render as used in earlier phases.

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

The most recent phases to be approved (3 and 4) are currently under construction although some of the properties are now occupied. The closest residential neighbours are on the opposite site of the Main Avenue. In line with the design code these are the taller buildings with a strong sense of enclosure. If development had proceeded as anticipated in the design code and the application site developed for employment then the existing dwellings would have had an outlook over the employment units and car park. The design code had anticipated two and three storeys for the employment buildings fronting the residential areas to minimise the impact. In addition there would have been a secondary road running through the site connecting to the road accessing the household waste recycling centre. Some of the existing residents have objected to the change of use of the site but, in terms of impacts on their residential amenity, the residential use of the site is not considered to be more damaging than the employment use. Residential use will not attract the number or size of vehicles that a commercial site would and the built form is of a similar scale and design to that existing. The relationship with the existing residential use is therefore considered to be acceptable.

#### Landscape/Trees:

There are no particular landscape features or existing trees on the site at the present time and so the proposed development will need to create its own landscape framework. The layout follows the same principles adopted in other phases of roads leading to landscaped squares and this is in accordance with the design codes. The main public areas of open space are as follows;

1. Transitional Green: in the north west of the site, a generously sized and well overlooked landscaped open space in front of plots 482 – 488 which will consist of grass with a perimeter of Hazel trees making for a pleasant visual amenity. The right trees have been selected for this space but according to the engineering drawing (MJA Consulting – Drainage Layout – 4858:01 Rev A) there is a possible conflict with a proposed foul sewer beneath the line of trees.
2. Central Square: This area has been amended in light of previous landscaped comments and the previously proposed visitor parking removed from the area allowing a larger area of green space to be provided which can fulfil its function as a usable square. This square will also contain a substantial purple maple which will make a significant contribution to character and appearance being located on a corner.
3. Community Green: is a bigger green space which has the capacity to accommodate some low-key use and a more significant tree and shrub planting scheme. This will include an Oak tree, Birches and Field Maples. This area of green space opens onto the green space associated with the Stream Corridor open space which will increase its impact and usefulness.
4. Crescent Green: a very significant green space which echoes the green space in front of the crescent already approved on the opposite side of Main Avenue. It is proposed that this space will be planted with trees of suitably large scale to mirror the scale of the built form and to form an appropriate 'gateway' when travelling from the south.

In terms of general landscape strategy for the site this phase follows the already established principles from earlier phases with a clear hierarchy of landscaped streets and squares across the development and leading out to the Western Open Space. The streets in phase 5 will incorporate trees as will the car parking areas. The majority of the trees provided are in public areas and not private gardens.

In addition to the usual landscaping and open space, phase 5 will also incorporate a substantial landscaped buffer along the southern and western boundaries. This is required due to the proximity of the household waste recycling centre and the remaining employment land to the west. There is a potential for conflict between the future employment land, the household waste recycling centre and the proposed residential properties both in terms of noise and environmental quality. The applicant has proposed a substantial bund along this boundary which will visually separate the housing from the commercial sites to the west and south west and also provide some protection in terms of noise reduction. The bund will be landscaped and will also form an attractive feature as a back drop to the residential development. Full details of the bund have yet to be submitted and condition 9 requires these to be submitted and approved prior to development commencing.

The approach to landscaping proposed within this phase is supported and will result in some significant areas of public open space creating a high quality environment.

#### Highways/Parking:

Because of the change of use of the land the principles set out in the design code for roads in this phase are not being followed.

The main change is that there will no longer be a route through the site connecting out on to the part of Main Avenue that access the household waste recycling centre. It is now proposed to provide a single link only onto Main Avenue at the eastern extent of the site in the same position proposed for the previously approved employment use of the site. The main access into the phase will be via a secondary street which will attract residential traffic only as the route through to the employment and HWRC will no longer be provided other than for pedestrians. The remainder of the roads within the phase will be shared surface.

There will be pedestrian / cycle way only through to the west of the site which will lead across the employment land to the Western Open Space. A pedestrian / cycle way is provided to the eastern boundary of the site as required by the design codes.

The roads and parking proposals have been assessed by Hampshire County Council and the City Council's highways engineer and found to be acceptable and in accordance with City Council standards.

The fall back position is that the site has outline consent for employment uses B1, B2 and B8 and the traffic movements associated with this would be greater than those associated with 103 dwellings. There is no objection to the proposals from highways and no requirement for any additional contributions.

## Conclusion

The proposal involves the residential development of part of the MDA originally earmarked for employment. However, based upon the information submitted with the application, and research carried out in support of developing the Council's own planning policies, officers are satisfied that there is little prospect of the land being used for business purposes. Consequently, in accordance with both national and local planning policies, the principle of allowing the land to be used for housing is accepted. There is little to be gained from the site being left vacant and there are real benefits associated with this proposal which would provide a good mix of market and affordable homes in a form which would be sympathetic to the wider MDA in terms of character, layout, landscaping, materials and the like. The application is therefore recommended for approval.

## Planning Obligations/Agreements

In seeking a planning obligation to link this application to the outline S106 the Local Planning Authority has had regard to the tests laid down in paragraph 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. This phase of the development will need to be subject to the same obligations in particular in respect of affordable housing and open space provision and maintenance as the remainder of the northern part of the MDA. It is also appropriate that the link is in place in order that the units count towards triggers in the existing S106 to ensure that facilities and services are provided at the appropriate point in time. The terms of this S106 are to be agreed by the Head of Legal and Democratic Services.

## **Recommendation**

Application Permitted subject to a S106 agreement and the following conditions:

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

**Conditions / reasons:**

- 01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).
- 02 No development or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.
- 02 Reason: To ensure that the archaeological interest of the site is properly safeguarded and recorded.
- 03 No development hereby permitted shall commence until a Construction Traffic Management Plan, to include details of provision to be made on site for contractor's parking, construction traffic access, the turning of delivery vehicles and lorry routeing as well as provisions for removing mud from vehicles and a programme of works has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction.
- 03 In the interests of highways safety and to protect the amenity of existing residents.
- 04 Full details of the vehicle cleaning measures proposed to prevent mud and spoil from vehicles leaving the site shall be submitted in writing to the Local Planning Authority for written approval prior to the commencement of the development. The approved measures shall be implemented before the development commences. Once the development has been commenced, these measures shall be used by all vehicles leaving the site and maintained in good working order for the duration of the development. No vehicle shall leave the site unless its wheels have been cleaned sufficiently to prevent mud and spoil being carried on to the public highway.
- 04 In the interests of highway safety.
- 05 The parking area including the garages shall be provided in accordance with the approved plans before the dwellings are first occupied 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 house as a residence.
- 05 Reason: To ensure the permanent availability of parking for the property.

- 06 Details of the width, alignment, gradient and type of construction proposed for the roads, footways 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 shall be submitted to and approved in writing by the Local Planning Authority before development commences. The agreed details shall be fully implemented before footways.
- 06 Reason: To ensure that the roads are constructed to a standard which may allow them to be taken over as a publicly maintainable highway.
- 07 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved by the Local Planning Authority. No dwelling erected on 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.
- 08 The unallocated (casual and visitor) parking spaces shown on drawing number UP00029-2-K by Urban Perspective dated 01-09-2013 shall be retained and made available for parking purposes at all times to all residents and visitors to the development with no physical or legal restriction on who may use such spaces.
- 08 To ensure that adequate parking spaces are retained for the development (in accordance with Winchester City Council's Supplementary Planning Document Residential Parking Standards December 2009) in the interests of highway safety.
- 09 Prior to any work commencing on site details of the proposed bund, to include the method of construction, height, profile, planting details and future maintenance shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and there after retained and maintained in accordance with the approved details.
- 09 To ensure that the bund presents a satisfactory visual feature within the development.
- 10 A noise validation report, demonstrating compliance with the noise criteria specified in BS8233:2014 shall be submitted to and approved by the Local Planning Authority before any dwelling is occupied. The noise report shall demonstrate that:
- i. all bedrooms shall achieve an 8-hour LAeq (23:00 to 07:00) of 30dB(A)
  - ii all living rooms and bedrooms shall achieve a 16-hour LAeq (07:00 to 23:00) of 35dB(A)
  - iii. all outside amenity space shall achieve a 16-hour LAeq (07:00 to 23:00) of 55dB(A)
- Such noise protection measures implemented to achieve these objectives shall thereafter be maintained and operated in accordance with the approved scheme.
- 10 Reason: To ensure that acceptable noise levels within the dwellings and the curtilages of the dwellings are not exceeded.

- 11 Prior to work commencing on the site, including demolition, 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:
- 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.
  - 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.
  - 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.
  - 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.
- 11 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.
- 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B or E of part 1 of schedule 2 or Class A of part 2 of the Order shall be carried out without the prior written consent of the Local Planning Authority.
- 12 Reason: To protect the amenities of the locality and to maintain a good quality environment.
- 13 Prior to the commencement of the development hereby permitted detailed information (in the form of SAP design stage data) demonstrating that all homes meet the Code 5 standard for energy (as defined by the ENE1 and ENE2 in the Code for Sustainable Homes) and the Code 4 standard for water (in the form of a BRE water calculator) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings.
- 13 To ensure that the development conforms with the requirements of policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy and results in sustainable development.
- 14 Prior to the occupation of the development hereby permitted detailed information (in the form of SAP as built stage data) demonstrating that all homes meet the

Code 5 standard for energy (as defined by the ENE1 and ENE2 in the Code for Sustainable Homes) and the Code 4 standard for water (in the form of a BRE water calculator) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings.

- 14 To ensure that the development conforms with the requirements of policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy and results in sustainable development.
- 15 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved 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.
- 15 Reason: To improve the appearance of the site in the interests of visual amenity.
- 16 No development, or works of site preparation or clearance, shall take place until details, including 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, have been submitted to and approved in writing by the Local Planning Authority.
- 16 Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

### **Informatives:**

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.

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.

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

Winchester District Local Plan Part 1 - Joint Core Strategy: SH1, SH2, CP1, CP2, CP3, CP7, CP9, CP10, CP11, CP13, CP14, CP15, CP16,  
Winchester District Local Plan Review 2006: Saved policies DP3, DP4, DP5, T2, T3, T4.



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Site Address: Berewood Phase 2 Development Site, London Road,  
Purbrook, Waterlooville

Proposal: Reserved Matters Application for 246 residential dwellings, phase 2 of  
the Berewood development within the West of Waterlooville MDA development (to  
meet the requirements of Condition 6, together with discharge of conditions 3  
(Compliance with outline documents), 4 (Compliance with Design Code), 11 (noise  
mitigation) and 16 (Construction Management Plan), of Outline permissions for HBC  
APP/10/00828 and WCC 10/02862/OUT).

Application No: APP/14/00032 (HBC)                      Expiry Date: 28/04/2014 (HBC)  
14/00068/REM (WCC)

Applicant: Redrow Homes Southern  
Counties

Agent: Tetlow King Ltd                      Case Officers: Sally Smith(HBC)  
HBC                      Jill Lee (WCC)

Ward: Stakes

Parish: Southwick and Widley

Recommendation: **GRANT APPROVAL OF RESERVED MATTERS AND DISCHARGE  
CONDITIONS 3 (Compliance with outline documents), 4 (Compliance with Design  
Code), 11 (noise mitigation) and 16 (Construction Management Plan),**

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## Introduction

This report relates to development within the southern section of the West of Waterlooville Major Development Area (MDA). It refers to a reserved matter application in respect of the outline permission for the Grainger (Berewood) part of the MDA. The development is split between Winchester City Council's and Havant Borough Council's areas. In such a situation, legislation requires that the applicant must submit a separate application to each Local Planning Authority, in respect of the part of the site which falls within the relevant administrative area. The applicant has done this and the applications show the whole development site rather than the land within the relevant Council area. However, each Council can only determine the application in so far as it falls within its own area. Both Councils have delegated their decision making powers to the Joint Committee which is therefore authorised to make the appropriate decisions. For simplicity, this report refers to 'the application' in the singular, but this should be read as a reference to the two separate applications.

## 1 Site Description

- 1.1 The site is located to the west of London Road and to the north of Purbrook Gardens, Waterlooville. The eastern side is defined by the London Road and the north by the new access at Milk Lane. To the west the site faces a landscape buffer and Newlands Row Copse and to the south the site borders the boundaries with the Purbrook Gardens properties and a gas valve compound. The southern element of the site lies between the rear of Purbrook Gardens dwellings and the main spine road for the development which abuts the gas valve compound. The majority of the site lies within the administrative area of Havant Borough Council, whilst the area to the west of Purbrook Gardens is within the area of Winchester City Council.
- 1.2 The site comprises the whole residential second phase of the Grainger part of the MDA. It is currently an open space that contains no existing hedgerows or trees and has a

gentle fall overall from east to west. It has been subject to the implementation of the Infrastructure for the second phase. As a result of those works the following have been undertaken to serve this phase:

The access off London Road at Milk Lane  
The central spine road and elliptical open space  
The swales and street trees to the central spine road  
The landscape buffer and SUDs drainage including 3 ponds adjacent to London Road  
The landscape buffer and SUDs drainage adjacent to Newlands Row Copse  
The introduction of primary footpath and cycle routes along the spine road and to the eastern, western and southern sides of the site.

Plans of the extent of the MDA, the application site and the Infrastructure works are included in the Appendices.

## **2 Planning History**

- 2.1 The outline permission for the site is **10/02862/OUT** for Winchester and **APP/10/00828** for Havant. The approved outline permission was for:

Outline application for the development of approx 2550 no dwellings including the construction of a new access from Ladybridge Roundabout, Milk Lane and completion of Maurepas Way access, a local centre comprising retail, community building, land for healthcare, land for elderly care, public house, land for 2 primary schools, land for a nursery, land for employment uses, associated amenity space along with substantial green infrastructure, SUDS, land for allotments, main pumping station, land for cemetery, restoration of River Wallington together with landscape structure planting.

The same permission also approved the detail for 194 dwellings on Phase 1, to the west of the ASDA roundabout on Maurepas Way which are currently under construction. There is a S106 agreement that covers financial contributions and works for various infrastructure matters; the timing of the payments and works being tied to numbers of units completed over the entire Grainger part of the MDA.

- 2.2 The context for this current application is provided by the documents that were included in the application the primary ones being:

The Design and Access Statement  
The Masterplan Design Document  
The Planning Statement  
The Environmental Statement and Appendices  
The Sustainability and Energy Statements

- 2.3 The Masterplan Design Document included an Illustrative Masterplan and a number of Parameter plans to set the context for the whole outline area. Those parameters are detailed below together with the main requirements for the application area:

Land use: Area prescribed for residential use.

Heights: The majority of the site to be up to 9m (2.5 storeys) but with the northwest corner up to 12m (3 storeys)

Density: Medium density of between 29 - 36 dph.

Movement: The central spine road, approved as part of the Infrastructure divides the site north to south. A primary cycleway with footpath to abut the south and western boundaries. These too are approved as part of the Infrastructure.

Open space: The SUDs and open spaces approved under the Infrastructure lie outside the housing parcels. The Town Park area lies to the north of Milk Lane.

Landscape: The main open space requirements lie outside the housing parcels

- 2.4 Subsequent to the approval of the outline permission, both Authorities approved a Design Code under **APP/12/01297** for Havant and **10/02862/OUT** for Winchester for Berewood, in December 2012. The Code deals with the structure, use and form of development for a number of identity areas which are the Market Town, Garden Suburb, The Hamlets, Employment hub and the Countryside and River Wallington Corridor. The Phase 2 area lies within the Garden Suburb identity area. The Codes for the Garden Suburb address the following:

Scale and structure  
Land use  
Materials and detailing  
Roofs and eaves  
Fenestration  
Soft landscape  
Hard landscape  
Parking

There are also Development Wide codes for the whole of the Grainger area that address Street Hierarchy and design and utilities.

- 2.5 Other applications submitted since the approval of the outline and of relevance are:

**10/02862/OUT (WCC) and APP/12/01322(HBC)** - Discharge of Conditions Application for Infrastructure for Phase 2 - Approved

**14/00092/REM (WCC) and APP/14/00061 (HBC)** - Reserved Matters Application for landscaping of Phase A of the Town Park – Current and included on the agenda for determination by the Joint Committee

### **3 Proposal**

- 3.1 The proposal is for 246 dwellings together with associated access roads, car parking and landscaping for the whole of the Phase 2 residential areas. The application is to meet the reserved matter conditions of 6(i) namely:
- (a) The layout, siting and scale of all buildings and structures
  - (b) The design and external appearance of all buildings
  - (c) The details of the means of access and
  - (d) Landscaping.

In addition the application seeks to discharge the other matters of 6(ii) that are relevant to the development namely:

- (a) The layout of the development
- (b) The finished levels
- (c) Access facilities for the disabled
- (d) Drainage details
- (f) Ecological mitigation measures
- (h) Means of enclosure
- (i) Hard surfacing
- (j) Parking, turning, loading and unloading of vehicles and cycle parking.
- (k) Provision for storage and removal of refuse.
- (l) Provision for street lighting
- (m) Provision for external lighting
- (n) Chimneys, flues and vents.

Other conditions to be discharged are:

- (3) Compliance with primary outline documents
- (4) Compliance with Design Code
- (11) Submission of a Construction Environmental Management Plan (CEMP)
- (16) Noise mitigation for dwellings facing London Road.

3.2 The dwellings provide a mix of 1, 2, 3 and 4 bedroomed dwellings. A summary of the scheme is provided below:

Site layout:

- A garden suburb approach has been adopted that includes front gardens for a number of the units especially those that front the main street.
- The layout is formed with a perimeter block structure with the dwellings on the edge of the development all facing outwards. The blocks are positioned so that connections allow for permeability from east to west through the site.
- Order and symmetry is introduced into the positioning of the house types within each street.
- A key landmark building has been introduced at the north of the site to provide a focal point when approaching from London Road at the Milk lane Junction
- Flats A at the North West corner of the site have an increased height of 3 storeys rising to 4 storeys on the corner
- Flats are provided at the North West corner and at the southern side of the site opposite the gas valve compound

Density: Based on an area that includes the infrastructure of the central spine road and eastern SUDs the average density is 31 dph.

Scale: The dwellings are primarily two storeys with some dwellings two and a half storeys. The flats in block A at the north side of the site are primarily 3 storeys with a semi basement flat, to accommodate a fall in levels on the corner, resulting in 4 storeys on the corner of the block.

Housing Mix: Of the total dwellings 148 are private and 98 (40%) are affordable. The affordable units are equally divided between affordable rent, social rent, shared ownership and Grainger lets (discounted market rent). The affordable units are provided within the flatted blocks and within dwellings primarily to the south and eastern sides of the site.

With respect to the mix of the total units the proposal has

1 bed units = 16  
 2 bed units = 54  
 3 bed units = 86  
 4 bed units = 90

flats = 41  
 terraced units = 58  
 semi-detached units = 58  
 detached units = 89

Movement: The primary spine road, which has already been built, runs north to south through the Phase 2 site and was approved under the Infrastructure permission. Secondary access roads that provide east to west links lead off the primary street and are provided with a footway on one side only. Private drives are accessed off the secondary streets adjacent to the edge of the development.

Parking: The total number of spaces is 569 of which 108 are in garages and 461 are spaces. The standard is:  
 1 bed units = 1 space

2 bed unit (in flats) = 1.3 spaces (shared communal use)  
3 bed unit = 2 spaces  
4+ bed unit = 3 spaces

Parking is to be provided predominantly on-plot but for those dwellings fronting the shared surface squares or streets, parking is provided on the frontage. Parking for flats is provided in rear courtyards.

All dwellings are to be provided with cycle storage.

**Refuse:** Internal or enclosed bin areas are provided for the flats; for the houses provision is made for the storage of bins within rear gardens and all have access to bin collection points.

**Sustainability:** The development will comply with the Sustainability Statement and Energy Statement that formed part of the outline approval. The outline requirements of 10% carbon reduction on site, via renewable energy, and the achievement of level 3 for private housing and level 4 for affordable housing in respect of the Code for Sustainable homes will be achieved by this scheme.

**Design:** The design of the development has an Arts and Crafts appearance associated with a garden suburb. The emphasis has been on designing suitable street scenes. Each street incorporates a variety of house types but the elevations have been unified to include similar features emphasising key vertical architectural elements in each street such as gables, bays and entrances against a horizontal eaves line. The eaves are emphasised by using deep overhanging eaves with an open rafter detail stained in black with black rainwater gutter. Materials proposed are stock facing bricks, render and clay tile hanging with timber windows and doors. Roofing materials are to be natural slate and plain clay tiles. The slates are proposed to be utilised on the southern area of the development, primarily on the 3 flatted blocks and also on the flatted block in the north western corner of the site, and the darker clay tile on the perimeter dwellings. Specific features of different street scenes are set out below.

**Town Park Frontage:** This frontage has to accommodate a change in level of 5.5m from east to west. It has been designed to be framed at each end with a tower feature whilst the frontages between them include vertical tile hung gables.

**Frontages to the Central Green on the central spine road:** These frontages comprise a group of detached and semi-detached dwellings arranged symmetrically either side of a central access lane. Gables and vertical bays are finished in render and recessive parts of units with these features finished in a darker colour. On the east side of the spine road the units have a unified brick ground floor and rendered upper floor.

**Frontage to Woodland to west:** A similar approach to that taken to the frontages of the Central Green is proposed.

**London Road frontage:** A simpler two storey dwelling design is proposed for this frontage comprising primarily terraced and semi-detached units.

**Inner Courts and Minor Lanes:** Terraced rows of cottages are proposed in these locations. Simple facades are shown with a horizontal emphasis with gabled elements.

**South Square:** The building facades around the square are a uniform design and their character is intended to reflect that of traditional almshouses with associated cottages. Regularly spaced vertical windows are proposed either side of a central entrance to the flats. They are finished entirely in brick with tile hung gables.

The design of the buildings include specific details which relate to the Arts and Crafts movement such as; open cut rafters, roughcast white render rounded into window reveals, tile crease effect cills, render 'bellacast' bead above heads of windows, and at the junction of first floor render, and ground floor brickwork, cast stone cills for some buildings, deep window reveals, tile hung gable ends, wany edged boarding above door canopies, and timber windows.

All units have been designed to be Lifetime Homes compliant and the key principles of Secured by Design have been followed.

Landscaping: The landscaping scheme provides a hierarchy of trees considered suitable to their setting and to provide a tree lined appearance to the primary and secondary streets. Rear garden trees are proposed where there is adequate space. Front gardens are proposed to be enclosed with low hedging which, for many units, will be fronted by estate type railing. Walls are proposed to enclose corner or side gardens and close boarded fencing is proposed for rear boundaries between gardens.

With respect to hard surfacing adoptable roads will be primarily tarmac with sections of permeable tegula blocks, where frontage parking is proposed, and limestone grey coloured tarmac is proposed for some hammerhead areas. The east to west footpath links are to be paved whilst private drive areas are proposed as buff coloured tarmac. Some of the frontage parking is proposed in contrasting permeable tegula blocks.

Lighting: The street lighting proposed is a black lamp column with glazed pendant fitting and, in sensitive areas, light baffles are proposed. Black coach lantern lamps are proposed for the front and rear entrances of each house.

Ecological Mitigation: The site contains no special habitats or species but mitigation is proposed to protect off site areas from the construction process. This is contained in a Protected Species Mitigation Advice Note submitted to accompany the application and discharge condition 6(ii)(f).

### 3.3 With respect to other conditions proposed to be discharged:

**Condition 3:** A statement is submitted stating substantial compliance with the required documents and statements of justification are included in the Design and Access Statement. Reference is also made to the Phased Area Strategy.

**Condition 4:** Compliance with the Design Code is addressed by the inclusion of a statement of compliance in the Design and Access statement and its Addendum. Where exceptions are proposed statements of justification are provided.

**Condition 11:** A Construction Management Plan (CEMP) has been submitted.

**Condition 16:** For the houses on the London Road frontage a higher specification glazing unit is proposed to address the low frequency noises associated with traffic travelling along the highway. All glazing to habitable rooms will also incorporate 'system 3' ventilation to accord with Building Regulations (part F).

## 4 Policy Considerations

The policies listed are of relevance to the whole MDA.

### National Policies

National Planning Policy Framework 2012 in particular Chapter 4 promoting sustainable

transport, Chapter 6 delivering a wide choice of high quality homes, Chapter 7 requiring good design, Chapter 11 conserving and enhancing the natural environment.

Winchester District Local Plan 2006 Review Saved Policies.

DP.3 - General Design Criteria  
DP.4 - Landscape and the Built Environment  
DP.5 - Design of Amenity Open Space  
DP.10 - Pollution Generating Development  
DP.11 - Unneighbourly Uses  
DP.13 - Contaminated Land  
CE.17 - Re-use of non-residential buildings in the countryside  
HE.1 - Important Archaeological sites  
HE.2 - Archaeological Assessments  
HE14 - Alterations to Historic Buildings  
HE17 - Re – use and conversion of rural and industrial buildings.  
T.2 - Development Access  
T.3 - Development Layout  
T.4 - Parking standards

Winchester District Local Plan Part 1 – Joint Core Strategy Adopted March 2013.

DS1 Development Strategy and Principles  
SH2 Strategic Housing Allocation – West of Waterlooville  
CP1 Housing Provision  
CP2 Housing Provision and Mix  
CP3 Affordable Housing Provision on Market Led Sites  
CP7 Open Space, Sport and Recreation  
CP10 Transport  
CP11 Sustainable Low and Zero Carbon Built Development  
CP13 High Quality Design  
CP14 The Effective Use of Land  
CP15 Green Infrastructure  
CP16 Biodiversity  
CP21 Infrastructure and Community Benefit

Havant Borough Local Plan (Core Strategy) Adopted 1 March 2011

CS1 Health and Wellbeing  
CS2 Employment  
CS3 Skills and Employability  
CS4 Town, District and Local Centres  
CS6 Regeneration of the Borough  
CS7 Community Support and Inclusion  
CS8 Community Safety  
CS9 Housing  
CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough  
CS12 Chichester Harbour Area of Outstanding Natural Beauty (AONB)  
CS13 Green Infrastructure  
CS14 Efficient Use of Resources  
CS15 Flood and Erosion Risk  
CS16 High Quality Design  
CS17 Concentration and Distribution of Development within the Urban Areas

CS18 Strategic Site Delivery  
 CS19 Effective Provision of Infrastructure  
 CS20 Transport and Access Strategy  
 CS21 Developer Requirements  
 DM1 Recreation and Open Space  
 DM2 Protection of Existing Community Facilities and Shops  
 DM3 Protection of Existing Employment and Tourism Sites  
 DM5 Control of Class A3, A4 and A5 Food, Drink and Entertainment Uses  
 DM6 Coordination of Development  
 DM7 Elderly and Specialist Housing Provision  
 DM8 Conservation, Protection and Enhancement of Existing Natural Features  
 DM9 Development in the Coastal Zone  
 DM10 Pollution  
 DM11 Planning for More Sustainable Travel  
 DM12 Mitigating the Impacts of Travel  
 DM13 Car and Cycle Parking on Residential Development  
 DM14 Car and Cycle Parking on Development (excluding residential)  
 DM15 Safeguarding Transport Infrastructure  
 DM16 Freight Transport

Saved Policies of the Havant Borough District Wide Local Plan 1996 – 2011  
 forming part of the Havant Borough Council Local Development Framework to  
 Operate Simultaneously with Adopted Core Strategy Policies.

R12 Waterloo Leisure Centre Development  
 R16 New Open space  
 R17 Playing Space Related to New Housing Development

Listed Building Grade: Not applicable.  
 Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

### **Havant Borough Council**

#### Building Control, (Fire Access Consultation)

Access problems for fire access to the northern units on the drive north of unit 229.  
*Officer comment: Alternative access for firefighting personnel can be achieved via the  
 footpath linking the private drive in question to Milk Lane.*

#### Engineering/Drainage

With respect to the swales less frontage activity would have been preferable but in the  
 evolution of the SUDs Masterplan we anticipated crossings so there is a continuous  
 filter drain below the swale. This will be retained and the drive crossings will act as the  
 check dams.

#### Environmental Health Manager, Community Group

The Screening Assessment Addendum of April 2014 is acceptable as an appropriate  
 level of glazing is proposed to prevent an annoying hiss from traffic

#### Development Engineer

Concerns over the large number of double parking spaces reversing into the highway  
 because there is no turning on site. In cases where turning cannot be provided it is  
 suggested that a standard crossing should be used for the double spaces. A detail  
 would be needed of the crossing.

*Officer comment: Amended plans provided individual crossings and the required*



*detail.*

Concerns with how the relationship will be implemented between the heads of cul-de-sacs and the footway down the western side. They are currently separated by a grass margin; this needs to be removed to allow public access at the head of the cul-de-sacs.

*Officer comment: The grass margin has been replaced with a hedge with 2m wide pedestrian connections to the western footway.*

A raised table is needed where the public right of way crosses the access to the southern cluster of units.

*Officer comment: This has been provided.*

Request made for reduction of hardened areas for turning in some areas and demonstration that turning can take place in the parking courts for the smaller flatted blocks.

*Officer comment: These details and changes have been provided.*

### Housing:

I can confirm that I support the principle of development on this site as it will provide much needed affordable housing in the Waterlooville area. 39.8% (98 Units) of the 246 unit phase site has been set aside for affordable housing and I would expect the shortfall 0.2% provision to be included as an addition in a future phase. As demand for affordable housing remains high, this development will help to improve the supply. The homes will provide much needed accommodation in a popular and desirable location and will be advertised by Winchester City Council through Hampshire Home Choice. A Community Lettings Plan exists as part of the original Section 106 agreement dated 20<sup>th</sup> December 2007 and I would expect this to be referred to once the proposed properties are ready for letting.

The aim will be to create a sustainable community by providing a mix of different unit sizes and tenures and the affordable housing should be dispersed throughout the site and not concentrated in one area. I am satisfied that the proposed Affordable Housing layout, which distinguishes various affordable housing tenures, will help to achieve this outcome in the main. The lower cluster to the South of the site to the East of the gas compound has been amended to relocate four Affordable Rent homes to an alternative location, and replaced them with three market units thereby reducing the density and increasing the tenure types in this cluster; this is acceptable.

This southern area and the one to the North West corner of the site which contains Shared Ownership and Discounted Market (intermediate) Rent properties, were originally dominated by large parking courts; this issue has been addressed by the developers with an improved parking layout and the introduction of walk through areas and additional planting.

### **Mix**

The Developer has provided the following affordable tenure and accommodation mix:

Social Rented	=	24.5%
Affordable Rented	=	25.5%
Shared Ownership	=	25.5%
Discounted Market Rent	=	24.5%

This mix broadly complies with clause 8 of the s106 Planning Obligations. Monitoring will be necessary to ensure that future phases deliver the units agreed as part of the Masterplan.

I am pleased to see that the proposed affordable housing accommodation includes provision for disabled units. The AHRMS states that a minimum of 10% of the rented units will be provided as wheelchair accessible and the developers have confirmed the 3 units as being 2 no 1b2p affordable rented and 1 no 1b2p social rented.

The proposed mix will help to satisfy housing need as identified on the Hampshire Home Choice Register. As at 21<sup>st</sup> February 2014 there were 1415 applicants requiring 1 bedroom accommodation, 721 requiring 2 bedrooms , and 257 requiring 3 bedrooms in the Havant BC area alone.

The developers have confirmed that all affordable housing will be built to Code Level 4.

The sizes of the proposed affordable dwellings generally exceeds the minimum space standards required to comply with HQI standards. However the 4 bed/6 person homes fall short of this minimum level by approximately 3sqm. The developers claim that in all other respects these homes would meet HQI standards however I am concerned that compromising on size could have detrimental effects on the future tenants. Welfare Reform changes mean that it will be impossible to under-occupy this property and it could be home to a family with at least 3 children.

In conclusion, I would support this scheme in principle in terms of the provision of affordable housing; the mix, the tenure split and the proposed locations would be acceptable.

#### Summary

- affordable housing provision is 39.8%
- 0.2% shortfall in provision will be provided on a future phase .
- Locations of Affordable dwellings acceptable as distributed sufficiently throughout the site.
- Both Southern and Northern cluster parking arrangements are improved by amended layout, additional planting and walk through areas.

#### Waste Services Manager

Carry distance to the dwellings 229 to 246 queried and the turning facilities.

*Officer comment: A bin collection point has been proposed between units 227 and 228 which will be within the required distance. The turning provision has been considered acceptable by the Development Engineer, HBC.*

#### Landscape Team

The original scheme showed discrepancies between the coloured layout and the Fabrik landscape drawings. Amended plans submitted by RPS. A native hedgerow is required along the western edge of the development in the area which is shown as amenity grass, between the houses and the footpath. The RPS plans show the additional trees that we requested from the previous Fabrik plans, however, there is one location where another tree would be beneficial - in the landscape frontage between plots 60 and 61, between two areas of Lilium martagon. (*Comment: amended plans have addressed these points*)

#### Planning Policy

The principle of the development has been established through the grant of outline permission and the long-term allocation of the overall MDA.

#### Public Spaces Development Manager

From an open spaces point of view I am happy with the proposals. There isn't any significant amount of public open space in this phase as the adjacent town park provides this and the associated facilities such as play and sport. This is in accord with all our discussions to date regarding open space, sport and play.

#### Urban Design

Verbal guidance provided was that the layout accorded with the Design Code

requirements for Garden suburbs and the housing types and their distribution was satisfactory. The inclusion of the permeability provided by the east - west links provide a major benefit to the scheme and the area.

### **Winchester City Council**

Head of Historic Environment. All on site archaeological fieldwork has been completed in accordance with the Written Scheme of Investigation which involved archaeological investigation of selected areas following previous archaeological evaluation. There is no on site archaeological impediment to the proposed development commencing in this phase 2 area. However the subsequent programme of post-excavation analysis and reporting has yet to be fully completed.

*Officer comment: This application does not seek to discharge condition 10 with respect to archaeology (which includes the requirement for post-excavation analysis and reporting).*

Engineers Highways The Construction Environmental Management Plan addresses all issues required to discharge condition 11 and is considered acceptable.

### **Engineers drainage**

No further comments to make on the proposals.

### **Sustainability**

The report provides information to support the fact that the scheme will meet Code for Sustainable Homes Level 3 for market housing, 4 for affordable housing and 4 for water which is accordance with the outline permission and supporting documents.

### **Head of Strategic Planning**

No policy objections raised but the density of 31 dph is gross density as elements of the infrastructure of the site have been included. Policy SH2 does not set a density but does set the housing requirement for the MDA as a whole at around 3,000 houses which is reflected in the outline consents and informed by density plans which show a medium density of 30 - 35 dph. If net densities result in a significantly higher figure then it is important that increased densities across the site will not be used as a means of increasing overall dwelling numbers beyond that currently consented. Concern expressed that the affordable housing on the original layout is largely in clusters at the southern end. Unless both councils accept this arrangement then the layout would not comply with policy CP3 that affordable housing should be 'indiscernible from and well integrated with market housing.'

*Officer comment: The scheme provides 246 dwellings which accords with the proposed figure on the outline phasing plan for the entire site.*

### **New Homes Delivery (Housing)**

I have considered the amendments and have the following comments:

S106/ Affordable Housing Masterplan Strategy requirements:

#### Wheelchair accessibility:

The new proposal states 3 wheelchair accessible flats; 2x1b2p affordable rented and 1x1b2p social rented. The provision of 1 bed flats reflects the need for this type of accommodation.

The Design and Access Statement Addendum states that all affordable homes have been redesigned to be Lifetime homes compliant which has resulted in an increase in the size of all properties. However, the size stipulated on the Affordable Housing Layout for the shared ownership and Grainger lets 1 bedroom flats is smaller than the previous plan. At 484sqft/45sq.m, they fall at the very minimum of the size

requirement.

#### Affordable Housing Tenure Mix:

The AHRMS identifies that the clustering deviates from clause 8.25 of the s106 agreement that states that clusters should be no larger than 10-15 units for houses and 10-20 units for flats.

There has been an amendment to the south of the site, near the gas compound. Four of the affordable units have been removed and replaced with three market units.

These four affordable units have been relocated and form their own cluster, which is acceptable. The cluster to the south of the site now contains 15 units: 5x1bf (2 social rent, 3 affordable rent)

5x2bf (4 social rent, 1 affordable rent)

4x3bh (1 social rent, 1 shared ownership, 2 Grainger lets)

1x4bh (social rent)

This cluster is the maximum agreed in the s106 agreement. There appears to be a small provision of amenity space to the front of the flats. The landscape plan will need to show how planting and open space will improve this area. This revision has changed the parking arrangement. This could be improved with regards to plots 124 – 126 to allow for better integration of tenures:

Plot 122 – rear access to current CP spaces 124

Plot 123 – rear access to current CP spaces 125

Plot 121 – current CP spaces 123

Plot 124 – CP 126

Plot 125 – CP 121

Plot 126 – CP 122

The north west cluster has not been amended but it is stated that the wall defining the courtyard to flat block A has been reduced in height, as requested. The landscape plan should show that planting allows for this area to be opened up to the larger north west corner of the site.

The Design and Access Statement Addendum Revised Proposals states that balconies have been added to flat blocks B, C and E. A plan is required to show the balconies. These should be able to accommodate furniture (small table and chairs).

*Officer comment: Further revisions have amended the car parking and a satisfactory balcony detail provided. The clustering of affordable housing as revised is in accordance with the s106 agreement – see 7.4 below.*

#### Landscape

Soft landscape details have been submitted by RPS (detailed soft landscape plans 501/502/503) with an accompanying 'Soft landscape Specification & Planting Schedule' and tree planting details. A Tetlow King 'Surface Materials Layout' has also been received.

The information is considered to be satisfactory and acceptable. The only omission is the inclusion of a mixed native hedgerow all down the western edge of the development, an area which is currently shown as amenity grass, between the houses and the footpath.

No objection subject to this small change being made to the plan.

*Officer comment: A further revision has made this change.*

## **Other Responses**

### Environment Agency

No objection to the proposal as submitted

### County Ecologist

The ecological report is considered acceptable particularly on the basis that the mitigation measures in section 5 are adhered to.

### Natural England Government Team

Further to our response dated 23 January 2014, Natural England has now been made aware that there are separate applications in relation to the overall scheme (of which the above application is a part), which deliver significant GI and ecological enhancement and restoration measures. Therefore, we are now in a position to revise our previous advice and can confirm that we do not consider there is likely significant effect as a result of this application.

### Ramblers Association

Strategic longer distance footpaths need to contain a rural aspect as Denmead Footpath 1 and should be linked to Southwick and Widley footpath 29 and 30 in a sympathetic manner. This blending should address design/width and material/surface parameters.

### British Horse Society

Havant Bridleway 17 runs through the middle of the development. If it is to be upgraded to an adopted vehicular highway then current users are entitled to a replacement. *(Comment: An Order has been made under S257 of the Town and Country Planning Act 1980 to divert the bridleway)*

### Rights of Way Officer

No comments received.

### Southern Gas Networks

Advice provided in respect of proximity of high pressure apparatus. Whilst the development looks to be away from their pipelines the access to the valve compound will need to be negotiated as the existing road is removed.

### Southern Water

No revised comments since original response on outline.

### Crime Prevention -Major Apps

Concern over bollard lighting in the courtyard and lanes as the fittings are prone to damage and the light being easily obscured. Column lighting is therefore recommended.

*Officer comment: The fittings have been amended to columns.*

### Hampshire Archaeologist

A number of phases of archaeological work have been undertaken over the site which includes a trenched evaluation that identified areas of archaeological sensitivity and subsequent area excavations to mitigate the impact of the proposed development upon those areas of sensitivity. However, it is understood that the details of the landscaping were unavailable when the archaeological excavations were proposed and undertaken and so there remains the potential that the landscaping works will impact upon archaeological sensitive areas that have yet to be mitigated. For these areas it needs to be demonstrated that archaeological mitigation has already occurred or provide a proposed mitigation strategy.

*Officer comment: A condition is therefore proposed to ensure it is demonstrated that*

*the required archaeological work within the landscaping areas is undertaken before development is commenced; any subsequent reporting of the findings is already addressed by the approved scheme of investigation under Condition 10 of the outline approval.*

#### Hampshire Highways

The advice may be provided by the District Development Control officers. Additional comments have confirmed the approach to the swales and the crossing points is acceptable.

## **6 Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 62

Number of site notices: 3

Statutory advertisement: Major

Number of representations received: Two

#### **Summary:**

1. Concern over disturbance, dust and vibration experienced from the construction works for the Infrastructure.
2. Concern over the nature of the boundary treatment along the southern boundary adjacent to Purbrook Garden properties.
3. Concern that the landscaping between the garage on plot 130 and the boundary of 83 Purbrook Gardens should be increased to mitigate potential light pollution, noise and general privacy.

## **7 Planning Considerations**

7.1 Having regard to the relevant policies of the development plan and the history of this site it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Compliance with the Design Code
- (iii) Affordable housing
- (iv) Highway and Parking considerations
- (v) Effect on Neighbouring Properties
- (vi) Amenity considerations
- (vii) Sustainability
- (viii) Other Matters

- (i) Principle of development

7.2 The principle of the development of this area for residential purposes has been established by the outline permission APP/10/00828 (HBC) and 10/02862/OUT (WCC) and the accompanying documents including the Masterplan Design Document (MDD) in which this site is shown as the entire residential part of Phase 2. The illustrative

masterplan within that document shows the development parcels and the open space areas for Phase 2. The southernmost area proposed for development that lies within Winchester extends closer to the spine road to the west and incorporates an area which the illustrative master plan indicated could be suitable for doorstep play, community gardens and community growing. The applicants have stated that the document is illustrative which encourages flexibility at the detailed design stage and that the land use for this area is not a fixed component. The opportunity to take a flexible approach provides obvious benefits for development of the residential accommodation on this land which provides surveillance along the Main Street as well as providing a defined edge to the residential element. It is also argued that there are more appropriate opportunities for doorstep play within Phase 2. This approach is considered to be acceptable as building closer to the spine road has advantages in terms of urban design and providing a more enclosed street scene. There are other areas where doorstep play, community gardens or growing areas could be provided such as the central green area, the perimeter green areas and open area to the immediate south of this area. The site is also close to the first phase of the Town Park. It is considered that the loss of this relatively small area of green space is therefore acceptable.

(ii) Compliance with the Design Code

- 7.3 The development has complied with the Design Code in proposing a scheme appropriate for a 'Garden suburb' which is the character required for the identity area in which the proposal is located. The following assessment is based on the main requirements of the Code

Scale and structure: The scheme provides appropriate set backs of the buildings and provides active frontages overlooking the public realm. Building heights accord with the Codes with the flats in the north western corner being predominantly 3 storeys in height. Whilst there is a fourth storey for the corner of the building this is as a result of utilising the fall in ground levels rather than by an increase in roof height of the building. This is therefore considered acceptable.

Materials and detailing: The materials required by the Code, namely stock bricks, render, clay tiles, natural slate, metal rainwater goods and timber windows are proposed and samples have been submitted and are considered acceptable.

Roofs and Eaves: The majority of roofs proposed have the ridge running parallel to the street and projecting gables are utilised in the design. There are some gabled roof features to provide visual interest.

Fenestration: Timber windows have been proposed and there is use of windows to provide vertical rhythm and full height bay windows to create features as illustrated in the Code.

Soft Landscape: Trees have been proposed as appropriate to their location and hedging is proposed to a large proportion of frontage boundaries.

Hard Landscape: Estate railings are proposed as advocated in the Codes with brick walling for rear garden enclosure and close boarded fencing between plots. Parking areas have been proposed in tegula blocks to contrast with the different finished tarmac utilised for private drives and secondary residential roads. Whilst the Code sought low level lighting on green corridors, lower columns have been proposed, with lighting baffles along the western edge, as this approach was recommended by Hampshire Constabulary. On the basis that baffles have been proposed this is considered acceptable, particularly with respect to ecological impact.

Parking: The Code requires on street, on plot and court parking for flats. There is a

large proportion of on plot parking and the parking for flats is in courts. There is also frontage parking to some of the terraces provided at right angles to the highways or drives. It is a different spatial configuration to the on-street parallel parking referred to in the Code but the areas have been suitably broken up with planting and contrasting materials are proposed where appropriate in order to create a hard shared surface as a square or courtyard rather than a street. It is considered that the manner in which they have been proposed and detailed is acceptable.

Street Hierarchy: The layout proposes secondary streets off of the main spine road already implemented under the Infrastructure application. The secondary roads are proposed in order to connect across the spine road to provide east - west links through the development connecting with the footpath/cycleways that run along the eastern and western boundaries. This proposed permeability is supported. These secondary streets also serve to access private drives and courtyards for the flats. The variation in materials used seeks to define the change in hierarchy.

It is therefore considered that the design approach taken, and the detailing proposed together with the use of high quality materials and landscaping, will result in a high quality development that will meet the aspirations of the Design Code in achieving a Garden Suburb character in this part of the MDA. It will also make a positive contribution to the quality of accommodation provided on the edge of the existing developed area of Purbrook and Waterlooville.

(ii) Affordable Housing

- 7.4 The affordable housing within Havant's area is acceptable and has not required amendments. The area to the south within Winchester District was originally contrary to the S106 clustering criteria and contained 100% affordable housing. The plans have been revised and some market housing has been introduced into this area. Four of the affordable dwellings have been relocated into the Havant area and they have been replaced by three open market dwellings. This has resulted in the layout now being in compliance with the S106 clustering criteria. The tenure of the affordable houses has been amended as follows

5x1bed flat (2 social rent, 3 affordable rent)

5x2bed flat (4 social rent, 1 affordable rent)

4x3bed house (1 social rent, 1 shared ownership, 2 Grainger lets)

1x4bed house (social rent) .

The mix of tenure and dwellings in the southern area is now considered to be acceptable.

In addition to these changes, a small area of open space has been provided to the rear of the flats and large balconies capable of accommodating table and chairs have been provided on the rear of the flatted block.

Overall the numbers, mix and tenure is acceptable to the housing officers of both authorities as detailed in their responses on the proviso that the 0.2% shortfall is made up on other phases of the site..

(iii) Highway and Parking considerations

- 7.5 The strategic highway matters have already been addressed by the amendments to the Milk Lane junction with London Road, as approved at outline stage, and the implementation of the Main Spine Road and peripheral footway/cycleways as approved through the Infrastructure discharge of conditions. The detailed layout aspects are considered acceptable (as addressed in 7.2 above) and the parking provision is to the adopted standards of Havant and Winchester. Queries concerning the crossing of the swales along the Main Spine Road and detailed relationships of the western cul-de-sacs with the western edge footway/cycleway have been addressed together with the submission of tracking information to demonstrate that cars will be able to turn within the



courtyards for the flats. Matters with respect to reducing the reliance on the private car have been addressed by the Travel Plan and physical off-site improvements secured through the S106. An Order has been made under Section 257 of the Town and County Planning Act 1990 with respect to the closure and diversion of necessary rights of way. The proposals are therefore considered acceptable on highway grounds.

(v) Effect on Neighbouring Properties

- 7.6 The occupiers of the dwellings in Purbrook Gardens are the closest neighbours to the phase 2 development site and have rear gardens backing onto phase 2. The impact upon these properties is analysed as follows:
- (a) Adjacent to the southern boundary of the site is a footway / cycle way that has been approved under the phase 2 infrastructure application. The treatment of the boundary is under review by Grainger in response to comments from residents. It is proposed to provide a more cohesive boundary treatment rather than the existing situation which has a variety of fencing and other boundary treatments. This does not form part of the phase 2 reserved matters application and cannot be conditioned as part of this consent.
  - (b) The eastern boundary adjacent to the Winchester part of the site shows some hedging and a group of existing trees to be retained. At the request of residents it is proposed to request that the hedging be carried further along the boundary and this is conditioned (condition 8).
  - (c) The properties adjacent to the southern boundary are sited between 15 and 19m from the common boundary and are further separated from the proposed residential area by a grass margin, the footway / cycleway and the vehicular access serving plots 134 – 140.
  - (d) The minimum distance between the rear of the Purbrook Garden units and the frontage of the proposed units is c.25m. This distance between 2 storey dwellings is considered adequate and complies with the requirements of Havant's Borough Design Guide. As a result the development will not materially harm the amenities' of the existing houses because the degree of separation between existing and proposed dwellings is sufficient to avoid any unacceptable loss of outlook or privacy.
  - (e) Within the Winchester part of the scheme there are two plots with side elevations facing the existing dwellings and two which back onto them. Plots 127 and 128 which back onto Purbrook Gardens achieve a distance of 21m and have the benefit of existing trees being retained which further helps protect privacy. The relationship of the proposed dwellings with the existing is therefore is considered to be acceptable in respect of impact on residential amenity.
- 7.7 To the west of the site is the Gas Valve Compound, which is screened by trees both on the east and northern boundaries, and further to the north on the western boundary is Newlands Row Copse. There are therefore no existing residents to consider on this side of the development. To the east is London Road with existing dwellings, primarily detached, fronting the eastern side. The proposed eastern side of the development is separated from these existing dwellings by a vehicular access serving the properties, the newly implemented footway/cycleway, the new SUDs features including three ponds, and the London Road itself. Distances are in excess of 55m between existing and proposed dwellings. This means that development should not materially affect the amenities of existing properties along London Road.
- 7.8 It is therefore considered that the impact on existing properties from the siting of the new dwellings will be acceptable. With respect to impact during the course of construction The proposed Construction Environmental Management Plan details require that deliveries and building works are to be between 0800 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays only. In addition, for traffic reasons, construction vehicles are not to access the site between 0800 and 0900 and 1700 and 1800. The compounds and parking areas proposed are all shown located on the northern half of the site and therefore at a suitable distance from the dwellings in Purbrook Gardens.

(vi) Amenity Considerations

- 7.9 As referred to previously there are no ecological items of interest within the housing parcels of this application. However to the west are woodland and newly created SUDs and to the east are further SUDs and boundary planting. These areas are to be protected as detailed in the Protected Species Mitigation Advice Note which is acceptable to the County Ecologist. There is also cross reference to this document in the Construction Environmental Management Plan.
- 7.10 On the matter of amenity of future residents living in units close to London Road condition 16 requires the submission of noise mitigation measures for dwellings fronting the London road. The scheme submitted for enhanced glazing is considered acceptable by Environmental Health.

(vii) Sustainability

- 7.11 The proposed private dwellings are to be constructed to Sustainable Homes Code level 3 and the affordable homes to Code level 4. This accords with the Havant adopted Core Strategy policy of achieving Code Level 3 under policy CS14. Under policy CP11 Winchester requires new dwellings to achieve Code Level 4 for water and 5 for energy. The Sustainability Document included in the outline documents shows that Level 4 was aspired to by 2014 and that dwellings would be built to part L1 of the Building Regulations. Redrow have advised that their units will exceed the part L1 requirements and that if Code level 4 is required this would require PV panels to all units. This may not be an acceptable design solution given that the majority of the dwellings on the main road have plain clay tile roofs which would render PV panels highly visible. As 226 out of the total 246 units are within Havant it is not considered necessary to insist on the provision of PV's on the roof as code level 3 for energy is in accordance with the requirements of Havant's Core Strategy policy. Of the 20 dwellings falling within Winchester's area 15 of them are affordable units and will be built to Code Level 4; the remaining 5 will be Code Level 3 which complies with the outline application which pre-dates the Joint Core Strategy. On this basis the proposed sustainability of the scheme is considered to be acceptable.

(viii) Other Matters

- 7.12 A number of S106 matters of relevance to the Phase 2 area are being addressed by Grainger:
- (a) The development has to comply with a Phased Area Strategy for Phase 2. A Strategy has been submitted and the housing parcels correlate to those defined in the Strategy.
  - (b) Phase A of the Town Park is to be implemented in association with Phase 2 residential. A complementary application has been submitted and is included elsewhere on this agenda. Phase A of the Town Park and advance planting must be completed prior to the occupation of 440 units within the entirety of the Grainger part of the MDA, which is forecast for June 2016. Within Phase A is a youth shelter, skate board park and informal kickabout area which are forecast to be completed by November 2015.
  - (c) Offsite ecological matters are being addressed through a Land Management Strategy and proposals for Newlands Meadow Restoration.
  - (d) Financial contributions for various items of infrastructure or offsite works are related to cumulative commencements from Phase 1 and Phase 2 and are the responsibility of Grainger.

**8 Conclusion**

- 8.1 The Design Code identifies phase 2 as being within the Garden Suburb area of the Major Development Area and the submitted proposals are in accordance with the principles set

out for Garden Suburbs. The area covered by this Phase 2 application is wholly residential but forms part of the larger Garden Suburb area which includes the Town Park, allotments, cricket pitch, redevelopment surrounding Plant Farm and a primary school. The area as a whole will have an identity which is reflected in this current scheme. Adherence to the Design Code principles will result in cohesive development which will have a distinct character. The proposed housing is set out in accordance with the set backs, road hierarchies, open space and scale set out in the Design Codes. The appearance of the dwellings reflects the Arts and Crafts approach which is considered an acceptable design response in a Garden Suburb area. It is considered that the details submitted will result in a high quality housing scheme that will accord with the context set by the outline documents and the Design Code. The reserved matters application is therefore considered to be acceptable. As part of the submission details have been submitted to discharge conditions 3 (Compliance with outline documents), 4 (Compliance with Design Code), 11 (noise mitigation) and 16 (Construction Management Plan). The submitted details have been assessed and are acceptable and it is recommended that these conditions can be discharged.

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## 9 RECOMMENDATIONS:

(A) That the Executive Head of Planning and Built Environment at Havant Borough Council be authorised to **GRANT PERMISSION** for application APP/14/00032 and the Head of Development Management at Winchester City Council be authorised to **GRANT PERMISSION** for application 14/00068/REM subject to the following conditions:

- 1 No development shall take place until the applicant has secured the implementation of a further programme of archaeological mitigation of impact, if appropriate, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.  
**Reason:** To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations and having due regard to policy CS11 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework 2012.
- 2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C or E of Part 1 of the Order and Class A of Part 2 of the Order and Class A of Part 40 of the Order shall be carried out without the prior written consent of the Local Planning Authority.  
**Reason:** To protect the amenities of the locality and to maintain a good quality environment and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.
- 3 The car park areas shall be constructed, surfaced and marked out in accordance with the approved plan before the associated development hereby permitted is brought into operation. Those areas shall not thereafter be used for any purpose other than the parking and turning of vehicles.  
**Reason:** To ensure that adequate on-site parking and turning facilities are

made available and having due regard to policy CS16 and DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

- 4 The garages and integral carports hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.  
**Reason:** To ensure the provision and retention of the garage and parking spaces in the interests of the local amenity and highway safety and having due regard to policy CS16 and DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.
- 5 The cycle parking hereby permitted shall be provided for each unit as shown before that dwelling is first brought into use and thereafter shall be retained and kept available for the parking of cycles at all times.  
**Reason:** To ensure the provision and retention of cycle parking in the interests of the local amenity and highways safety and having due regard to policy CS16 and DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.
- 6 No dwelling erected on 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 and footways are constructed to a satisfactory standard and having due regard to policy CS16 and CS20 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.
- 7 The dwellings hereby permitted shall not be occupied until a Certificate of Compliance with the Code for Sustainable Homes has been submitted to the Local Planning Authority. The Certificate shall demonstrate that the development has attained a minimum standard of Level 3 for private units and Level 4 for affordable units in accordance with the Code.  
**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 the approved Design Code and the conditions in the outline planning permission, and having due regard to policy CS14 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.
- 8 Notwithstanding the plans submitted with the application, no development shall commence until a revised boundary treatment plan is submitted to and approved in writing by the local planning authority. The revised plan should indicate additional hedgerow planting to the western boundary of the site with Purbrook Gardens adjacent to plots 126 – 130. Development must be carried out in accordance with the approved details.  
  
**Reason:** To ensure a high quality environment and protect the amenity of the neighbours and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework..
- 9 The development hereby permitted shall be carried out in accordance with the approved plans, details and documents:

Documents to be entered

Note: The policies quoted in the reasons relate to Havant.

(B) That the Executive Head of Planning and Built Environment at Havant Borough Council and the Head of Development Management at Winchester City Council be authorised to **APPROVE** the discharge of Conditions 3 (Compliance with outline documents), 4 (Compliance with Design Code), 11 (noise mitigation) and 16 (Construction Management Plan), of Planning Permissions for HBC APP/10/00828 and WCC 10/02862/OUT.

**Appendices:**

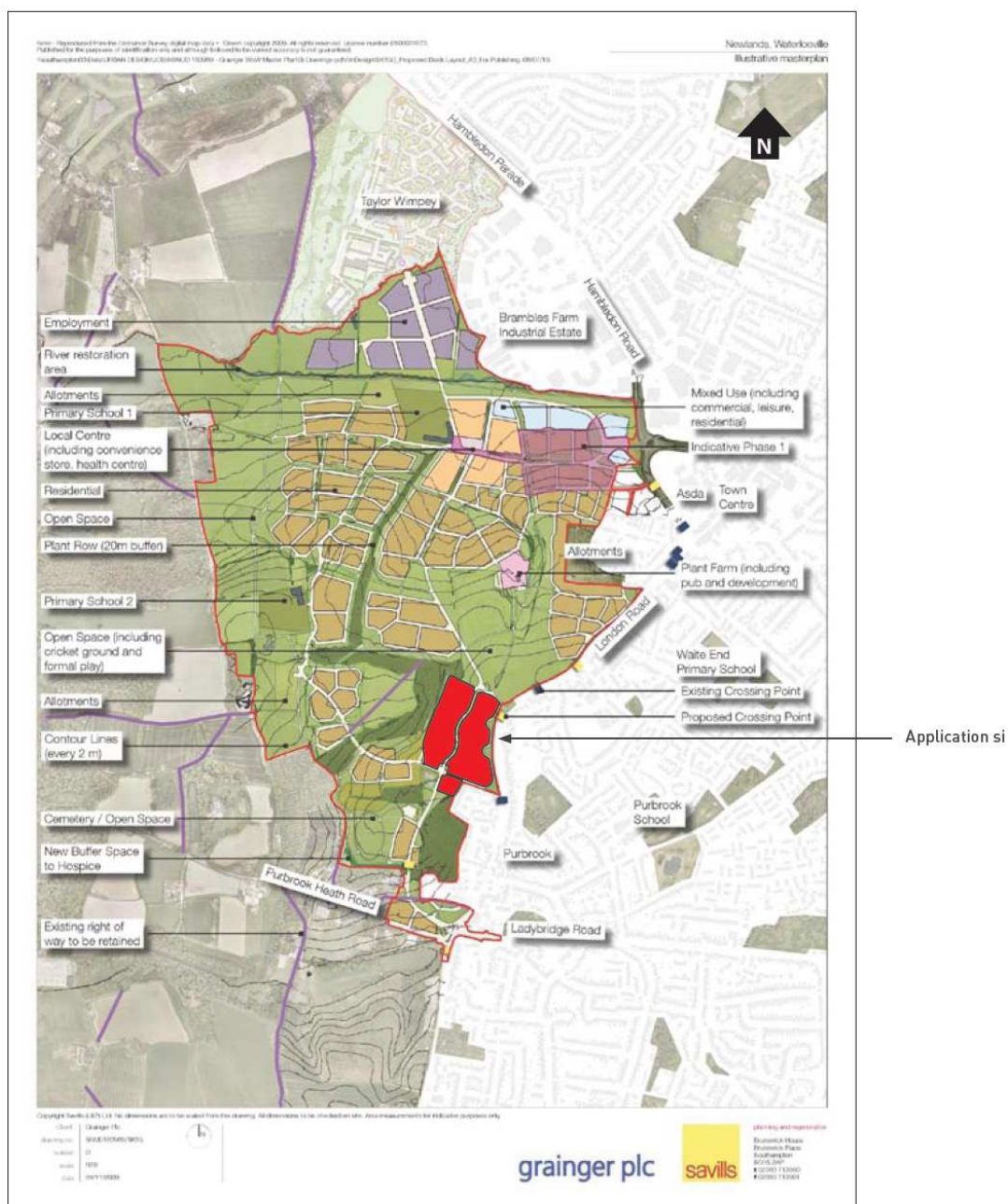
- A. Site Location and Application site
- B. Masterplan
- C. Layout
- D. Affordable Housing Layout
- E. Street Scene: Town Park Frontage
- F. Street Scene: Elliptical Green Frontage
- G. Street Scene: Part London Road Frontage
- H. Street Scene: South Square Flats

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Newlands, Waterloo : Illustrative Masterplan

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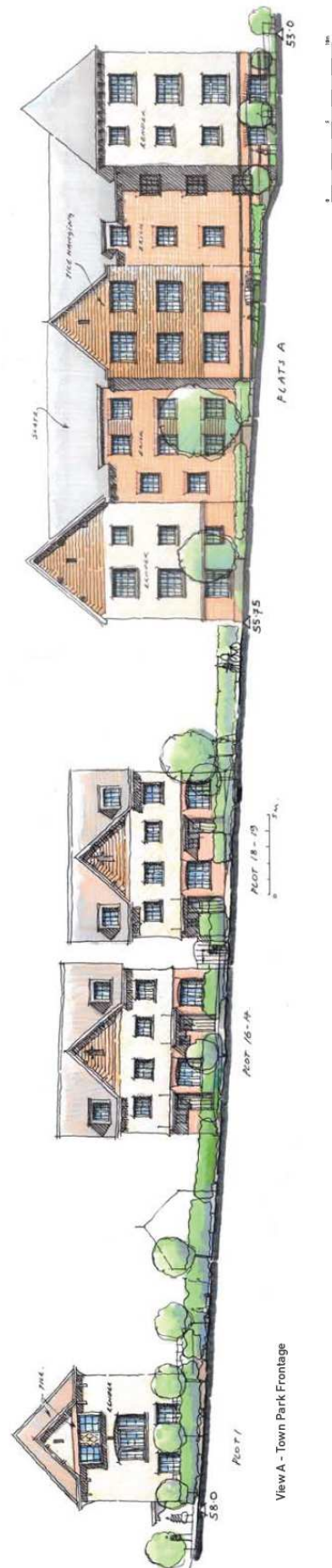


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View A - Town Park Frontage

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View E - London Road Frontage

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Site Address:	Berewood Phase 2 Development Site, London Road, Purbrook, Waterlooville		
Proposal:	Reserved Matters Application for landscaping of Phase A of the Town Park (under Condition 6(i)d)), together with discharge of Condition 6(ii)(f)(ecological mitigation) and condition 3 (Compliance with outline documents) of Planning Permissions for HBC APP/10/00828 and WCC 10/02862/OUT.		
Application No:	APP/14/00061 and 14/00092/REM WCC	Expiry Date:	17/04/2014 (HBC)
Applicant:	Mr C Fletcher		
Agent:	Ms B Stala	Case Officer:	Sally Smith (HBC) Jill Lee (WCC)
Ward:	Stakes		
Parish	Southwick and Widley		

**EHPBE & HDM Recommendation: GRANT APPROVAL OF RESERVED MATTERS AND DISCHARGE CONDITIONS**

## Introduction

This report relates to development within the southern section of West of Waterlooville Major Development Area (MDA). It relates to a reserved matter application in respect of the outline permission for the Grainger (Berewood) part of the MDA. The development is split between Winchester City Council's and Havant Borough Council's areas. In such a situation, legislation requires that the applicant must submit a separate application to each Local Planning Authority, in respect of the part of the site which falls within the relevant administrative area. The applicant has done this and the applications show the whole development site rather than just the land within the relevant Council area. However, each Council can only determine the application in so far as it falls within its own area. Both Councils have delegated their decision making powers to the Joint Committee which is therefore authorised to make the appropriate decisions. For simplicity, this report refers to 'the application' in the singular, but this should be read as a reference to the two separate applications.

## 1 Site Description

- 1.1 The site is located to the west of London Road and to the north of Milk Lane, Waterlooville. The eastern side is defined by the London Road and the north an open field which is shown as a development parcel referred to as Phase 8. To the west the site faces more open land which will be further parts of the Town Park whilst to the south is the area subject to the Redrow application for 246 dwellings. The site is almost equally split between the administrative areas of Havant and Winchester.

## 2 Planning History

- 2.1 The outline permission for the site is **10/02862/OUT** for Winchester and **APP/10/00828** for Havant. The approved outline permission was for:

Outline application for the development of approx 2550 no dwellings including the construction of a new access from Ladybridge Roundabout, Milk Lane and completion of Maurepas Way access, a local centre comprising retail, community building, land for

healthcare, land for elderly care, public house, land for 2 primary schools, land for a nursery, land for employment uses, associated amenity space along with substantial green infrastructure, SuDS, land for allotments, main pumping station, land for cemetery, restoration of River Wallington together with landscape structure planting.

The same permission also approved the detail for 194 dwellings on Phase 1, to the west of the ASDA roundabout on Maurepas Way which are currently under construction. There is a S106 agreement that covers financial contributions and works for various infrastructure matters; the timing of the payments and works being tied to numbers of units completed over the entire Grainger part of the MDA.

- 2.2 The context for this current application is provided by the documents that were included in the application the primary ones being:

The Design and Access Statement  
The Masterplan Design Document  
The Planning Statement  
The Environmental Statement and Appendices  
The Sustainability and Energy Statements

- 2.3 The Masterplan Design Document included an Illustrative Masterplan and a number of Parameter plans to set the context for the whole outline area. Those parameters showed this area as being open space and part of the Town Park for the development. The S106 requires the Town Park to be provided in stages and these relate to different adjacent housing phases. Phase A, the subject of this application, is to be provided in conjunction with Phase 2 of the Residential scheme which is being proposed, in its entirety, by the Redrow application. The Town Park outline masterplan provided for a skateboard park, a youth shelter, an informal kickabout space and a local equipped area of play in Phase A.
- 2.4 Subsequent to the approval of the outline permission, both Authorities approved a Design Code under **APP/12/01297** for Havant and **10/02862/OUT** for Winchester for the outline area, named Berewood, in December 2012. The Code deals with the structure, use and form of development for a number of identity areas which are the Market Town, Garden Suburb, The Hamlets, Employment hub and the Countryside and River Wallington Corridor. The Town Park lies within the Garden Suburb identity area and identified the following activities for inclusion in the whole of the Town Park - multi-use sports area, multi-use games area, local equipped area of play, skateboard park, local area of play, trim trail and informal landscape. The approved Design Codes also give guidance on planting and hardsurfacing. .
- 2.5 Other applications submitted since the approval of the outline and of relevance are:

**10/02862/OUT (WCC) and APP/12/01322(HBC)** - Discharge of Conditions Application for Infrastructure for Phase 2 - Approved  
**14/00068/REM (WCC) and APP/14/00032 (HBC)** - Reserved matter application for 246 dwellings, phase 2 of the Berewood development, together with the discharge of conditions 3, 4, 11 and 16 of the outline permissions – also on the agenda for this joint committee to determine.

### **3 Proposal**

- 3.1 The application includes a masterplan for the entire Town Park in order to provide the context for the application for Phase A. The master plan indicates the following facilities being provided within the Town Park, although it should be noted that only a skateboard park, a youth shelter, informal kickabout space and a local equipped area of play will be delivered as part of Phase A. (the numbering corresponds to the numbering on the Masterplan for the Town Park)



1. An orchard
2. An arboretum
3. A series of connecting swale features.
4. Grassed amphitheatres
5. A skateboard park and associated youth shelter
6. Locally equipped area of play
7. A cricket pitch
8. A village green
9. Multi-use Games Area and Multi-Use Sports Area
10. Mown routes through wildflower meadow swards
11. Trim trails

The Town Park is being developed primarily to meet the needs of the new community, but the choice of location and the facilities on offer will provide a facility which will benefit the whole community and help with the integration of the MDA with the surrounding area. The Park also includes vehicular access to Plant Farm, differing pedestrian routes including a circular path, dog walking routes and provision for cyclists.

- 3.2 This application provides the detailed landscaping proposals for Phase A of the Park, as required by condition 6(i)(d) (reserved matter) and includes a layout to provide for the future provision of the skateboard park, youth shelter, locally equipped area of play (LEAP) and an informal kickabout area. The detailed design of these areas will be submitted through a discharge of conditions application under condition 6(ii)(o) at a later date. In addition Phase A includes part of the circular pedestrian route, the southern part of the arboretum, mown routes through the wildflower areas and a grass amphitheatre. Details of hard surfacing, boundary treatments, street furniture are submitted together with planting details which includes horse chestnut, English oak, field maple and hawthorn trees together with native shrub planting and hedging.
- 3.3 The application also seeks the discharge of condition 6(ii)(f) (other matters) in respect of ecological mitigation and condition 3 in respect of compliance with the outline documents, Masterplan Design Document, The Design Code and the Environmental Statement.

#### **4 Policy Considerations**

As per Redrow report

#### **5 Statutory and Non Statutory Consultations**

##### **Havant Borough Council**

###### Landscape Team

The landscape plans are agreed following amendments.

###### Development Engineer

No comments. No highway implications

###### Open Spaces Development Manager

I am happy that the plan submitted for the town park is in accordance with all the principles we have established regarding the content and location of sports and play facilities within the park as are the landscape elements of the plan.

##### **Winchester City Council**

###### Landscape

An amended plan of the Town Park planting details has been received from Savills

(D2050 L.TPA.301 Rev A). It has been assessed and the changes that were requested (with respect to changes to more native planting) have been made. There is no landscape objection to the proposals.

## **Other Responses**

### Sport England

No objection to the landscaping nor to the principle of a cricket pitch as shown in the masterplan for the park. Advice provided in respect of the ground condition requirements for the cricket pitch.

### County Archaeologist

The archaeology conditions of the outline are relevant to this area as the proposals involve groundworks. Some archaeological mitigation has already been undertaken and if the applicant is of the opinion that no further archaeological work is necessary then this should be demonstrated by the submission of an archaeological impact assessment that addresses the archaeological potential of the site, the impact of the proposed works upon that potential and what mitigation works have been completed.

### County Ecologist

The Protected Species Mitigation Advice Note is acceptable. In terms of the landscape proposals the following queries are raised:

- Whether works to trees are proposed.
- There is some overlap with proposals in the Infrastructure approval
- Some discrepancies between the landscape Masterplan and the detailed drawings with respect to the distribution of wildflower planting in phase A
- Queries with respect to the extent of wildflower planting in the arboretum and orchard areas
- The need for dog constraints raised with respect to biodiversity corridors.

*Officer comment: These matters are addressed below at 7.4.*

## **6 Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 32

Number of site notices: 3

Statutory advertisement: 31/01/2014

Number of representations received: None

## **7 Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Landscaping considerations
- (iii) Ecological considerations
- (iv) Archaeological considerations
- (v) Other matters

(i) Principle of development

- 7.2 The principle of the development of this area for a Town Park has been established by the outline permission APP/10/00828 (HBC) and 10/02862/OUT (WCC) and the accompanying documents including the Masterplan Design Document (MDD) together with the requirements of the S106, with respect to phasing of the Park, and the subsequent Design Code. Through these documents the siting of the Park and the intended uses within it and the approach to its landscaping have been established. The submitted application accords with these principles.

(ii) Landscaping considerations

- 7.3 This application is a reserved matter application for the landscaping of the first phase, Phase A, of the Town Park as required by condition 6(i)(d). In that respect the landscaping details include for Phase A part of the circular pedestrian route, the southern part of the arboretum, mown routes through the wildflower areas and a grass amphitheatre. Details of hard surfacing, boundary treatments, street furniture are submitted together with planting details which includes horse chestnut, English oak, field maple and hawthorn trees together with native shrub planting and hedging. Amendments to change some originally submitted species from ornamental to natural have been made and both the Landscape officers of Havant and Winchester consider the submitted proposals acceptable. The submission also includes a Landscape Management and Maintenance Plan. This phase of the Town Park has been designed with the wider park and context in mind and will provide some substantial native tree planting as well as open green areas. There will be public access throughout and the park will provide a good level of amenity for new and existing residents. The planting and design of the park responds to the existing mature landscape framework of the site including the area of ancient woodland in Plant Row.

(iii) Ecological considerations

- 7.4 A Protected Species Mitigation Advice Note has been submitted for the Phase A area which details potential impacts and mitigation for habitats ( European sites, hedgerows, water features and new habitat creation ) and for fauna (badgers, bats, great crested newts, reptiles and breeding birds). This establishes that Phase A landscaping can be implemented without harm to existing ecology and future habitats and this is considered acceptable. With respect to the other points raised by the County Ecologist a revised Landscape Design Statement has been submitted to address the inconsistencies and have confirmed:
- no specific tree works are proposed in Phase A
  - the phase A detailed drawing supersedes the Infrastructure proposals; the planting previously approved for the southern area of the Park have not been implemented
  - The drawings do not specify specific palettes for the wildflower grassland outside of Phase A
  - There are no designated dog walking routes within Phase A of the town park and no area in which it is envisaged dogs should be particularly restrained. The issue will be addressed when Phase B of the Town Park is designed.
  - With regard to the extent of wildflower planting within the arboretum, this is not proposed in its entirety as it will not allow for a useable arboretum with access for all members of the community. In order to compensate for a lack of wildflower planting within the centre of the arboretum, additional wildflower planting is proposed on the periphery of the arboretum, the Town Park and within the swales.

Whilst the planting plans have been revised the County Ecologist has commented that a further landscape plan is required to show that the additional wild flower planting to be provided elsewhere within the park is sufficient and in an appropriate place to compensate for the proposed mown paths which are now to be provided through the

arboretum. Once this amended plan has been received then the proposed planting can be approved.

(iv) Archaeological considerations

- 7.5 Whilst there has been archaeological investigations in the area of the Town Park the reporting has not been completed and condition 10 has not been discharged at the time of writing this report. As the application involves the creation of a skate park area there maybe disturbance of original top soil and/or excavations. In order to ensure there is no potential damage to archaeology as a result of the proposals a condition is proposed that, notwithstanding the details submitted, there should be no change in the original ground levels by removal of top soil or excavation prior to agreeing a programme of archaeological mitigation as appropriate in accordance with a Written Scheme of Investigation.

(v) Other matters

- 7.6 This application does not cover the details of the play facilities within Phase A. The detailed designs will be submitted as details in compliance at a future date as required by condition 6(ii)(o). However for the purposes of this application the position of the facilities and skate park are as originally proposed in the outline and have been located to be convenient to future users but also respecting the residential amenity of occupiers of dwellings near the site. The potential for future noise nuisance from any of the proposed facilities has been considered and found to be acceptable. The details will therefore be approved at a later date.

## 8 Conclusion

- 8.1 It is considered that the landscaping proposals are acceptable for Phase A of the Town Park subject to it being established that there are no archaeological implications from the proposed groundworks. it is also considered that the submissions made meet the requirements of the ecological mitigation (condition 6(ii)(f) and complies with the outline documents (condition 3))

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## 8 RECOMMENDATIONS:

That subject to revised landscaping plans being received to demonstrate how wildflower planting will be accommodated within the Town Park including a comparison plan which proves that the overall area of habitat compensation is not compromised through the reduction of the wild flower area in the proposed arboretum;

(A) That the Executive Head of Planning and Built Environment at Havant Borough Council be authorised to **GRANT PERMISSION** for application APP/14/00061 and the Head of Development Management at Winchester City Council be authorised to **GRANT PERMISSION** for application 14/00092/REM subject to the following conditions:

- 1 Notwithstanding the details hereby approved no disturbance of the original top soil nor any excavations shall be undertaken until the applicant has secured the implementation of a programme of archaeological mitigation of impact, if appropriate, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Local Planning Authority.  
**Reason:** To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations and having due

regard to policy CS11 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework 2012.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Documents to be entered

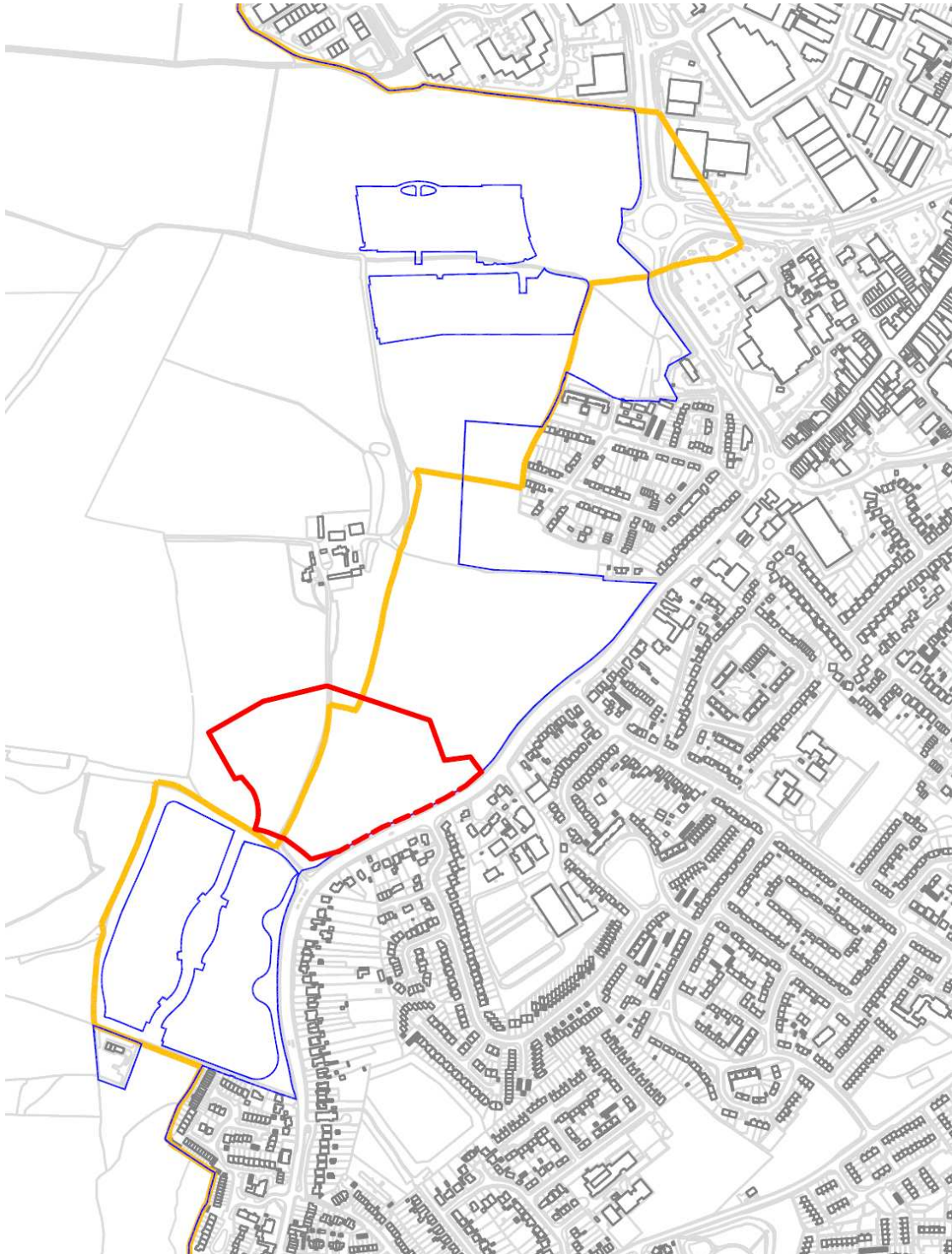
**Reason:** - To ensure provision of a satisfactory development.

(B) That the Executive Head of Planning and Built Environment at Havant Borough Council and the Head of Development Management at Winchester City Council be authorised to **APPROVE** the discharge of Condition 6(ii)(f)(ecological mitigation) and condition 3 (Compliance with outline documents) of Planning Permissions for HBC APP/10/00828 and WCC 10/02862/OUT.

**Appendices:**

- A) Application Site and Location Plan
- B) Phasing Plan
- C) Town Park Masterplan and Phasing
- D) Landscape Masterplan
- E) Phase A

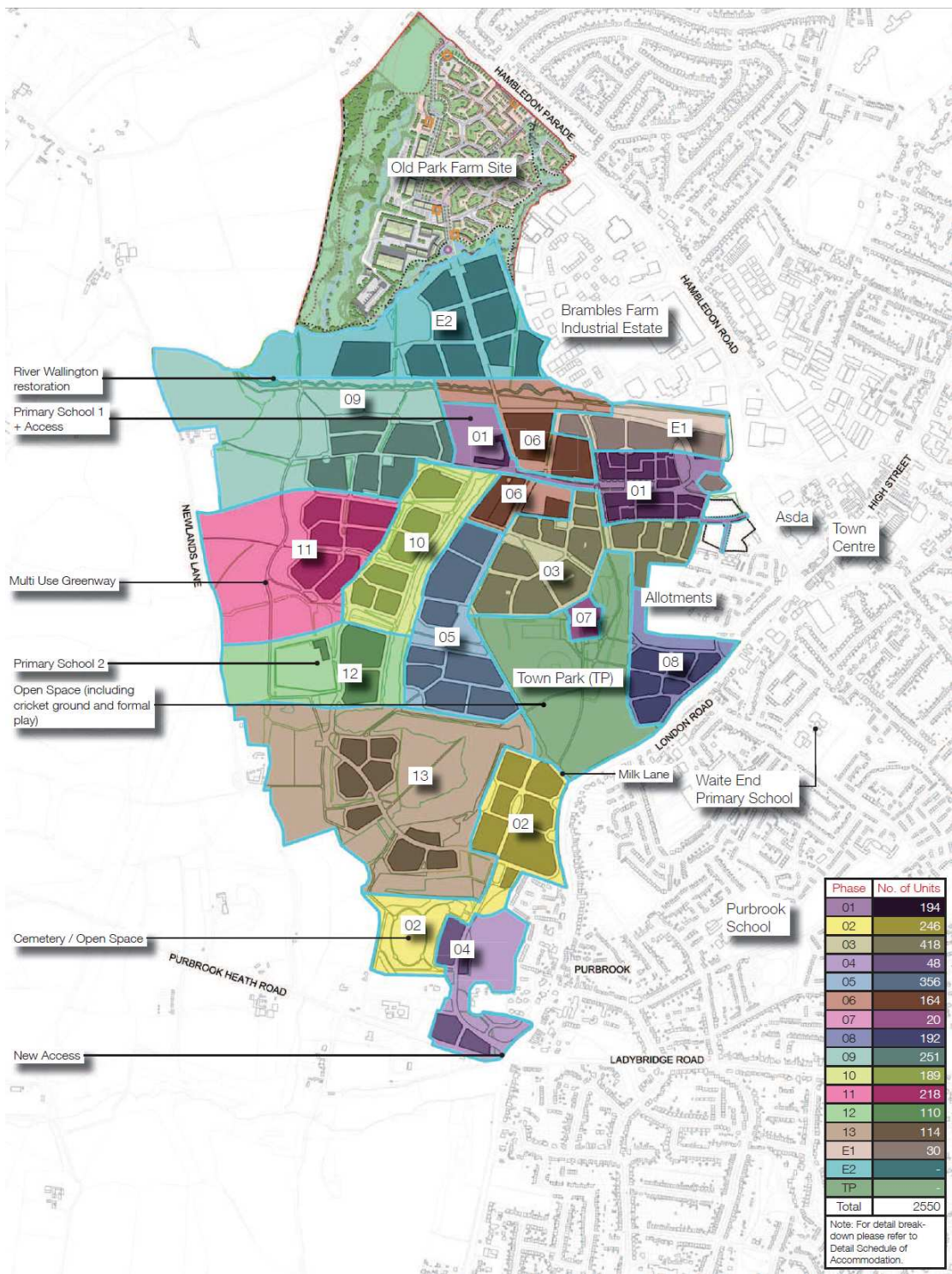
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**APP/14/00061  
Berewood Phase 2 Development  
Site, London Road,  
Purbrook,  
Waterlooville**

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Plan showing landscape masterplan

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