

JOINT WEST OF WATERLOOVILLE MDA PLANNING COMMITTEE

Item No: 01
Case No: 16/02621/REM
Proposal Description: Berewood Phase 3A for 296 Residential, associated with the outline application for the Berewood development as part of the West of Waterlooville Major Development Area
Address: Berewood Phase 3A East Of Newlands Avenue Waterlooville Hampshire
Parish, or Ward if within Winchester City: Southwick And Widley
Applicants Name: Barratt David Wilson Homes (Southampton) and West of Waterlooville Development Limited.
Case Officer: Mrs Jill Lee
Date Valid: 10 October 2016
Site Factors: County Heritage Site
Solent Disturbance and Mitigation Zone.
Recommendation: Application Permitted

General Comments

This application is reported to Committee as it is for major development within the West of Waterlooville Major Development Area.

The plans have been amended since the original submission to take on board some comments made by consultees.

The main changes are as follows;

Parking rearranged to allow for additional landscaping and avoid triple parking situations wherever possible.

All flats provided with balconies.

House types rearranged to provide a stronger frontage to the main street.

Boundary treatments revised to ensure brick walls are provided in all public areas and not wooden fences.

Samples of the materials submitted to include stock brick, natural slate and plain clay tiles.

Changes to elevations to accommodate urban design comments.

Affordable housing clusters have been rearranged to take on board the view of the housing officer. Units 58 – 64 changed from Affordable Rent to Shared Ownership, Unit 92 changed from Shared Ownership to Affordable rent, 145 – 148 changed from Shared Ownership to Affordable rent and 207 and 208 changed from Shared Ownership to Affordable rent.

A further reserved matters application to approve the detail of the landscaping for the infrastructure area including the SuDs has also been submitted reference 16/03044/REM. This application covers the main road and SuDS area only as they were approved under a discharge of condition application but the landscaping being a reserved matter could not be dealt with at the same time as the agreement was that it would be more appropriate to come forward when the details of the residential layout and planting were known.

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Site Description

The application site forms part of phase 3 residential on West of Waterlooville Major Development Area. Phase 3A will deliver 296 dwellings out of the total of 418 dwellings envisaged for the whole phase. Phase 3A covers an area of approximately 7.55 hectares. The entire phase 3 area is approximately 8.6 hectares.

This part of phase 3 is bounded by phase 1 existing development designed by Robert Adams in traditional form and materials, to the north east corner, the remainder of phase 3 to the east, phase 7 (Plant Farm) and Town Park to the south and phase 5 to the west and 6 (Local Centre).

The infrastructure for phase 3 has already been implemented with a large SuDS feature dissecting the site. The levels on the site vary with a general slope down the site from east to west.

Proposal

It is proposed to develop part of Phase 3 for the erection of 296 dwellings with associated roads and landscaping. Access is off the main infrastructure for phase 3 which has already been implemented.

Relevant Planning History

10/02862/OUT – Outline consent for the Grainger part of the West of Waterlooville Major Development Area, decision notice issued 30th March 2012 subject to 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.

The approved outline permission was 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 which is now largely complete.

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

The Masterplan Design Document included an Illustrative Masterplan and a number of Parameter plans to set the context for the whole outline area.

The outline planning application was approved at committee on 21 March 2011.

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,

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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. Phase 3 falls within the Market Town identity area. There are also Development Wide codes for the whole of the Grainger area that address street hierarchy and design and utilities.

Phase 3 Infrastructure – discharge of conditions approved. Landscaping which is a reserved matter is now applied for under reference 16/03044/REM.

Phase 3 Phased Area Strategy S106 Clause 7 approved 3 October 2014.

Consultations

Engineers: Drainage: No comments at this stage.

This is a reserved matters application which does not include drainage details. They will be submitted a discharge of conditions on the outline.

Engineers: Highways: No objection to the amended plans.

This consultation seeks highway comments to this Reserved matters application for Phase 3A details of which are shown on the latest submitted layout plans (drg. No's N81:2348/SL-01 and also BDWBWOOD-P3/GA/01 rev.D).

After an initial consultation when highway concerns were raised the applicants have redesigned the proposed layout plans to address the majority of highway issues raised - particularly in regard to concerns about triple parking and insufficient widths of some of the internal access roads. I am now satisfied that these issues have been sufficiently satisfactorily resolved not to cause undue danger or interference to users of the internal highway network. After checking the layout plans I am satisfied that car parking has been provided in accordance with Winchester City Council's Residential Parking Standards.

Details of the typical swept path movements for a large refuse freighter have been provided in the series of plans (drg. No's. P3/VT/01 to 06) these are acceptable and consequently access by emergency vehicles and delivery vehicles is also considered adequate. If the internal highway infrastructure is to be offered for adoption as public highway by the Highway Authority then the construction details and specifications will need to be approved by my colleagues at Hampshire County Council who deal with the Section 38 Road Making Agreement procedures.

Conditions recommended as follows:

Prevention of mud on the road. This is a condition on the outline (11 xii) which still requires to be discharged.

Parking during construction. This is a condition on the outline (11 ii) which still requires to be discharged.

Condition unallocated parking. Added to this consent, condition 2.

Retention of parking. Added to this consent, condition 3.

details of construction, approved as part of this consent.

Connection from highway to dwelling. This is a condition on the outline (15) which will apply to this development so doesn't need to be added again.

Head of Landscape Ecology:

An Environmental Statement has been undertaken to assess the potential impacts of the

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proposals as a whole, and this Newlands document of November 2010 provides a detailed and thorough assessment and master plan for the West of Waterlooville MDA. The site is large and ecologically complex and includes designated sites and protected species.

The WYG *Ecological Walkover Survey* document of the 15th July 2016 mentions the attenuation features that will form part of the drainage for the 296 residential dwellings that are proposed, and although it is the case that these features lie outside of the development boundary, the LPA require information on how the developer will liaise with Grainger to ensure these areas are created without impact on the open spaces. Fencing, or measures to protect the SuDS features and associated habitats and species should be submitted to the LPA. These **green corridors** or “wildlife arteries and arterioles” are a vital component of the MDA design so construction methods will need to be agreed prior to commencement. Lighting along this route is a significant consideration and the applicant needs to demonstrate how **lighting** will not impact the green corridor (and boundary features) and the protected species associated with it.

The connectivity of the **woodland** across the whole MDA is vital within this development and it must be shown how this will be achieved in line with the Grainger plans from 2010. Plants Farm to the south of the site previously had more significant ecological features associated with it including **bat** roosts, and more detail is required by the LPA to show how protected species in this area will not be impacted by the development on the adjacent site. Again, lighting both during and post-construction will need to be designed in a way that will not impact on protected species (especially bats, dormice and moths) using the Plants farm area and connectivity through or via the 3a site. Measures in 9.6.158 to 9.6.165 in the Environmental Statement should be adhered to with details of improvements for bat roosting provisions to be submitted to the LPA for approval. As two outlier **badger** setts were recorded previously, and no badger setts were identified in 2016, a walk-over check will be required immediately prior to commencement to confirm no new badger setts are present. Mitigation and enhancement measures as set out on page 3 of the WYG document of 15th July 2016 shall be adhered to. If badgers are recorded on site then measures outlined in section 9.6.138 to 9.6.147 of the Newlands Environmental Statement of November 2010 shall be adhered to.

Measures relating to **GCN** and **reptiles** from section 9.6.166 to 9.6.174 and 9.6.175 to 9.6.176 respectively in the Newlands 2010 document shall be adhered to. The woodland and SuDS features are integral in the safeguarding of these amphibians in their aquatic and terrestrial habitat.

Overall, the applicant needs to consider Tables 9.39 & 9.40 of the Newlands Environmental Statement with mitigation and compensation measures required for the construction phase and operational phase.

It should be noted by the applicant that condition 3 of the Grant of Planning Permission 10/02862/OUT states that ...*“The submission of all reserved matters and the implementation of development shall be carried out in substantial accordance with the Design and Access Statement (November 2010), the Master Plan Design Document (November 2010), the Planning Statement (November 2010), the Environmental Statement and supporting Appendices and Appendix (November 2010)”*.

Condition 11 states that... *“No development within a reserved matters area shall take place until a Construction Environmental Management Plan (CEMP) which should be in accordance with the ecological mitigation measures set out in the Environmental*

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Statement and the ecological mitigation plan submitted for that Reserved Matters Application, has been submitted for each particular reserved matters application, and approved by the Local Planning Authority (details specified i. – Xxi.)

Head of Historic Environment Archaeology: No objection to the application.

I can confirm that the Berewood Phase 3A area has been subject to previous geophysical survey and archaeological evaluation (trial trenching) and, as per previous advice, no further archaeological mitigation is required in this phase area.

For clarity, there is no requirement to replicate the Condition 10 (archaeology) of the outline planning permission (10/02862/OUT) for any consent that may be issued for this reserved matters application.

Furthermore, there would be no objection to the discharge of Condition 10 of outline planning permission (10/02862/OUT) for the Phase 3A development area only (subject to the usual application requirements).

Head of Landscape:

Detailed hard and soft landscape plans have been received, prepared by fabrik landscape architects as follows:

7 Combined Hard and Soft Landscape General Arrangement Plans, D 2132 L.201-207 Rev P01. Dated Nov.16; 2 Site Wide Landscape General Arrangement sheets D 2132 L.100 and L.101 Rev P02;

2 Detailed Planting Plans of Plant Row Buffer Planting, D2132 L.311 and 312; and A 'Plant schedule and Specification' D2132.

The proposals are satisfactory on the whole. The emphasis is on mixes of native trees, shrubs and herbaceous plants with a view to enhancing the habitat value and ecology of the various suds areas. Plants have been selected according to the likely soil moisture conditions with a mix of aquatics, emergent, marginal and bankside plants and grassed areas will be sown with native grass-mixes. Large semi-mature Oak trees (*Quercus robur*) will be planted on the edge of the larger central suds feature to maintain the concept of a strong east/west landscape structure as set out in the approved Environmental Statement (Chapter 9 – Biodiversity: 'East-west Wildlife Arteries') and in the approved Masterplan Design Document (Section 2.6 - Green Infrastructure Strategy i.e., 'the establishment of strong, accessible and bio-diverse green linkages that connect the development to the countryside beyond and in particular the Forest of Bere.'

In addition to a biodiverse planting pallet, the large suds space will also provide some recreation and play value and to this end it will be furnished with natural play features such as logs and boulders (currently only shown indicatively on the detailed plans)

The treatment of the suds infrastructure in this way will ensure that they will conform to the requirement for a 'multifunctional approach' to the suds design.

There seems to be no lack of space for a slightly larger tree in these linear suds features. Maintenance of these features will initially be undertaken by Grainger's contractors but in due course these areas will be transferred to a local parish, Borough or District Council.

Head of New Homes Delivery Team: No objection to the application.

The application is supported by The Affordable Housing Masterplan Strategy and the Phased Area Strategy.

General requirements

40% affordable housing is required on site. This equates to 118.4 units. Clause 8.1.5 states that the number of Affordable Housing Units should be rounded up to the next

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whole number, provided that 40% affordable housing is provided across the site overall. Each phase can provide between 35 – 45% affordable housing. The applicant should, through the submitted documents, acknowledge that this slight under provision of 40% will be made up across the site on other phases. This application for part of phase 3 is proposing 39.8% affordable housing which is considered to be acceptable. 50% of the affordable housing is proposed for affordable rent and 50% for shared ownership, which again is acceptable based on the removal of grant funding for social rented housing and is in accordance with the s106 agreement. The applicant has provided wheelchair accessible homes. The applicant is providing homes that comply with the space standards set out in the s106 agreement. The mix of bedroom sizes put forward is acceptable, based on current affordable housing need for each tenure.

Head of Urban Design:

Detailed comments on the revised plans will be on the update sheet prior to committee.

Representations:

Southwick and Widley Parish Council:

- No comments to make in respect of the application.

Denmead Parish Council:

- No comments to make in respect of the application.

No neighbour representations have been received.

Relevant Planning Policy:

Winchester District Local Plan Review

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

Winchester Local Plan Part 1 – Joint Core Strategy

SH2 – Strategic Housing Allocation – West of Waterlooville.

Winchester Local Plan Part 2 – Development Management and Site Allocations.

As this is a reserved matters application it does not require assessment against these policies which were adopted after the outline consent had been granted.

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Planning Considerations

Principle of development

The principle of the development of this area for housing has been established by the outline planning permission 10/02862/OUT. This application is submitted as a reserved matters application and is bound by the original S106 agreement and conditions on the outline consent none of which are applied for at this stage and will remain to be discharged before development can commence. The application is also required to be in accordance with the approved Design and Access Statement, The Masterplan Design Document, The Planning Statement, The Environmental Statement and Appendices and the Sustainability and Energy Statements.

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The applicant has submitted a statement of conformity with the application which indicates that the proposed development is largely in accordance with the approved suite of documents. When the documents were originally submitted it was planned to use fake slate tiles but the applicant has now amended this and is using natural slate which is acceptable.

The windows are proposed to be UPVC which does not comply with the design code which prohibits the use of UPVC. It has been agreed with Grainger that the design code will be formally updated to allow for the use of UPVC as the product has been very much improved in recent years and a sample has been submitted which has been assessed by the Urban Designer who has confirmed that it is an acceptable product and use of UPVC on the site will be limited to this particular product or something of equal quality. This should help to ensure continuing quality over the site whilst allowing the flexibility of using UPVC product for future phases. This deviation from the design code is therefore considered to be acceptable.

Parking for cars and cycles are provided to the adopted standard. The principle of the proposed development is therefore acceptable.

Design/layout.

The layout of Phase 3A has been designed around the existing infrastructure including SuDS as well as the guidance in the design code and masterplan documents. The layout and hierarchy of the roads is set out in the design codes with the approximate position of the major roads indicated on the approved parameter plans.

Within this part of the phase the layout of the development reflects that already approved on phase 1 with dwellings fronting the roads with private rear gardens. The applicant has divided the site into character zones but phase 3A is within the overall Market Town identity area and conforms to the requirements relating to this identity area within the design codes.

The design of the proposed dwellings is traditional and reflects the Robert Adam designed phase 1 which is now largely constructed. The materials are high quality and include two brick samples, Weinerberger Maplehurst Light Multi Stock brick and Weinerberger Winchester Multi Stock both of which are good quality bricks which have been used elsewhere on the MDA. The roof materials will be natural slate or Redland Breckland Brown through coloured plain clay tile. There will be some areas of render and timber cladding which are acceptable materials and which have been used elsewhere on the MDA.

Details for all of the hard surfaced areas have yet to be agreed with one block paviour sample submitted which is acceptable but there are other hard surface options which need to be agreed. An update on these will be provided before committee. All boundaries to public areas and car parking courts are to be brick walls or walls with railings. Close boarded fences will only be used to divide garden areas and so will not be in the public domain. This accords with the advice given in the design codes. On the entrance to the site on West Street a four storey apartment block is planned to provide the scale needed to form one of the edges of the square. This then steps down to 3 storey houses and two storeys beyond. The same 4 storey block is also proposed on the north western corner of the site adjacent to the local centre and facing future phase 5 residential. The building heights accord with the parameter plans in the approved master plan document and are considered to be acceptable.

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Impact on character of area and neighbouring property:

The proposed development is in accordance with the approved suite of documents submitted with the outline planning permission. These were designed to ensure that the development phases would fit together in the overall development without adverse impacts on adjoining phases or land uses.

The closest neighbours are those to the western most end of phase 1 which face the proposed dwellings which would be on the opposite side of West Street at a separation distance of approximately 30m. The proposed dwellings are designed to reflect the heights of those opposite. There are not considered to be any adverse neighbour impacts caused by the proposed development.

To the north of the site is an as yet unbuilt part of the local centre and is it considered that the residential development planned on phase 3 will not have an adverse impact on the future development of this site.

Landscape/Trees and ecology:

The landscaping has been amended to take into account changes to the layout and efforts have been made to provide more landscaping to the car parking areas. The site has the advantage of containing significant green areas which accommodate the SuDS and is bounded by the Town Park to the south. The road adjacent (south) of the SuDS feature has been amended to shared surface to make maximum use of the open landscaped area and give more priority to pedestrian movement. This is in accordance with the comments of the landscape and open space officer and will help to maximize the open space opportunity afforded by the significant SuDS feature.

There are no significant trees to be lost as a result of this phase of development. Some questions have been raised about proposed lighting for the site and its possible impacts on landscape and ecology but lighting will be dealt with by discharge of condition (6 ii (l) (m)) of the outline. The details for this have not been submitted at this stage.

Most of phase 3 has been identified as having limited ecological interest and the creation of the SuDS will improve the phase in terms of its ecology. When the lighting details are submitted they will be assessed to ensure that they are sensitive to the ecology of the site and area generally.

The landscape, tree and ecological impacts of the proposed development are therefore considered to be acceptable and the proposed landscaping, tree planting and ecological mitigation will positively improve the site.

Highways/Parking:

The main infrastructure for the phase is already in place. This application brings forward the smaller roads within the phase and the individual accesses to the dwellings. The street hierarchy is in accordance with the approved masterplan document. Car parking is provided to standard and is in the form of driveway parking with some garages, rear court parking and some visitor parking provided on street. There is a long run of visitor parking on the south side of West Street which is adjacent to the Town Park and this will be available for visitors to the planned boating lake as well as the park more generally.

There are instances where there are tandem parking spaces in front of garages which highways have commented on being less than desirable. But the applicant is reluctant to provide more on street car parking and in visual terms this can be supported because

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if allows for more landscaping to be provided in front of the houses and avoids long runs of car parking in the street scene which are visually unattractive.

The key pedestrian links through the site are identified and link up with pocket parks, areas of open space through to the local centre and also through to the Town Park. This provides safe and interesting access for pedestrians through the site.
All dwellings are provided with cycle storage.

Affordable housing:

The site is required to provide 40% affordable housing which would equate to 118.4 dwellings. Ordinarily this would be rounded up but in this case as it is less than half a unit it is considered that this can be picked up in the remainder of the phase and in fact the S106 allows for some deviation from the 40% over phases provided the overall provision doesn't fall short. The proposal is for 118 affordable dwellings with a mix of shared ownership, affordable rent and wheelchair accessible affordable rent. This is considered to be acceptable and meets the local housing need as well as conforming to the Affordable Housing Reserved Matters Strategy and the requirements of the S106. The affordable dwellings are spread around the phase with some in the more desirable locations such as opposite the local centre and facing onto the Town Park. This is considered to be an acceptable approach.

Recommendation

Application Permitted subject to the following conditions:

Conditions

01 The development hereby approved shall be carried out in accordance with the following plans and documents;

Completed application form and Certificate A
Design and Access Statement
Site Location Plan - LP-01
Street scene Elevations (sections) - SS-01
Proposed Site Layout (Coloured) - SL-01 Rev W
House-type Booklet (Elevations and Floorplans for Houses, Garages, Sub Station) Dated 12/12/16
Roof Plans (shown on Planning Site Layout) - SL01 – Rev W
Statement of Compliance.
Storey Height Plan - SH-01 Rev A
Bin & Cycle Storage Plan - BC-01
Boundary Treatment Plan - BT-01 Rev C
Affordable Housing Plan - AL-01 Rev D
Chimney Location Plan - CL-01
Ecological Letter from WYG Ecology
General Arrangement Visibility and Road Markings - BDWBWOOD_P3/GA/01C
Soft Landscaping Proposals (Sheets 1 - 10) - BDWS20612 11D (Sheet 1-10)
Materials Plan - MP-01
Statement of Compliance IDP Architects.
Proposed Areas of Pervious Paving - BDWBWOOD_P3/SK/02C
Proposed Finished Floor Levels and Spot Levels - BDWBWOOD_P3/EL/01C
Proposed Limits of Highway Adoption - BDWBWOOD_P3/LG/01C
Proposed Residential Street Lighting - BDWBWOOD_P3/RD/20C
Tracking Diagrams Estate Car Vehicle Sheets 1 & 2 - BDWBWOOD_P3/VT/03B & 04B

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Transport Assessment Paul Basham Associates
Affordable Housing Reserved Matters Strategy BDW Homes
Affordable Housing Masterplan Phase 3 Savills (v2)
Schedule of Accommodation (12/12/16)
Phased Area Strategy Phase 3 Savills (v2)
Tracking Diagrams Large Refuse Vehicle Sheets 1 & 2
BDWBWOOD_P3/VT/01C
BDWBWOOD_P3/VT/02D
BDWBWOOD_P3/VT/03
BDWBWOOD_P3/VT/04
BDWBWOOD_P3/VT/05
BDWBWOOD_P3/VT/06
Outline Decision Notice Winchester City Council
Affordable Supporting Letter Grainger's Plc
Noise Assessment 24Acoustics
Massing Plan - 001
Massing Plan - 002
Massing Plan - 003
Massing Plan - 004

01 Reason: To avoid confusion and to ensure that the development is carried out in a satisfactory manner.

02 The unallocated and visitor parking spaces shown on drawing number DWBWOODP3/GA/01 rev D by Meyer Brown dated July 2016 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.

02 Reason: 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.

03 The parking areas 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 houses as a residences.

03 Reason: 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.

Informatives:

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

- offering a pre-application advice service and,

- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

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

02. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: Saved policies DP3, DP4, DP5, T2, T3, T4. Local Plan Part 1 - Joint Core Strategy: Winchester City Council has now adopted its Winchester District Local Plan Part 1 - Joint Core Strategy and Local Plan Part 2 - Development Management and Site Allocations but as this is a reserved matters application it does not require assessment against these policies which were adopted after the outline consent had been granted.

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

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

06. The applicant is advised that one or more of the Conditions on the outline consent reference 10/02862/OUT need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

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

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

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