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

|                          |  |   |
|--------------------------|--|---|
| <b>Membership:</b>       | Councillor Ruffell (Chairman) (WCC)<br>Councillor Mrs Shimbart (Vice-Chairman) (HBC) |   |
| <b>Councillors (WCC)</b> | Mckie, Evans and Read (1 vacancy)  | <b>Councillors (HBC)</b><br>Buckley, Hilton and Heard |

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

**Date:** Thursday 12 March 2015

**Time:** 1.30 pm

**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

3 March 2015

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

|  | <b>Page</b>   |
|--|---|
| <b>1 Apologies and Deputy Members</b>  |   |
| To record the names of apologies given and Deputy Members who are attending the meeting in place of appointed Members.   |   |
| <b>1 Apologies and Deputy Members</b>  |   |
| To record the names of apologies given and Deputy Members who are attending the meeting in place of appointed Members.   |   |
| <b>2 Minutes</b>   | <b>1 - 18</b>   |
| To approve the minutes of the Joint West of Waterlooville Major Development Planning Committee held on 18 December 2014. |   |
| <b>3 Disclosures of Interests</b>  |   |
| To receive any disclosure of interests from members and officers in matters to be discussed                              |   |
| <b>4 14/02872/REM / W19499/36 - Berewood Phase 1 Hambledon Road Denmead Hampshire</b>                                    | <b>19 - 42</b>  |
| Proposal Description:  | This application is for 104 units of private rented accommodation and includes the following: Approval of Reserved Matters 6 (i) a), b), c) and d) of planning consent 10/02862/OUT and conditions 3, 6(ii) a), b), d), f), h), i), j), k), l), m), n), 11 and 18 (An Environmental Impact Statement was submitted and approved with the outline planning consent). |
| Parish or Ward:  | Southwick And Widley  |

## 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 **Tuesday, 10 March 2015** . 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  
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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**

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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.

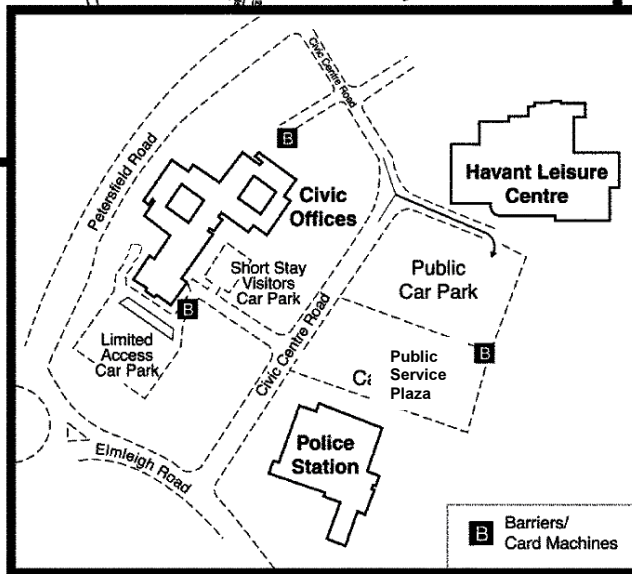
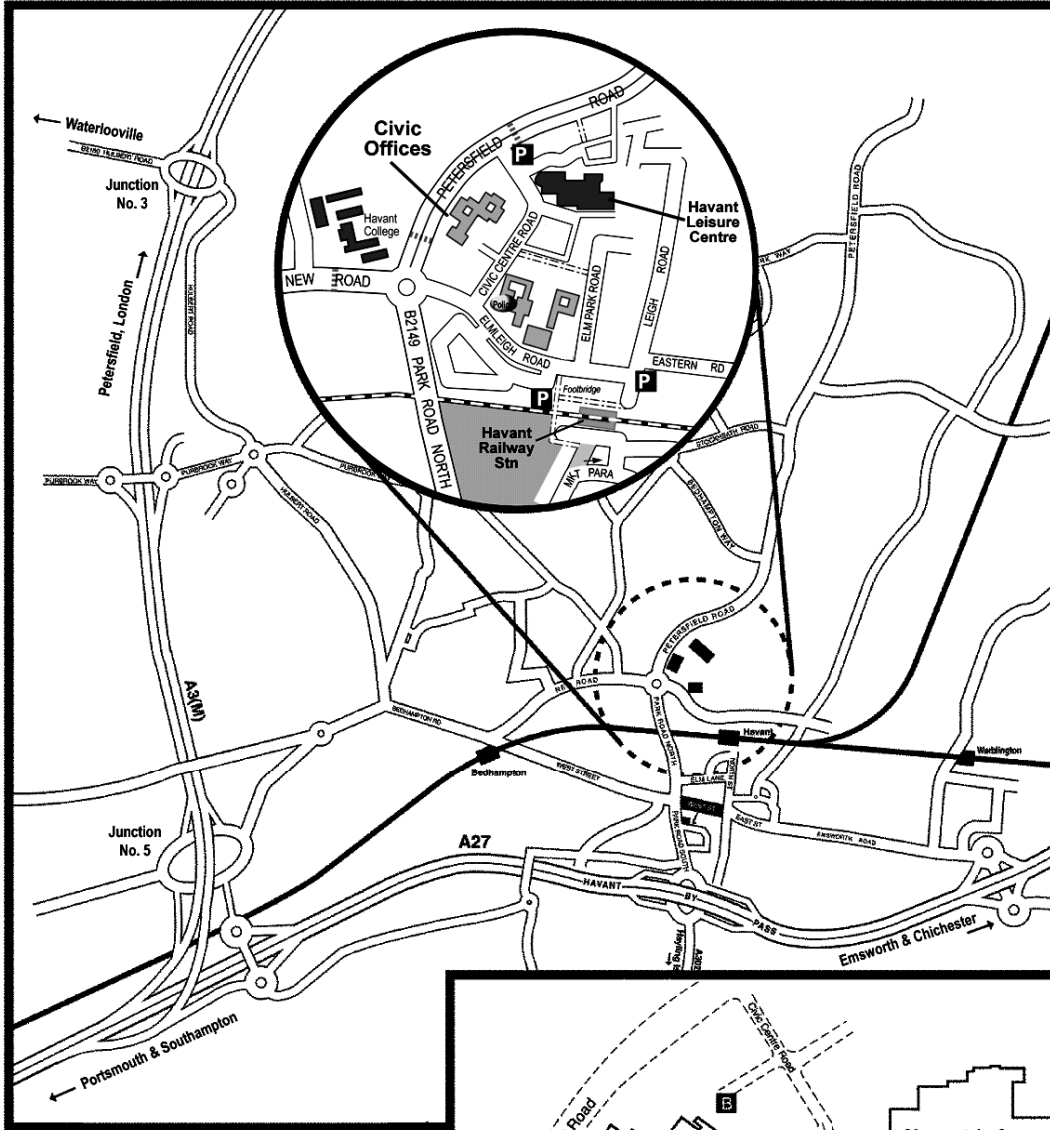
- 8.4 The chairman shall have a second or casting vote.

- 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





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**HAVANT BOROUGH COUNCIL AND WINCHESTER CITY COUNCIL**  
**JOINT WEST OF WATERLOOVILLE MAJOR DEVELOPMENT AREA PLANNING**  
**COMMITTEE**

**28 November 2014**

Attendance

Councillor Mrs Shimbart (Chairman)(Havant Borough Council)

Councillor Paul Buckley

Councillor Cyril Hilton

Councillor Rory Heard

Councillor Therese Evans BA, MCIL, Winchester City Council

Councillor Frank Pearson, Winchester City Council

Councillor Michael Read, Winchester City Council

Councillor David McLean, Winchester City Council (Conservative Standing Deputy)

**6 Apologies and Deputy Members**

Apologies for absence were received from Councillors Ruffell, and Newman-Mackie.

**7 Minutes**

The Minutes of the meeting of the Joint West of Waterlooville Major Development Area Planning Committee held on 17 June 2014 were agreed as a correct record and signed by the Chairman.

**8 Appointment of Vice Chairman for the Meeting**

It was Agreed that Councillor Read be appointed Vice Chairman for this meeting of the Committee.

**9 Disclosures of Interests**

There were no declarations of interests relating to matters on the agenda.

**10 14/01935/REM / W19499/32 (WCC) - Land At Old Park Farm Wimpey Site  
Part Of West Of Waterlooville MDA Hambledon Road Denmead Hampshire**

Proposal: Approval of reserved matters for access, appearance, landscaping, layout and scale (Details in Compliance for Outline Planning Permission 10/03252/OUT) and information to discharge condition 5 (drainage), condition 6 (noise from road), condition 7 (extraction method) and condition 9 (contaminated land). AMENDED PLANS

The Committee considered the written report and recommendation of the Executive Head of Planning and Built Environment and Head of Development Management together with an update issued prior to the meeting.

Arising from Members' questions, it was clarified that:

- (1) although the policies relating to the MDA as a whole prohibited the building of residential units under electricity cables, there were no restrictions to the construction of car parking areas under such cables;
- (2) the design and materials met the requirements for a landmark building;
- (3) it was intended that materials, including the timber cladding, to be used on this landmark building would not replicate the problems experienced in the design of the Hambledon Road buildings;
- (4) it was anticipated that permeable materials would be used for the car parking surfaces;
- (5) the applicants had advised that, due to the nature of the proposed nursing home, a dedicated ambulance parking space was not necessary;
- (6) the submitted tree planting scheme was of a high quality and considered acceptable;
- (7) root deflectors would be incorporated into the tree planting scheme to minimise the risk of root damage to buildings and road surfaces;
- (8) the use of climbing plants could help regulate the building's temperature;
- (9) on the basis of the information provided, the parking provision was considered to be acceptable;
- (10) the Committee could require the submission of a travel plan to manage the access to a development and reduce the impact of vehicle transport on the local environment and promote sustainable modes of travel to and from the site;
- (11) cycle storage would be provided on the site; and
- (12) the adoption of the roads was the responsibility of Hampshire Council County, the highway authority: roads would not be made up to adoption standard whilst they were being used by construction traffic

The Committee was addressed by Mr Crichton who raised concerns that:

- (a) the proposed timing for the closure of Sickle Way would increase the traffic on Darnell Road and its junction with Hambledon Road which would be likely to cause undue interference with the free flow of traffic to the detriment of other road users; and

- (b) the car parking on this and the proposed extra care home was inadequate.

In response to the concerns raised by Mr Crichton relating to the proposed closure of Sickie Way, the officers suggested that the Committee could ask Hampshire County Council to consider delaying the closure of Sickie Way.

The Committee was also addressed by Councillor Stallard, who objected to the proposal for the following reasons:

- (i) there were no areas to recharge or store disability buggies;
- (ii) the parking arrangements and design of the building did not provide for day trips normally associated with this type of use;
- (iii) the likely demand for ambulances required a dedicated access/parking area;
- (iv) the route and design of the proposed ambulance pick up/drop off point was inadequate and undignified;
- (v) the provision of sleep over rooms for relatives was inadequate;
- (vi) the use of timber cladding was inappropriate

(Councillor Stallard failed to complete her deputation within the allocated time period)

In response to questions raised by Members of the Committee, Councillor Stallard advised that:

- she would have raised the issue of traffic problems, car parking and landscaping during her deputation; and
- there were no public bus services serving this development on Sundays.

Parish Councillor Lander – Brinkley addressed the Committee and objected to the proposal for the following reasons:

- (A) the location of the plant room and refuse area and the noise likely to be generated by these facilities would have a detrimental impact on the living conditions and amenities of the occupiers of the existing residential properties;
- (B) that parking provision was insufficient;
- (C) a dedicated parking bay should be provided for ambulances or mini buses;

Mr Allen, the applicant's agent, supported the application for the following reasons:

- (aa) the application had been the subject of consultation;
- (bb) the design and parking arrangements proposal was based on the applicant's experience of running similar homes across the country;
- (cc) the proposed nursing home would be equipped with a sprinkler system;
- (dd) the proposed parking arrangements supported by the submitted transport statement was adequate for the proposed use;
- (ee) a detailed discussion would take place between the NHS and the applicant to address the concerns raised about ambulance access; the result of these discussions would be included in the Management Plan;
- (ff) the travel plan would be take into account the particular issues relating to this site. The plan would evolve with the operation of the nursing homes and a specific coordinator would be appointed to amend and monitor the submitted plan;
- (gg) the proposal was for an acute care home, which catered for mainly residents, who were near the end of their life or suffering from dementia. Therefore there was little demand for outside space;
- (hh) the issue of public bus services within the area would be addressed by the travel plan coordinator;
- (ii) it was anticipated that a suitable form of timber could be sourced for the proposed timber cladding;
- (jj) although it was proposed that the parking areas would a mixture of tarmac and paving, the details were the subject of a condition;
- (kk) it was anticipated that condition 6 could be complied with;
- (ll) experience of operating similar nursery homes indicated that there would not be a huge demand for overnight stays by relatives;
- (mm) the proposal would meet the sustainable requirements

The Committee discussed the application in detail together with the views raised by the deputees. Although concern was expressed about the parking provision and access for ambulances, the majority of the Committee supported the application subject to:

- (aaa) an additional conditional requiring the implementation of the travel plan
- (bbb) the Committee writing to the County Council requesting they delay the closure of Sickie Way; and

- (ccc) condition 4 being amended to require consideration to be given to the use of permeable surfaces for the parking areas

It was Agreed that:

- (i) Conditions 5, 6 and 7 of Outline Application 10/0352/OUT be discharged
- (ii) application 14/01935/REM/W19499/32 be granted permission subject to
- (A) the following conditions and informatives

- 01 The car park shall be constructed, surfaced and marked out in accordance with the approved plan before the development hereby permitted is brought into operation. That area shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles.

Reason: To ensure that adequate on-site parking and turning facilities are made available.

- 02 No works on the development hereby permitted shall commence until a BREEAM 2008 pre-assessment for that element of the scheme has been submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority. This submission shall demonstrate how the development will achieve a minimum rating of 'excellent' under the BREEAM 2008 method of assessment. Thereafter, the development shall not be carried out other than in accordance with the approved assessment, or any subsequent revision approved in writing by the Local Planning Authority, which shall achieve a minimum rating of BREEAM 'excellent' or other such rating as may be agreed by the Local Planning Authority. No building shall be occupied until such time as it has achieved a minimum rating of BREEAM 2008 'excellent'.

Reason: To ensure that the development is sustainable and accords with policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

- 03 The proposed development shall be undertaken in accordance with the following approved plans and documents;

Revised covering letter dated 6 November 2014  
Revised plan schedule  
Revised site plan 27961 - PD - 101 revision L  
Revised block plan 27961 - PD - 102 revision D  
Revised ground floor plan 27961 - PD - 103 revision L

Revised first floor plan 27961 - PD - 104 revision L  
 Revised second floor plan 27961 - PD - 105 revision L  
 Revised roof plan 27961 - PD - 106 revision E  
 Revised elevations 27961 - PD - 200 revision G  
 Revised elevations 27961 - PD - 201 revision H  
 Revised sections 27961 - PD - 300 revision C  
 Revised Landscape GA S167(20)002 revision B  
 Revised detailed planting plan S167 (96)002 revision B  
 Revised design and access statement.

Reason: To ensure that the development presents a satisfactory appearance, for the avoidance of doubt and in the interests of the amenities of the area.

- 04 No development shall take place until details and samples of the windows and all the external materials to be used in the construction of the building and hard surfaced areas of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The external materials shall comprise those listed on the approved drawings and the main elevation materials shall comprise a soft stock brick and natural timber cladding.

Development shall be carried out in accordance with the approved details.

Note: The developer is advised that consideration should be given to the use of permeable surfacing for the car parking and manoeuvring areas.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

- 05 Before development commences, 1:20 scale fully annotated plans, elevations and sections of the following details shall be submitted to and approved in writing by the local planning authority:

- Window frames including reveals (which should be a minimum of 100mm) and window surrounds and junctions with façade's and head and sill details,
- Window central panels and side panels
- Doors and shutters together with framing and their reveals and junctions with the elevations

Prior to installation 1:20 scale fully annotated plans, elevation and section of the following details shall be submitted to and approved in writing by the local planning authority:



- Metal framing and plant screens fixed to the elevations
- Any security railings/boundaries around flat roofs that are visible from the public realm
- Parapet cappings
- Canopy and main entrance
- Any rainwater goods visible from the public realm
- Materials and detailing of ceilings of any overhangs and under-crofts
- Solar panels and all other plant and machinery fixed to the external envelope of the buildings together with their fixing to all external materials where they are visible from the public realm
- Garden gates, and all fences, walls and railings where they are visible from the public realm

In addition to the above plans and details of the following shall be submitted to and approved in writing by the local planning authority prior to their installation;

- Details of the colour, position and appearance of any meter boxes/cabinets and other utilities where they will be visible from the public realm
- Details of the bike storage structure and any other structures that need to be erected within the grounds of the development.
- Details of external lighting

The approved details shall be implemented in full before that building is occupied.

**Reason:** to ensure that the external appearance of the development is of a high quality on this prominent site.

- 06 Prior to the installation of any heating, refrigeration and ventilation plant/machinery, a noise report shall be submitted to and approved by the Local Planning Authority demonstrating that such plant/machinery shall be designed to a level of 10dB below the lowest measured background noise (LA90, 15min) as measured 1m from the nearest affected window of the nearest residential property.

Once the plant is in operation, a noise validation report shall be submitted to the Local Planning Authority to demonstrate compliance with this condition.

**Reason:** To protect the amenity of the occupants of the nearest residential dwellings.

- 07 The development hereby approved shall be carried out in accordance with the travel plan statement reference Odyssey markides LLP Project No. 14-208 August 2014

Informatives:

- (1) 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.

- (2) 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.

- (3) 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, CP10, CP11, CP13, CP15, CP20

Winchester District Local Plan Review 2006: DP3, DP4, DP5, T2, T3

- (4) )The applicant is advised that conditions 8 and 9 of outline planning permission reference 10/03252/OUT remain to be discharged.

(B) A letter being sent to Hampshire County Council requesting that consideration be given to delaying the proposed closure of Sickle Way.

(C) Conditions 5, 6 and 7 be discharged.

- 11 APP/14/00854 (HBC)/14/02215/FUL (WCC) - Care Home, Site E1, Land West of Waterlooville, Hambledon Road, Waterlooville**

Proposal:           Erection of extra care accommodation with 48 units and associated communal facilities, access, car parking and landscaping

The Committee considered the written report and recommendation of the Executive Head of Planning and Built Environment and Head of Development Management together with an update issued prior to the meeting.

Arising from Members' questions, it was clarified that:

- (1)       It was intended to use natural timber cladding: the design incorporated the same elements and materials as the Nursing Home;
- (2)       the proposed design was more distinctive than the proposed Nursing Home and met the design requirements for a landmark building;
- (3)       there were opportunities to use wall climbing plants;
- (4)       the proposed height of the building complied with the Design Guide requirements;
- (5)       consideration would be given to using different colours for the external walls to the recess areas to provide a more distinctive landmark building;
- (6)       the distances and configuration of the proposed building would prevent overlooking into existing residential dwellings;
- (7)       the parking provision exceeded the adopted standards;
- (8)       there was adequate parking space on and off site to enable an ambulance to visit the proposed home when required;
- (9)       the parking provision was based on the applicant's experience with operating similar homes and this was reflected in the submitted transport assessment;
- (10)      it would be difficult for the Council to make a robust case that the development would result in a severe residual cumulative impact on the highway;
- (11)      waste collection vehicles would be able to collect waste without undue interference to the free flow of traffic;
- (12)      if the development led to overspill parking onto the highway, the applicant had agreed to finance the implementation of a traffic regulation order;
- (13)      that the landscaping scheme was considered acceptable and would incorporate trees which would not damage the extra care home;

- (14) an increase in parking spaces would result in the loss of open spaces: off site parking places would be provided at the nursing home for the extra care home staff; and
- (15) the extra care home would meet the required sustainable homes level.

The Committee was addressed by Mrs Everest, who objected to the proposal for the following reasons:

- (a) the number of bedroom units had increased to 48 from the originally proposed 38 units;
- (b) the increase in height of the proposed building would result in a loss of light to existing properties;
- (c) the development would exacerbate the existing flooding problem experienced by the Buttercup Way garages;
- (d) the traffic likely to be generated by the development and the proposed closure of Sickle Way would cause undue interference with the safety and convenience of users of Foxtail Road; and
- (e) there was insufficient parking spaces which would be likely to encourage the parking of vehicles on adjoining highways;

In response to questions raised by members of the Committee, Mrs Everest advised that:

- (aa) although partially successful, the drain installed by Taylor Wimpey had not fully resolved the flooding experienced by all the garages in Buttercup Way;
- (bb) there was concern that the proposed development would increase the amount of surface water draining into Foxtail Way and Buttercup Way

The Committee was addressed by Parish Councillor Lander-Brinkley, who objected to the proposal for the following reasons;

- (aaa) the proposed height of the building would have a detrimental impact on the Denmead Gap;
- (bbb) the parking provision was inadequate to cater for the increase in bed units;
- (ccc) a traffic regulation order introduced to overcome the problem of overspill parking would move the problem elsewhere within the development;
- (ddd) there was no evidence that that the Fire and Rescue Service had agreed to the proposal;

- (eee) the development could exacerbate the existing flooding problem in the area; and
- (fff) the provision of 1 lift was inadequate for this type of home.

In response to questions raised by Members of the Committee, Councillor Lander-Brinkley advised that:

- discussions prior to and during the outline stage gave the impression that the proposal would be for an extra care unit;
- couples should be able to stay together: the nursing home only provided single rooms

In response to a question raised by a member of the Committee, the officers advised that the type of bedrooms was a material consideration: however, in this case the size of the bedrooms was not considered to carry significant weight.

In response to an offer from Councillor Stallard to give clarification on the types of care home, the members of the Committee thanked Councillor Stallard but advised that a satisfactory explanation had already been submitted.

The Committee was addressed by Councillor Stallard, who objected to the proposal for the following reasons:

- (aaaa) the proposed height of the building would give rise to overlooking into properties in Foxtail Way;
- (bbbb) the traffic likely to be generated by the proposal would be detrimental to the amenities of existing properties and the occupiers of the proposed units with balconies in terms of pollution;
- (cccc) there was inadequate car parking provision;
- (dddd) there was no clearly indicated route or path to or a dedicated parking area for ambulances;
- (eeee) there was an inadequate number of lifts;
- (ffff) the trees proposed were not indigenous species;
- (gggg) there was only one access to the roof;
- (hhhh) there were no assisted bathrooms;
- (iiii) the roads had not yet been adopted; and
- (jjjj) there was a lack of proper consultation.

The Committee was addressed by Mr Allen, the applicant's agent, who supported the application for the following reasons:

- (A) experience had demonstrated that the proposed parking provision was adequate;
- (B) the proposal included a cycle storage area;
- (C) ambulances would be able to access the facility;
- (D) the officers considered that the proposed design met the requirements for a landmark building;
- (E) the application had been the subject of extensive consultation and amendments made to overcome concerns raised; and
- (F) the proposed drainage system should benefit existing residential properties.

In response to questions raised by member so the Committee, Mr Allen advised that:

- (AA) the parking provision exceeded the adopted standard;
- (BB) a loss of landscaping to accommodate more parking spaces would be a detrimental step;
- (CC) the proposal would at least meet the sustainable standard requirements;
- (DD) the drainage system should alleviate the current problems of flooding experienced outside the site;
- (EE) the parking provision for staff, including the parking spaces at the Nursing Home, was sufficient;
- (FF) it was not proposed to mark out parking spaces allocated to staff;
- (GG) although only 1 lift was proposed, stair lifts would be provided; and
- (HH) the residents attracted to this form of care home were unlikely to be car owners.

The Committee discussed this application in detail together with the issues raised by deputies. The majority of the Committee supported the application subject to:

- (AAA) an additional condition requiring compliance with the implementation of the travel plan;
- (BBB) condition 2 being amended to require consideration to be given to permeable surfaces for the parking areas and the use of different colours on the external walls.

It was Agreed that applications APP/14/008445 and 14/02215/FUL be granted permission subject to:

- (A) the completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 and other relevant legislation, incorporating the terms set out in paragraph 8.2 of the report, such agreement to be to the satisfaction of the Head of legal Services (Winchester City Council) and the Service Manager – Legal and Democratic Services (Havant Borough Council);
- (B) the following conditions (as amended by (C) and (D) below) and any other conditions as considered appropriate:
- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
 

**Reason:** To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
  - 2 Before development commences, samples of all the external materials to be used on that building shall be submitted to and approved in writing by the local planning authority. The external materials shall comprise those listed on the approved drawings and the main elevation materials shall comprise a soft stock brick and natural timber cladding, unless otherwise agreed in writing by the local planning authority.
 

**Reason:** To ensure that the external appearance of the development is of a high quality on this prominent corner site.
  - 3 Before development commences, 1:20 scale fully annotated plans, elevations and sections of the following details shall be submitted to and approved in writing by the local planning authority:
    - Window frames including reveals (which should be a minimum of 100mm) and window surrounds and junction with facades and head and sill details
    - Window central panels and side panels.
    - Oriel windows including undersides, cheeks and roofs
    - Doors and shutters together with framing and their reveals and junctions with the elevations

Prior to installation 1:20 scale fully annotated plans, elevations and sections of the following details shall be submitted to and approved in writing by the local planning authority:

    - Parapet cappings

- Balconies, balcony screens, balcony supports, metal framing and balustrades and railings/boundary treatment around terraces and flat roofs.
- Canopy and main entrance
- Any rainwater goods visible from the public realm
- Materials and detailing of the ceilings to overhangs, under-crofts and balconies
- Solar panels and all other plant and machinery fixed to the external envelope of the buildings together with their fixing to all external materials where they are visible from the public realm
- Garden gates, and all fences, walls and railings where they are visible from the public realm

In addition to the above plans and details of the following shall be submitted to and approved in writing by the local planning authority prior to their installation;

- Details of the colour, position and appearance of any meter boxes/cabinets and other utilities where they will be visible from the public realm
- Details of the bike storage structure and any other structures that need to be erected within the grounds of the development.
- Details of external lighting

The approved details shall be implemented in full before the building is occupied.

**Reason:** To ensure that the external appearance of the development is of a high quality on this prominent site.

- 4 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the detailed proposals for all of the following aspects of the same have been submitted to and approved in writing by the Local Planning Authority.

- (a) The areas to be used for contractors' vehicle parking and materials storage during construction of the development;

**Reason:** To secure orderly development

- 5 The building shall be used only for extra care accommodation and for no other purpose whatsoever including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.



**Reason:** In order to control the use in view of the special circumstances relating to its operation.

- 6 No externally visible or audible plant, machinery or structures required for ventilation or filtration purposes shall be installed at the premises until and unless details of the external appearance and acoustic performance of the same have been submitted to and approved in writing by the Local Planning Authority.

**Reason:** To safeguard the amenities of the locality and/or occupiers of neighbouring property.

- 7 The development shall not be brought into use until the implementation of all works forming part of the approved noise protection scheme has been completed in full accordance with all detailed components of such scheme.

**Reason:** To safeguard the amenities of occupiers of the accommodation.

- 8 Notwithstanding the submission of the Phase II Ground Investigation Report by Soils Ltd, ref 14512/GIR, prior to the commencement of the development hereby permitted (or within such extended period as may be agreed with the Local Planning Authority), the following shall be submitted to and approved in writing by the Local Planning Authority:

- a) An addendum to the report which presents the results of the ongoing gas monitoring;
- b) If necessary, a remedial strategy detailing the measures to be undertaken to avoid risk from ground gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a suitably qualified person to oversee the implementation of the works.

**Reason:** In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

- 9 If necessary, subject to the submissions made under condition 8, prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person approved under the provision of condition 8 shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the remedial strategy approved under the provisions of conditions 8 has been implemented fully, unless varied with the written agreement of the Local Planning Authority in advance.

**Reason:** In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

- 10 Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before an assessment of the potential contamination has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details.

**Reason:** In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

- 11 The development 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 in accordance with the Code.

**Reason:** To ensure the development meets an appropriate level of sustainability measures.

- 12 The development hereby permitted shall not be occupied until all approved hard and soft landscape works have been completed in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice, unless otherwise in accordance with a timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced before the end of the next planting season with others of species, size and number as originally approved.

**Reason:** To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

- 13 The premises shall not be occupied before the proposed access and the crossing of the highway verge and/or footway is constructed and laid out in accordance with the approved details.

**Reason:** In the interests of highway safety.

- 14 The development shall not be brought into use until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in

accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.

**Reason:** In the interests of highway safety. and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 15 A condition to require the development is carried out in accordance with the approved plans

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

- (C) An additional condition requiring the development to be carried out in accordance with the submitted travel plan;
- (D) Condition 02 (above) being amended to include a note advising that consideration should be given to providing permeable surfaces in the car parking areas and the use of different colours on the external walls

**The meeting commenced at 10.30 am and concluded at 3.05 pm**

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# Agenda Item 4

Winchester City  
Council  
Planning Department  
Development Control

## Committee Item

TEAM MANAGER  
SIGN OFF SHEET

|                        |                            |                            |                           |
|------------------------|----------------------------|----------------------------|---------------------------|
| <b>Case No:</b>        | 14/02872/REM               | <b>Valid Date</b>          | 19 December 2014          |
| <b>W No:</b>           | 19499/36                   | <b>Recommendation Date</b> | 2 March 2015              |
| <b>Case Officer:</b>   | Mrs Jill Lee               | <b>8 Week Date</b>         | <b>20 March 2015</b>      |
| <b>CIL Liable?</b>     | <b>NO</b>                  | <b>Committee date</b>      | <b>12 March 2015</b>      |
| <b>Recommendation:</b> | <b>Application Refused</b> | <b>Decision:</b>           | <b>Committee Decision</b> |

|                  |   |
|------------------|---|
| <b>Proposal:</b> | This application is for 104 units of private rented accommodation and includes the following: Approval of Reserved Matters 6 (i) a), b), c) and d) of planning consent 10/02862/OUT and conditions 3, 6(ii) a), b), d), f), h), i), j), k), l), m), n), 11 and 18 (An Environmental Impact Statement was submitted and approved with the outline planning consent). |
|------------------|---|

|              |   |
|--------------|---|
| <b>Site:</b> | Berewood Phase 1 Hambledon Road Denmead Hampshire |
|--------------|---|

| Transport | Open Space Y/N | Legal Agreement | S.O.S | Objections | EIA Development | Monitoring Code | Previously Developed Land |
|-----------|----------------|-----------------|-------|------------|-----------------|-----------------|---------------------------|
|           |                |                 |       | <b>NO</b>  |                 | <b>NO</b>       |                           |

| <b>APPROVE</b><br>Subject to the condition(s) listed |                  | <b>REFUSE</b><br>for the reason(s) listed |             |
|--|------------------|---|-------------|
|  | <b>Signature</b> |   | <b>Date</b> |
| <b>CASE OFFICER</b>                                  | Jill Lee         |   |             |
| <b>TEAM MANAGER</b>                                  |                  |   |             |

**AMENDED PLANS DATE:-** Amended landscaping and rear boundary details submitted 26<sup>th</sup> February 2015.

**Item No:**  
**Case No:** 14/02872/REM / W19499/36  
**Proposal Description:** This application is for 104 units of private rented accommodation and includes the following:  
Approval of Reserved Matters 6 (i) a), b), c) and d) of planning consent 10/02862/OUT and conditions 3, 6(ii) a), b), d), f), h), i), j), k), l), m), n), 11 and 18 (An Environmental Impact Statement was submitted and approved with the outline planning consent).

**Address:** Berewood Phase 1 Hambledon Road Denmead Hampshire  
**Parish, or Ward if within Winchester City:** Southwick And Widley  
**Applicants Name:**  
**Case Officer:** Mrs Jill Lee  
**Date Valid:** 19 December 2014  
**Site Factors:**

River Bank Top  
County Heritage Site  
Contaminated Land Consultation  
Solent Disturbance and Mitigation Zone

**Recommendation:** Application Refused

### **General Comments**

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 within Winchester City Council's administrative area.

### **Site Description**

The application site known as E1 forms part of a mixed use area situated near to the south boundary of the Brambles Farm Industrial Estate which included approximately 30 dwellings.

The application site comprises an undeveloped area of land which is largely grassed and is abutted by the housing development currently being undertaken on phase 1.

To the north of the site is the main access which will eventually connect with the northern part of the Major Development Area (MDA) and the household waste recycling facility and beyond that Brambles Farm Industrial Estate.

To the south of the site is phase 1 which is still under construction but parts of which are also completed and occupied.

To the west of the site is the remaining mixed use parcel of land within E1 and to the east the main access into the site, the roundabout and beyond, development on the Hambledon Road.

The dwellings on phase 1 were designed by Robert Adams and are traditional form and materials.

### **Proposal**

The proposal is for 104 units of private rented accommodation and includes the following:  
Approval of Reserved Matters

- 6 (i)
  - 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 of planning consent 10/02862/OUT and conditions 3 compliance with primary outline documents,
- 6(ii)
  - a The layout of the development,
  - b The finished levels,
  - d Drainage details,
  - f Ecological mitigation measures,
  - h Means of enclosure,
  - l 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,

11 Submission of a Construction Environmental Management Plan (CEMP) and  
18 drainage scheme,

(An Environmental Impact Statement was submitted and approved with the outline planning consent).

It is proposed to build a 100% private rental scheme of dwellings within the mixed use area. The proposal will provide a mix of 13no 1 bedroom dwellings, 54no 2 bedroom dwellings, 31no 3 bedroom dwellings and 6no 4 bedroom dwellings but no affordable housing.

Because the application contains 74 dwellings over and above what was envisaged in the outline application and supporting documents, legal advice was sought to ensure that it was correct to deal with the application as a reserved matters application and not a full planning application. The advice confirmed that the application could be treated as reserved matters and the applicant has confirmed that there will be no increase in dwellings overall on the MDA because future phases will comprise 74 fewer units although no information has been given to show how this will still achieve development which is in compliance with the outline and approved suite of documents including the design codes.

### **Relevant Planning History**

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. 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, 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 mixed use Area of which this forms a part, 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.

## **Consultations**

Head of New Homes Delivery Team:

### **The need for housing**

- There is Government support for the principle of providing more good quality Private Rented Sector (PRS) housing however this needs to be balanced against the need to provide affordable housing as part of the overall development of the MDA.
- The applicant needs to be clear about the benefit that the provision of a scheme of 100% PRS housing will have to the local housing market. PRS is not affordable housing. No evidence has been submitted to explain how those who have been accepted by the Council as homeless or are on the housing register will be able to access the new homes. The principle determinant will be rent levels. No information has been submitted by the applicants. If rents are above Local Housing Allowance levels then this will have a limiting effect on who register/homeless households who can access the homes. The new homes will, of course, add to the supply of PRS locally.

### **What a PRS scheme can offer to the local market.**

Grainger are a large scale landlord

- The Government is keen to see good quality large scale landlords providing PRS. This is supported and reflects the changing requirements of households



- A number of issues have been raised over the last year, and the applicant has been asked to provide further information. This has not happened. There are a number of issues that give rise to uncertainty about the quality of the offer:
  - Uncertainty re access for those in need of affordable housing, in particular those groups highlighted above
  - The local housing market – the applicants have not provided the information from a local agent showing the local demand for PRS housing.
  - Increasing the rate of delivery – was to be a significant part of the case for justifying PRS housing in this location. If it is considered material it should have been covered in the submission. There is also concern if the delivery of housing on this site is directly related to lower densities on other phases. If so it seems that affordable housing supply in the short term is diminished.
  - Sustainable communities including mix of households, tenancy lengths and churn. The applicant says the proposal will help create sustainable communities but does not provide any supporting information. The mix of dwellings proposed mean that is likely a range of households types will be present. Information from the PRS Task Force indicates that average length of household stay outside London is 3 yrs (blended across all property types/locations).
  - Quality of landlord – Grainger have a long track record however we have no significant direct experience of their management and nothing has been submitted with this application so it is hard to comment on this aspect. Is there a guarantee that Grainger would remain as landlord throughout the life of the PRS?

### **Government's PRS Task Force**

When we met with the Task Force they indicated that matters such as quality of the landlord, tenancy length, management standards were legitimate considerations for the Council when assessing the planning application.

### **S106 and Affordable Housing Strategies**

It is envisaged that there will be a legal agreement which would result in 40% of the development being transferred to a registered provider at the end of 12 years or completion of 2200 dwellings whichever is sooner. This would ensure that the level of affordable housing over the MDA did not fall below 40% on completion of the development.

### **Summary**

Good quality PRS housing will create a more diverse offer to the local market. Precisely what the unmet demand is here is unclear, however, we know that it has increased in recent years and that could be expected to continue.

Government policy is to promote good quality PRS housing and this is something we should support. In a meeting the Head of the PRS Task Force it was clear that quality of housing was important, as was creating sustainable communities, PRS housing is needed

in addition to affordable housing. PRS housing is not however a substitute for good quality, accessible affordable housing for those on the council's waiting list.

Local Plan Part 1 is clear that one of its priorities is to maximise the supply of affordable housing. What is proposed is not affordable housing and so a case needs to be made for delayed provision. Notwithstanding the other issue I raise and if the case is accepted I am happy with the principle of converting 40% of the units to affordable housing at a future date.

However a number of concerns about the quality of the offer, as set out above, and this makes me concerned about the benefit to the local housing market and the contribution towards creating a sustainable community, particularly, if this is at the expense of affordable housing in the short to medium term. It is disappointing that the information it was understood would be provided by the applicant has not materialised in full.

#### Strategic Planning:

'The proposals involve the loss of around 1.89 ha of land which was identified in the approved master plan for employment lead mixed uses. However, because it is possible to achieve a smarter more effective layout of the mixed use area, the amount and quality of employment floorspace eventually provided in this location should not be diminished, and the remaining available mixed use employment land would be sufficient to fulfil the original objective of creating a mixture of employment opportunities and employment uses, in both the local centre and on this important gateway into the site'

'There are still significant areas of employment land within Berewood, and it has always been the case that the main employment area would be on plots E1 and E2 adjacent to the Brambles Business Park, which is not changed by this application. While the amount of land available in this location has not changed its potential to provide employment opportunities has increased significantly since the original outline consent. The Review of Employment Prospects, Employment Land and Demographics Projections under taken for the Council by DTZ in August 2011, suggests that up to 3833 new jobs could be created depending on the amount of B1 floorspace eventually developed, as opposed to a likely scenario of a maximum of 2090 jobs in the original consent. There will of course still be additional employment opportunities within the mixed use area and local centre. As a consequence the potential remains to provide significant employment opportunities within Berewood to meet the needs of the new community and surrounding area'.

#### Engineers highways:

This consultation seeks highway comments to the proposed layout plans (drg. No's. GTWVILLE\_PRS1/RD/01; RD/02; RD/03).

On checking these drawings and by cross referencing to the Housing Type Mix plan (drg. No:- 29309(02)010 REV.p1) it appears there is a significant shortfall in the amount of car parking provision for the blocks of flats A to E as follows:-

- Block A - 19 proposed which is 1 space short of minimum requirement if all are unallocated or 9 short of allocated requirements.
- Block B - 15 proposed which complies with unallocated but is 3 short of allocated requirements.
- Block C - 11 proposed which is 1 space short of minimum requirement if all are unallocated or 6 short of allocated requirements.

- Block D - 6 proposed which is 2 space short of minimum requirement if all are unallocated or 5 short of allocated requirements.
- Block E - 8 proposed which is 3 space short of minimum requirement if all are unallocated or 7 short of allocated requirements.

The proposed development relies almost entirely on providing rear car parking areas. Although I note that gated entrances into the private gardens are proposed there is no indication of a hardened footpath link to the secondary rear entrances to these properties. In addition, if these routes are to be used then access will be via patio doors directly into the main living areas, which will prove unpopular in times of inclement weather when the occupiers may well have muddy shoes and wet clothing. It is also normal practice for rear gates to be locked on the inside in order to maintain security.

In many cases the alternative route between the rear parking areas and the main primary entrance to the dwellings is considered excessive.

Section 3 (entitled PRS Landscape Strategy - Boundary Treatment) of the Design and Access Statement indicates that the rear garden areas will be enclosed by 1.8m high brick walls and 1.8m high timber close boarded fences - both of which do not allow for good intervisibility at ground level between vehicles parked in these spaces and the occupiers in the dwellings they are intended to serve. Consequently it is considered that the proposed rear parking areas do not achieve the design aims discussed in paragraph 4.6.3 of Manual for Streets (MFS) which reads "cars are less prone to damage or theft if parked in-curtilage (but see chapter 8). If cars cannot be parked in- curtilage, they should ideally be parked on the street in view of the home. Where parking courts are used, they should be small and have natural surveillance".

Paragraph 8.3.31 reads "Better Places to Live notes that courtyard parking can be a useful addition to spaces in front of dwellings, and that courtyards which work well exhibit three main characteristics

- \* they are not car parks, but places which have parking in them;
- \* they are overlooked by adjoining houses, or by buildings entered from the parking area (Figs. 8.12 and 8.13) and
- \* they normally include, at most, 10 parking spaces - if there are more spaces, the courtyard layout should be broken up.

Paragraph 8.3.36 of MFS goes on to explain amongst other things that "there is no single best solution to providing car parking - a combination of on-plot, off-plot and on street will often be appropriate" and additionally "parking within a block is recommended only after parking at the front and on-street has been fully considered - rear courtyards should support on street parking, not replace it".

## CONCLUSION.

Mindful of the above, I do not consider the proposed parking layout successfully achieves the Design Aims set out in Manual for Streets and will prove unpopular in use. Consequently, vehicles are likely to be parked within the public highway areas, which have not been specifically designed to accommodate significant and material on street parking and thereby interfere with the free flow of traffic, including pedestrian movements and access by emergency/service vehicles".

### Engineers: Drainage:

No objection to the discharge of 6(ii) d and 18.

### Head of Environmental Protection:

No objection to the discharge of condition 11 (CEMP).

### Head of Landscape:

No objection to the application based on the amended plans. This application seeks approval of reserved matters including layout and hard and soft landscape. It also seeks discharge of conditions with regard to inter alia levels, drainage, walls and fences, hard surfacing and street lighting.

The submitted information in respect of these aspects has been reviewed and the following observations and comments are listed here:

1. Condition 6 (ii) 'a' deals with layout, including 'footpaths to the countryside'. there are dedicated footpath links from the PRS site to the Wallington Nature Reserve. Crossing points will be available along the road network from the pavements, with footpath and cycle ways incorporated into the landscape scheme to be developed to form the Wallington Nature Reserve. In particular, within the PRS phase there is a dropped crossing of the spine road to a point close to the gap between the large SuDS features to the north of the plot. This could link up with the River Wallington Nature Reserve footpath network.
2. Condition 6 (ii) 'h' deals with walls and fences. These are shown on the Fabrik landscape general arrangement plans. There was a concern that close-board timber fencing was being proposed between private rear gardens and communal car park courtyards. It should be a principle of design that where private gardens back onto public realm, there should be brick walls instead of timber fencing. The applicant has since confirmed that where a boundary faces onto a public or communal space a brick wall will be provided 1.8m high with a lockable timber gate. The walling will also be soften by climbers.
3. Layout and tree planting: the layout has been amended following officer input and feedback last summer. These changes include improvements to the areas of landscape and tree planting within the public realm. Areas of landscape have been agglomerated or clustered into larger more prominent areas which collectively provide a more robust framework. This is to be welcomed. However, opportunities do exist to provide larger trees like Oak trees in the centre of the site, but this will require adjustment in the design of building foundations where they are affected and proper tree pit preparation to allow adequate rooting volume. Examples include: the tree at the bottom of the garden of Plot 13, the tree adjacent to the garden of Plot 33, the tree at the bottom of the garden of Plot 57, the tree on the corner to the south of Plot 66 and the tree to the north of plot 67. All of these tree positions are at least 10m clear of any residential façade. The applicant has confirmed that some larger trees can be accommodated and more detailed information will be provided at the detailed stage when the specific species are selected on planting plans.

4. Trees have been proposed along the northern perimeter of the site. However there was initially some concern that these trees are less than 5m away from the adjacent dwellings. This would mean that either the trees selected will be small and fairly insignificant species, or that the selected trees will have an unacceptable impact on those resident in the houses – both through limiting light (on a north facing aspect) and inhibiting views – which would be unfortunate as the houses overlook the Wallington Nature Reserve. However, in discussion with the applicant, it has been agreed that these trees will be very narrow in form to ensure that there is no conflict with the built form whilst maintaining the green avenue along the northern section of the site.
  
5. Lighting: Mayer Brown’s engineering plans show the lighting positions but no details of the proposed luminaires. It will be essential to ensure that these are full-cut-off type with appropriate lux levels in order to avoid unpleasant light spill. The applicant has confirmed that the luminaires will be Metcraft Gladstone, the same type used on Phases 1 and 2 for the internal residential streets.

Urban Design

No objection to the application in terms of design.

Environment Agency:

No objection to the application.

Southern Water:

No objection to the application.

Natural England:

No objection to the application.

**Conservation of Habitats and Species Regulations 2010 (as amended)**  
**Wildlife and Countryside Act 1981 (as amended)**  
**Internationally and nationally designated sites:**

The application site is within or in close proximity to a European designated site (also commonly referred to as Natura 2000 sites), and therefore has the potential to affect its interest features. European sites are afforded protection under the Conservation of Habitats and Species Regulations 2010, as amended (the ‘Habitats Regulations’). The application site is in close proximity to the Chichester And Langstone Harbours Special Protection Area (SPA) / Ramsar<sup>1</sup> site and Solent Maritime Special Area of Conservation (SAC) and Langstone Harbour Site of Special Scientific Interest (SSSI). Please see the subsequent sections of this letter for our advice relating to SSSI features.

In considering the European site interest, Natural England advises that you, as a competent authority under the provisions of the Habitats Regulations, should have regard for any potential impacts that a plan or project may have<sup>1</sup>. The Conservation objectives for each European site explain how the site should be restored and/or maintained and may be helpful in assessing what, if any, potential impacts a plan or project may have.

The application site is within the 5.6km zone of influence in the Solent Recreation Mitigation Strategy. This letter comprises our statutory consultation response under provisions of Article 10 of the Town and Country Planning (General Development Procedure) Order 1995 and Section 28 of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended).

### **Natura 2000 Sites - No objection**

Given the nature of the reserved matters and conditions being discharged, Natural England advises your authority that the proposal, if undertaken in strict accordance with the details submitted, is not likely to have a significant effect on the interest features for which the aforementioned SSSI, SAC, SPA and Ramsar sites are designated, either alone or in combination with other plans or projects.<sup>2</sup> Further, following my telephone conversation on the 26 February and the assurances given for the provision of greenspace, both with respect to timing and over-provision, the change in the number of housing units in Phase 1 is acceptable within the constraints of the total number across the whole development remaining the same.

### **Nationally Designated Site (SSSI) – No objection**

Natural England is satisfied that, subject to the development being undertaken in strict accordance with the submitted proposals and the conditions and advice set out above, these development proposals will avoid impacts upon the interest features of the aforementioned SSSI.

### **Representations:**

None received.

### **Relevant Planning Policy:**

#### Winchester District Local Plan 2006 Review

DP3 - general design criteria,  
DP4 - landscape and the built environment,  
DP5 - design of amenity open space,  
T2 - development access,  
T3 - development layout,  
T4 - parking standards.

Winchester City Council has now adopted its Winchester District Local Plan Part 1 – Joint Core Strategy 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.

#### National Planning Policy Guidance/Statements:

National Planning Policy Framework

### **Planning Considerations**

#### Principle of development

The principle of the development of this area for mixed use including an element of residential has been established by the outline permission 10/02862/OUT (WCC) and

APP/10/00828 (HBC). Legal advice has been sought and the application must be accepted as a reserved matters application even though it includes some 74 dwellings over and above the 30 envisaged in the outline and supporting documents. To overcome this the applicant is offering to reduce the housing numbers in subsequent phases as follows;

Phase 3 – reduction of 25 units from 418 to 393,  
Phase 5 – reduction of 25 units from 356 to 331,  
Phase 9 – reduction of 9 units from 251 to 242,  
Phase 10 – reduction of 6 units from 189 to 183,  
Phase 11 – reduction of 9 units from 218 to 209.

However no justification for this approach has been submitted and it is not clear that the proposed reduction in dwellings on these phases will be acceptable in design terms and still allow for development that will accord with the outline and the design codes.

In order to justify providing no affordable housing the applicant would be expected to submit a fully detailed financial viability assessment which proves that the proposed development cannot afford to provide affordable housing and remain viable. This has now been submitted and the external valuer has advised the Council that the scheme can only afford to provide affordable housing after year 12 which is what is outlined in the draft S106 agreement submitted in support of the application.

In addition to establishing the financial viability case the applicant would need to provide a compelling argument explaining why providing PRS accommodation is meeting a local need and would provide a valuable source of housing for the area such that it would warrant setting on one side the normal MDA requirement of providing 40% affordable housing on all phases up front. In other words the benefits of 104 PRS homes outweighs the delay in the provision of affordable housing. Questions have been asked of the applicant during the application process and at pre application stage but officers view is that a convincing case has yet to be made. The PRS will be provided at 100% market rent and so will not be affordable and as the rent levels are not known it is not possible to make an assessment as to how “affordable” the accommodation will be to the local housing market. There are also other considerations in providing a phase of a single tenure accommodation as this is an approach which is not encouraged on the MDA which anticipates a mixed sustainable community in terms of housing tenures. Sustainable communities generally have a mix of households, tenures and tenancy lengths this will not be achieved on this single tenure proposal. There is a possibility of a high level of short terms lets which lack stability for an area and whilst Grainger state that they encourage longer term rents there is no information to back this up.

It is not clear what the benefit of providing PRS is to the local housing market. The rents are not known and they will be 100% market so not affordable. If the rents are above Local Housing Allowance levels then this will limit who can access the homes particularly if they are on the housing need register or homeless.

The applicant has submitted a draft legal agreement which aims to show a mechanism for allowing 40% of the proposed dwellings to become affordable houses in either 12 years time or prior to completion of 2200 dwellings over the MDA. They argue that this will ensure that the MDA as a whole still provides 40% affordable housing as originally envisaged. There is no overriding justification submitted to support this approach however.

It is clear that there is support for providing good quality private rented accommodation, it

is supported by the Governments PRS Task Force who came to talk to officers from the City Council about the benefits of PRS generally and this is something that the City Council would also support in principle but on the MDA a prime aim is to provide mixed sustainable communities including 40% affordable housing over each of the housing phases. Grainger have not provided a convincing argument for setting all of these requirements on one side to allow 100% PRS to be provided with affordable housing being delivered much further down the line. It is also not clear how future affordable housing provision will be affected by the proposal but if lower densities (fewer dwellings) are to be provided on future phases then it is likely that the numbers of affordable dwellings provided will also be reduced in the short term. It is also not clear what the demand for open market PRS is in Waterlooville.

PRS is needed to provide diversity in the local market but the case for meeting unmet demand has not been shown. Government policy is to promote good quality PRS housing but it is needed in addition to affordable housing and not instead of. New Homes Team have stated that PRS housing is not a substitute for good quality, accessible affordable housing for those on the council's waiting list. Local Plan Part 1 is clear that one of its priorities is to maximise the supply of affordable housing and Grainger have not made a sufficiently good case for supporting the provision of PRS at the cost of providing affordable housing up front.

Whilst the principle of providing good quality PRS housing can be supported in principle, in respect of this application there is no overriding justification for settling on one side the normal requirements of providing a mix of dwellings and 40% affordable housing up front.

#### Compliance with the Design Codes and other supporting documents.

The site is within the Market Town identity area which is an area of mix of uses and activities. It should provide a strong sense of place acting as a gateway to Berewood. The site was designated for mixed use with provision of approximately 30 dwellings and so the Design Code for the mixed use does not relate well to the provision of an entirely residential scheme.

The applicants have followed the design coding for residential development within the Market Town Identity Area which is the same as Phase 1 to the south of the site. In terms of the requirements of the design code the general approach to the design and siting of the dwellings is regarded as being acceptable.

#### Parking

The parking is all provided in rear parking courts which is something that is not allowed for in the design codes which encourage a range of parking provision including on plot, on street and small courts serving not more than 10 dwellings. It is a mandatory requirement that on street parking is provided for visitor parking and that a mix of parking solutions are incorporated into the Market Town layouts. The application does not accord with the design code requirements for parking provision and also falls short of the number of spaces required to serve the development and lack of natural surveillance. That combined with the inconvenient location of the car parking in relation to the dwellings is likely to lead to on street car parking, which in itself is encouraged but only when it is designed in to the layout of the scheme so as not to interfere with the free flow of traffic on the highway. Consequently the parking arrangement is not considered to be satisfactory.



### Density.

The site falls within an area envisaged for higher density development 37 – 45 dwellings per hectare. The site area is 2 hectares and so the proposed density would be approximately 37 dwellings per hectare so is just within the identified density range.

### Scale and height.

The design codes allow for up to 15m or four storeys in height and the proposed development is restricted to three storeys for the flatted blocks and 2.5, 2 and 1 storey elsewhere so the development is within the scale parameters set for this area.

### Housing mix.

The proposed development will provide a suitable mix of houses. It is proposed to provide 13no 1 bedroom dwellings, 54no 2 bedroom dwellings, 31no 3 bedroom dwellings and 6no 4 bedroom dwellings.

### Road Hierarchy.

The road hierarchy accords with the approved infrastructure layout and the main roads outside the site have already been partially constructed. The layout within the site mirrors that found in phase 1.

### Sustainability

The dwellings are designed to meet Code for Sustainable Homes Level 3 which is generally what is achieved over the MDA and so is acceptable. Although WCC aims to achieve higher sustainability through LPP1 policy CP11 this cannot be applied retrospectively to this proposal as it is a reserved matters application and subject to the constraints of the outline and supporting documents which included a Sustainability and Energy Statement.

### Design

The design of the proposed dwellings is acceptable. The applicants have taken their cue from phase 1 and have provided traditional dwellings set out in a perimeter block and mews lane layout. This is an acceptable approach and is in accordance with the design codes for the Market Town.

### Landscaping

The proposed landscaping has been amended to try to allow for more space for significant green areas and trees. Walls have been provided to the rear gardens where they abut public space instead of close boarded fences. This has improved the situation and the landscape officer has confirmed that there is no objection to the scheme in terms of landscaping or boundary treatments.

### Lighting

It is proposed that the luminaires will be Metcraft Gladstone, the same type used on Phases 1 and 2 for the internal residential streets. This consistent approach to lighting is acceptable.

### Materials and detailing

The detailing of the proposed dwellings is largely acceptable and follows the precedent set in phase 1 to the south. The materials are generally acceptable with the exception of the proposed concrete roof tile which is contrary to the design codes which requires natural materials and no concrete has been allowed on other parts of the MDA. The finish of a concrete tiled roof will not provide the quality of finish required for these traditionally designed dwellings.

Otherwise natural slate is proposed for some of the roofs, brick and render for the elevations and timber windows.

### Affordable housing

The scheme is providing no affordable housing up front as explained above. A financial viability assessment has been submitted and assessed by the external valuer who has confirmed that the proposed development cannot afford to provide affordable housing until year 12 when it is proposed to transfer 40% of the dwellings to a registered provider and the remainder will be sold on the open market. The other issues affecting affordable housing provision have been set out in the principles of development section above.

### Ecology

The site was used as arable farming and does not include any hedgerow, ditch or tree features and so is considered to be of limited ecological interest. As there is no increase in overall numbers of dwellings over the MDA the site wide ecological mitigation is still considered to be acceptable and appropriate in scale and this has been confirmed by Natural England who accept that the existing mitigation strategy is acceptable and no further actions or financial contributions will be sought.

### Loss of mixed use land.

The proposals involve the loss of around 1.89 ha of land which was identified in the approved master plan for employment lead mixed uses. However, because it is possible to achieve a smarter more effective layout of the mixed use area, the amount and quality of employment floorspace available will still allow for the development of a mixture of employment opportunities and employment uses, in both the local centre and on this important gateway into the site' There are also other significant areas of employment land within Berewood such as E1 and E2 and the local centre which are unaffected by this application. There is no objection to the loss of this mixed use land as the potential remains to provide significant employment opportunities within Berewood to meet the needs of the new community and surrounding area'.

### Conclusion:

The Government is promoting housing in the form of PRS dwellings and officers acknowledge that this type of accommodation can make a valuable contribution to the housing offer at Waterlooville. However in this instance, the development of 104 houses would not deliver any affordable housing for 12 years for viability reasons. Officers are not

convinced that the benefit of including PRS units justify delaying the delivery of much needed affordable housing and the application is recommended for refusal.

## **Recommendation**

Application Refused for the following reasons:

### **Reasons;**

- 1 The proposed development is contrary to the provisions of the approved Masterplan Design document, The Design And Access Statement, The Design Code document, the outline consent 10/02862/OUT and S106 agreement in that it fails to provide affordable housing up front when the development is built and occupied and no overriding justification has been put forward to support this deviation which will mean affordable housing will not be delivered for 12 years. As a result the development would not meet the requirement for all development at the West of Waterlooville Major Development Area to provide 40% affordable housing when each phase is built and occupied.
- 2 The proposed development is contrary to the provisions of the approved Masterplan Design document, The Design And Access Statement, The Design Code Document, the outline consent and S106 agreement in that the car parking provided falls short of the number of spaces required to serve the dwellings and the parking is not conveniently located being provided in large rear parking courts from which residents are required to access their dwellings via the back garden and patio doors. This is likely to lead to parking on the street which has not been designed into the scheme and which would therefore be detrimental to the amenities of the area and would interfere with the free flow of traffic, including pedestrian movements and access by emergency and service vehicles to the detriment of highway safety.
- 3 The proposed use of a concrete roof tile within the proposed development is contrary to the provisions of the approved Design Code Document which seeks to achieve a high quality environment and will be detrimental to the character and appearance of the area.




### **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;

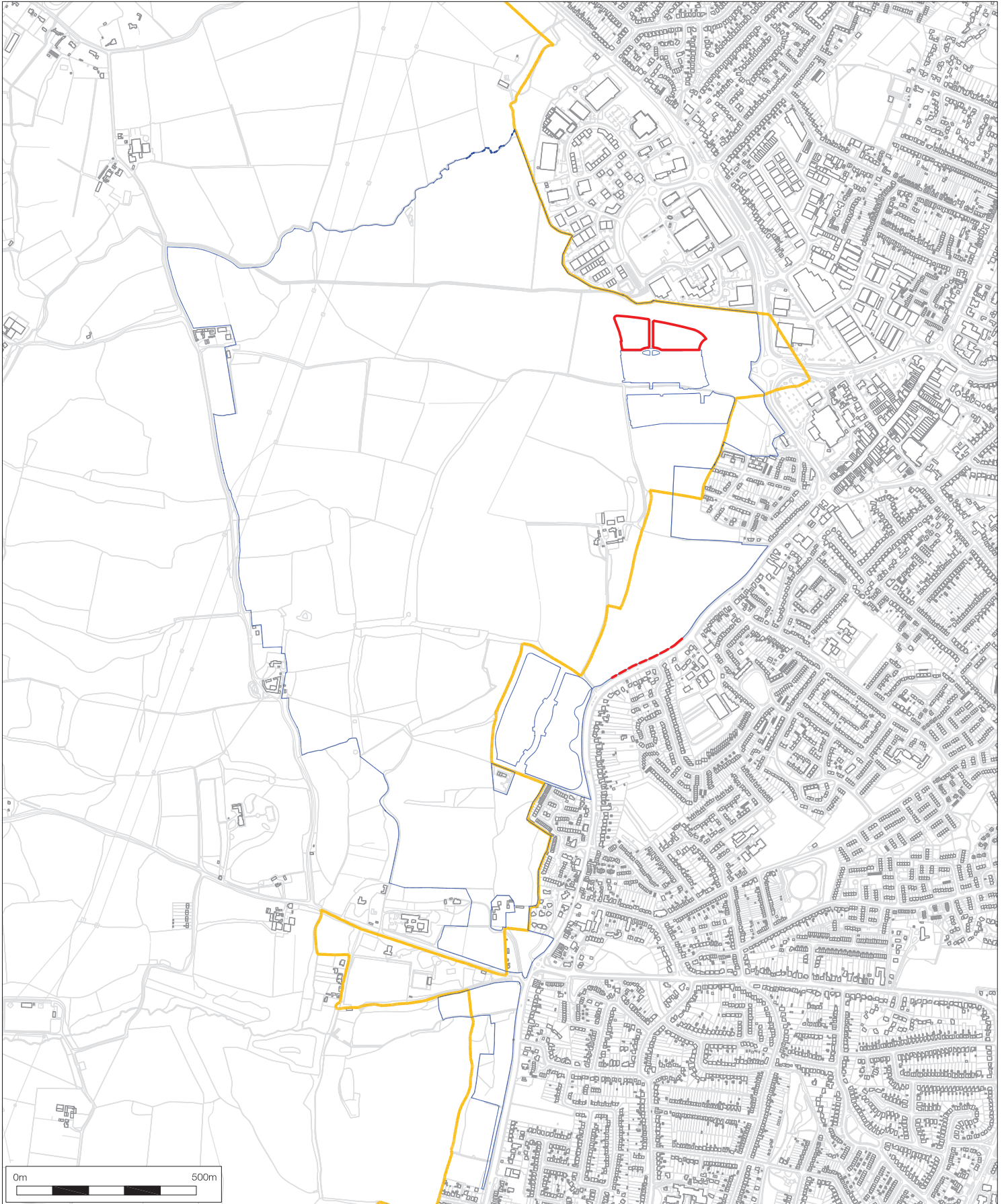
- offering a pre-application advice service and,
- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

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


Winchester District Local Plan Part 1 - Joint Core Strategy:  
SH2 - strategic housing allocation West of Waterlooville,  
CP1 - housing provision,  
CP2 - housing provision and mix,  
CP3 - affordable housing provision on market led housing sites,  
CP10 - transport,  
CP11 - sustainable low and zero carbon built development,  
CP13 - high quality design,  
CP15 - green infrastructure,  
CP16 - biodiversity,  
CP20 - heritage and landscape character.  
Winchester District Local Plan Review 2006:  
DP3 - general design criteria,  
DP4 - landscape and the built environment,  
DP5 - design of amenity open space,  
T2 - development access,  
T3 - development layout,  
T4 - parking standards.

-  Application boundary
-  Other land within control of applicant
-  District boundary

## APPENDIX A



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|             |              |   |
|-------------|--------------|---|
| job no.     | SNUD 264265  |  |
| drawing no. | PR SRL001    |   |
| revision    | -            |   |
| scale       | 1:10000 @ A3 | drawn by SL   |
| date        | 17/04/2014   | check by BS   |



planning and regeneration  
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**Legend:**

- 1. Red line boundary
- 2. Primary Access Road
- 3. Boulevard tree planting
- 4. Residential street
- 5. Parking court
- 6. Ornamental shrub planting
- 7. Amenity grassed area
- 8. Private front gardens
- 9. Private rear gardens

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# APPENDIX C

**BroadwayMalvern™**  
Architecture Urbanism Design

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E: info@broadwaymalvern.com  
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Client: Ganger Plc  
Project: Brewwood PRS  
Location: Waterlooville, Hampshire  
Proposed elevations: Block E

Date: July 14  
Drawing Number: 25509 (05)100  
Revision: F1

Drawn by: [Name]  
Checked by: [Name]  
Designed by: [Name]  
Reviewed by: [Name]

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Elevation A 1 of 2



Elevation A 2 of 2



Elevation B



Elevation C



Elevation D

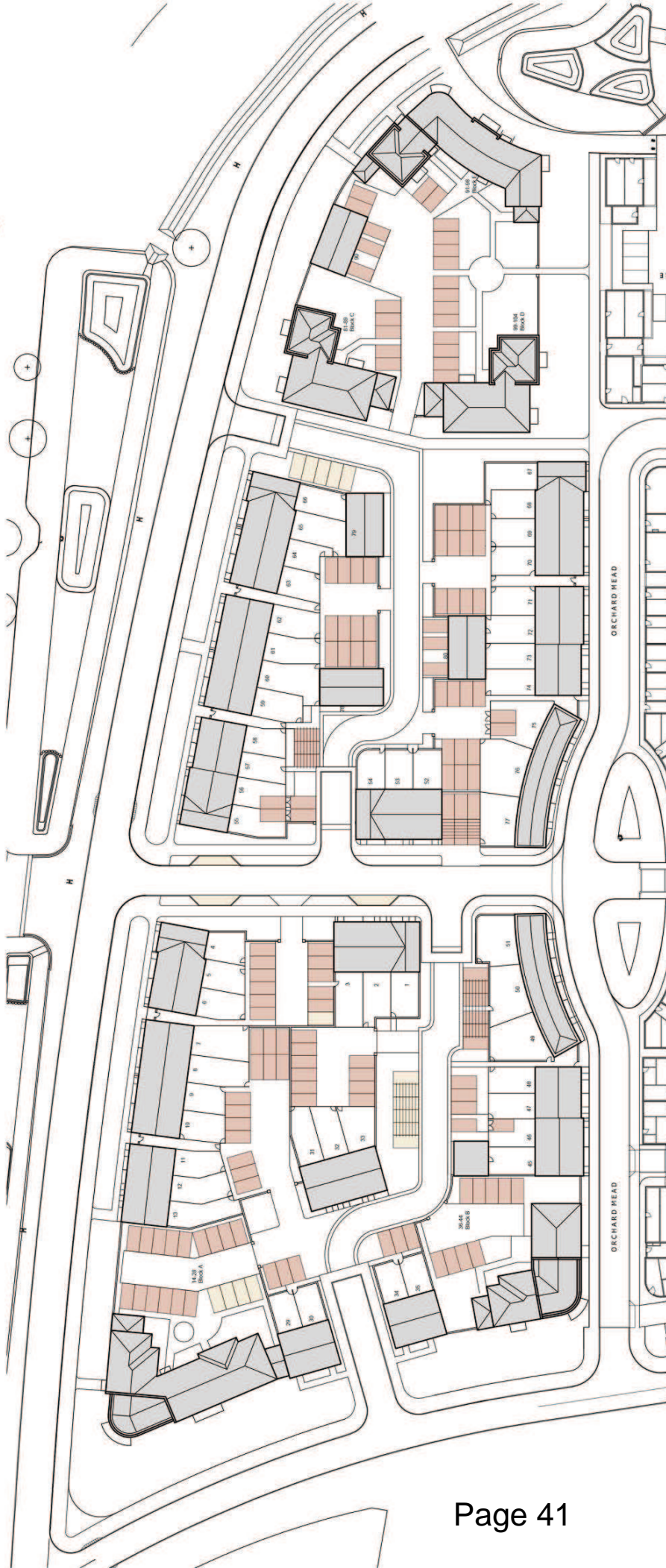


Elevation E



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Contractors are not to scale dimensions from this drawing



Parking strategy

- individual car parking
- visitor spaces

APPENDIX D

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