

Case No: 17/02957/REM
Proposal Description: Berewood Phase 9b. Reserved Matters Application comprising 75 residential dwellings, associated amenity space, access, garages, parking, internal roads, pathways and associated landscaping. (Matters of layout, appearance, access, landscape and scale pursuant to application ref: 10/02862/OUT). Discharge of conditions 3, 6, (ii) a) b) d) f) h) i) j) k) l) m) n), 11, 18 (AFFECTS THE SETTING OF A PUBLIC RIGHT OF WAY)
Address: Berewood Phase 9B West Of Marrelsmoor Avenue
Waterlooville Hampshire
Parish, or Ward if within Winchester City: Southwick And Widley. Wickham ward.
Applicants Name: David Lee (Redrow) Chris Fletcher (Wow)
Case Officer: Mrs Jill Lee
Date Valid: 20 November 2017
Site Factors: County Heritage Site
CIL Zones for Winchester City Council
Local Plan Policy Site
Portsmouth Water Operational Area
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 (MDA).

The application site is within the administrative area of Winchester.

The originally submitted plans have been amended to take on board some of the comments made by consultees and officers.

The main changes are as follows:

Removal of overly large block of flats

Relocation of affordable housing to an area with improved aspects and amenity value

Balconies added to block D.

The provision of three wheelchair accessible units.

Adjustment of private housing mix to 17 x 3 bed units and 28 x 4 bed units.

Materials change to meet Design Code requirement for high quality materials

Updates to highways plans, engineering plans and landscaping drawings to reflect minor layout changes.

Phase 9b is within the Garden Suburb Identity Area and is the second reserved matters application in this area with the first being phase 2. The phase is to be developed by Redrow who also developed Phase 2.

Site Description

The application site forms part of the residential Phase 9 on the MDA and is approximately 2.3 hectares.

The site was previously used for arable farming and has no trees or landscape features other than the hedgerow defining the western edge of the parcel separating it from Phase 9a. The land to the east of the site is reserved for expansion of Berewood Primary School. Should Hampshire County Council deem the expansion to the school unnecessary then the land will be available for development.

To the west will be Phase 9a residential which is under consideration (application reference 18/01351/REM). To the south is Phase 10 residential part of which is Phase 10a, also currently under consideration (application reference 17/02956/REM).

To the north of the site will be the River Wallington Community Nature Reserve, allotments, play areas and Sustainable Urban Drainage Systems (SuDs ponds etc)

Proposal

It is proposed to develop this part of Phase 9 for the erection of 75 dwellings to include;

Market housing (total 45).

29 x four bedroom houses

16 x three bedroom houses.

Affordable housing units (total 30).

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5 x three bedroom houses
11 x two bedroom houses
6 x two bedroom flats
8 x one bedroom houses.

Relevant Planning History

10/02862/OUT – The 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 approximately 2550 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, 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 9B falls within the Garden Suburb identity area. There are also Development Wide codes for the whole of the Grainger area that address street hierarchy and design and utilities.

Grainger have recently undertaken a more detailed proving layout which has been presented to the West of Waterlooville Forum. This demonstrated that some parcels of land had more constraints than first anticipated whilst in other areas there was capacity to site more dwellings. The result of the exercise was to show that after the inclusion of the Private Rented Scheme (PRS) the site could provide 2650 dwellings. This is an increase of 100, 74 of which have already been provided in the PRS phase leaving the remaining increase of 26 to be added on the remaining phases. This is within the limit of the Environmental Impact Assessment, further dwellings beyond this number would require

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full planning permission.

Consultations

Engineers: Drainage: No objection to the application. The drainage details submitted are acceptable and accord with the approved drainage strategy for the site.

Engineers: Highways: No objection to the application.

There are instances of triple parking which is not generally supported but because it has been kept away from the main road it is not sufficient reason to refuse the application.

The layout has been amended to make the location of the road junctions acceptable to Hampshire Highways who will be adopting them. A condition will be needed to ensure that the parking is retained.

Communal cycle stores should have individual lockers or cages for improved security and to encourage their use.

Head of Environmental Protection: No objection to the application. No conditions required.

Head of Landscape Ecology: No objection to the application.

Conditions recommended ensuring adherence to The Biodiversity By Design Ecological Appraisal Rev 3.0 of June 2018, CEMP and Lighting Plan.

Head of Landscape: No objection to the application and no conditions required.

The application documents have been amended to take into account feedback through the application process.

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

Clause 8.25 of the S106 states that the Affordable Housing Units shall be provided in clusters of no more than 10-15 units for houses and 10-20 units for flats within any reserved matters area, unless otherwise agreed in writing and having regard to the requirements of the design code.

There are to be three separate clusters of affordable homes within phase 9b. The largest cluster provides 14 units within three separate blocks. These are separated by a parking area, and are adjacent to open space and private housing. The clusters of affordable houses are provided in groups of eight. The layout and location has been informed by Grainger Trust's management requirements, along with ensuring that the overall layout and design of this phase provides a sufficient overall mix of units on site, whilst adhering to the aspirations of the approved Design Code and advice given by Officers regarding design, housing mix and tenure type during the evolution of the design.

The S106 was concluded after the SPD was adopted and so should take precedence.

There are 6 x 2 bed flats in the NW corner plus 4 x 1bed houses and 4 x 1 bed houses = 14

A group of 8 x 2 / 3 bed houses in the centre

A group of 8 2 /3 bed houses to the east of the site

TOTAL = 75 TOTAL AFFORDABLE HOUSING = 30

The proposed clustering is therefore acceptable.

The apartment block is located on a prominent corner position within the site, occupiers

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of the apartment block will enjoy direct access to the northern open space, allotments, play area and nature reserve. The bespoke design of the affordable housing and apartments will contribute to a tenure blind development that provides a high quality living environment for future occupants.

In direct response to Officers comments balconies have been provided for the 2 bedroom apartments to provide areas of private amenity space. The 1 bedroom houses benefit from areas of amenity space around the building, along with direct access to adjacent open spaces and play areas. Policy DM17 (vi) of the Local Plan Part 2 requires development to provide sufficient amenity space and recreational spaces for users. The High Quality Places SPD provides further advice, stating that the amount of amenity space which will be acceptable depends on the context of the site. Furthermore, it states that where private amenity is limited due to context, balconies should be included *wherever possible* in order to provide some outdoor space (paragraph 4.62 refers). The context of the proposed development within Phase 9b is housing bounded by high quality public open spaces with direct access to grassed areas, open and usable amenity space and nature conservation areas a short walk to the north. The majority of future occupiers of Phase 9b will have direct access to private amenity space and all will have access to the wider landscaped areas within the residential parcel of 9b and directly beyond within the Berewood development.

It is positive that access is provided to outdoor private amenity space for the 2 bed flats and that there is access to high quality grassed areas (adjacent to the SUDS); an area of play and the wider nature conservation network with its various trails. As well as the road network there is a footpath link for the entire phase to the open space, LEAP and the various trails as well as a pavement / road link. These 2 links will also provide a link to local shops and facilities. Furthermore informal interaction will occur between residents on the phase as the clusters are positioned such that either the affordable and open market properties are adjacent or there is access for all residents to the footway links and of course all residents will be able to utilise the facilities that are provided. Usually the positioning of the affordable housing in a corner of a development would not be readily accepted; however in this case because of the footpath provision and the link to the local facilities the location is acceptable.

The clusters are consistent with the S106, and whilst this differs from the aspirations set out within the WCC affordable Housing SPD, it is the arrangement considered appropriate by both Havant and Winchester Councils at the time of approving the outline application. The clustering arrangements set out within the S106 were very much based on the understanding that across the whole of the West of Waterlooville Major Development area, 40% of the overall 2,550 units would be made available as Affordable Housing. The design of each phase allows the opportunity to ensure that the units are located appropriately across the site to integrate with all private housing and the social and green infrastructure being provided as part of the wider development. The end result will be a pepper potting of affordable homes throughout the major development area, which allows the larger cluster sizes set out in the S106 to be met within each phase. The apartment block is being offered as affordable rent whereas shared ownership would have been preferred. The reason that the tenure cannot be changed is that the two wheelchair accessible units are being provided within the block. The wheelchair accessible units are needed to be provided as affordable rent and the Registered Provider will not accept a split tenure block.

The affordable homes within Phase 9b are spread throughout the phase and located in attractive positions. There is a mix of shared ownership and rented accommodation which

accords with the S106 requirements and local need.

Head of Urban Design: No objection to the application.

Original application included large block of flats adjacent to the main road which was unacceptable. The position and bulk of this block has been amended and now overlooks the River Wallington Nature Reserve, allotments and play areas. The houses adjacent to the block have been handed to help improve the proportion in the street scene.

Environment Agency: No objection to the application and no conditions required.

Hampshire County Council Flood Authority: No objection to the application and no conditions required.

Representations:

Havant Borough Council: No objection to the application. Havant officers have been informed of changes to the application and support the amendments sought by Winchester City Council.

Southwick and Widley Parish Council:

- No comments to make on the application.

1 letter received objecting to the application for the following reasons:

- Routing for construction vehicles will create dust and other inconvenience that cannot be sufficiently mitigated through the Construction and Environment Management Plan (CEMP).

1 letter of support received.

- Support the development generally provided the impacts of construction are mitigated and reduced as far as possible.

1 letter of comment received.

- Request the use of materials to enhance ecology such as the use of Swift bricks.

Relevant Planning Policy:

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

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matters application and is bound by the original S106 agreement and conditions on the outline consent some of which are applied for as part of this application and others remain to be discharged. 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.

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 and parameter plans which cover building heights, density, movement strategies, land uses, biodiversity, play, tree strategy, open space, landscaping including community gardens, SUDS, lighting and phasing.

The application also includes the approval of conditions 3 (accordance with approved documents), 6 (ii)a (layout), b (levels), d (Suds), f (ecology), h (means of enclosure), i (hard surfacing), j (parking, loading and turning), k (refuse), l (street lighting), m (external lighting), n (chimneys, flues and vents), 11 (CEMP) and 18 (surface water).

The approved Design Codes provide more detailed guidance on the Identity Areas including character, house types, materials and boundary treatments. Phase 9b is within the Garden Suburb Identity Area and is being developed by Redrow who also built Phase 2 which is in the same Identity Area. The Garden Suburb identity area is influenced by the existing and new landscape characteristics of the area with a strong green framework and medium density development. It respects the existing hedgerow network and woodland. The development should be primarily family housing. The material palette is similar to that used on Phase 2.

Parking for cars and cycles are provided to the standard and some of the parking will be unallocated. There is also visitor car parking provided throughout the phase.

The proposed density for Phase 9b will be 34 dwellings per hectare which is within the approved range for the Garden Suburb Identity Area of 29 – 36 dwellings per hectare

This reserved matters application is for part of the Phase 9 area and covers only the serviced development plot. The wider landscaping and the main infrastructure has been dealt with through other applications and conditions discharge.

Phase 9 was originally anticipated to accommodate 251 dwellings. The proving exercise carried out by Grainger indicates that Phase 9 will be capable of accommodating an additional 30 dwellings. The current application for Phase 9b is for 75 dwellings which is in general accordance with the anticipated numbers on this part of Phase 9.

The principle of development is therefore acceptable and the application is recommended for approval and the conditions for discharge. Some conditions are required on this application and are set out at the end of the report.

Design/layout

The layout of Phase 9b has been designed around the existing infrastructure including SuDS as well as the guidance in the design code and masterplan documents. This is the general approach taken on the MDA. 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 2 with dwellings fronting the roads with private rear gardens. The design of the proposed dwellings is traditional and reflects the Arts and Crafts style design of phase 2 which is now fully constructed and occupied. The materials are high quality and include two bricks Leicester Autumn Multi and Dorset Multi Red Stock. They are good quality bricks which have been used elsewhere on the MDA. The roof materials will be natural slate or Fired Sienna or Dark Heather through coloured plain clay tile. There will be some areas of render and timber cladding of porches which are acceptable materials and which have been used elsewhere in the Garden Suburb identity area.

The windows are proposed to be UPVC which does not comply with the design code which prohibits the use of UPVC. However 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.

All boundaries to public areas and car parking courts are to be brick walls in accordance with the Design Code. Close boarded fences will only be used to divide garden areas not in the public domain.

The building heights and density accord with the parameter plans in the approved master plan document and are considered to be acceptable.

The layout creates a permeable phase of housing with direct access to the future River Wallington Nature Reserve, allotments and play area to the north and the local centre and school to the east.

The applicant has amended the plans to reflect urban design comments regarding the layout and siting of the apartment block and some 1 bedroom houses have been provided so that smaller blocks of 4 could be utilised rather than another apartment block.

The design, layout and materials are acceptable for this phase of the Garden Suburb development.

Impact on character of area and neighbouring property.

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

The closest neighbour to the site is Berewood Primary School. Phase 9b abuts the area of land to the west of the school which is being protected to allow for future expansion of the school. There are no residential neighbours at the present time but the layout of Phase 9b has been arranged so that rear gardens back onto the school land and there is sufficient space between 9b and 9a that future relationships between dwellings will not be an issue. There is also a substantial hedge dividing these two phases. There are not considered to be any adverse neighbour impacts caused by the proposed development.

In terms of impacts on the character of the area, the site has been identified as a development site with the illustrative phasing plans submitted with the outline application envisaging approximately 251 dwellings over the whole phase. As with other phases on the MDA it has been decided to deal with phase 9 in three different phases. Phase 10 has also been split with the northern parcel identified as Phase 10a. The Masterplan and Design Codes ensure that the phases of the MDA fit together and do not have adverse impacts on each other. The application for the adjacent phases, 9a to the west and 10a to the south have been submitted so that the proposed detailed layouts are known and are acceptable. The significant hedge to the western boundary of Phase 9a is being retained, reinforced and protected with estate railings which will ensure the landscape character is maintained.

Phase 9b has no adverse impacts on the character of the area or neighbouring property.

Hard and soft landscaping and trees.

The only existing landscape feature on site is the hedge to the western boundary which incorporates some hedgerow trees all of which are to be retained and reinforced with additional planting where needed. The site benefits from being located within a well landscaped area with the River Wallington Nature Reserve, play area and allotments to the north with residents having easy level access to this area. There is no public amenity space on this part of Phase 9 as there is good access to a significant area of amenity space to the north although this is outside of this application red line. The planting within the phase is similar to that in Phase 2 with planting to front gardens and tree planting within the street. The retained hedgerow and hedgerow trees are the most significant landscape features within this phase and will provide a buffer between 9b and 9a. The hedgerow will be reinforced where needed and access through it will be prevented by the erection of estate (metal) railings. There will be a pathway running along side the hedge to give access in to the River Wallington Nature Reserve, allotments and play area to the northern boundary of the site.

The hard landscaping within the phase follows the general pattern found over the MDA. The main roads will be tarmac as will pavements where they are provided. The private driveways will be topped with Tegula paving. The minor roads which are shared surface will also be finished in Tegula block paving. This has been found to be successful in other shared surface areas within the MDA and is acceptable in Phase 9b. The new pedestrian link which runs along the hedgerow to the open space beyond will be finished in self binding gravel.

Highways/Parking and refuse.

The application is supported by a parking strategy plan and a bin and cycle plan. The main access to the site is already approved under an infrastructure discharge of condition application. The hierarchy of roads within the site follows the Design Code policies and include shared surfaces. The road layout allows a link to the reserved school site to the east of 9b.

The houses all have allocated parking spaces within the curtilage. Integral and detached garages are proposed and they are large enough to accommodate car and cycle parking. The affordable houses all have secure sheds provided in the rear gardens. The apartment block which contains 2 no two bedroom wheelchair accessible units and 4 no two bedroom flats is provided with unallocated parking to include 2 no disabled spaces. The 2 adjacent blocks C contain 8 one bedroom houses. They also have unallocated car parking in the same courtyard as the apartment block with a total of 17 unallocated spaces being provided. 1 additional unallocated space is provided adjacent to plot 53. The parking within the courtyard is overlooked by the frontages of

the 2 Block C and Block D which has two fronts.

There are instances of triple car parking which is generally not encouraged by highways as it can be inconvenient and lead to parking on the highway. On this phase the instances of triple parking are away from the main road and are an unintended consequence of having garages set back behind the house frontages which is something that is required in the Design Code.

The level of car and cycle provision is acceptable.

The arrangements for refuse disposal are shown on the bin and cycle plan. Every house has an area of hardstanding for bin storage and the 1 bedroom houses and apartment block have communal bins. There are no bin collection points provided in this phase.

The tracking diagrams submitted with the application show that the refuse lorry can access the bins without the need for them to be brought to a bin collection area.

The highways, parking and refuse provision for the phase are considered to be acceptable.

Affordable Housing.

The proposal is for 75 dwellings 30 of which are affordable homes which equates to the 40% affordable housing required in the S106. The number of affordable dwellings provided is therefore acceptable. The tenure of the 30 dwellings will be split 50/50 affordable rent and intermediate rent. This split is compliant with the S106 and is acceptable. The affordable units will include 5 three bedroom 5 person houses, 11 two bedroom 4 person houses, 6 two bedroom 3 person flats and 8 one bedroom 2 person houses. Four bedroom houses are not required on this phase due to their lack of affordability. It would have been preferred if the 4 two bedroom flats in the apartment block could have been shared ownership but because the 2 wheelchair accessible units within the same block are required to be rented it is not possible to achieve this as the registered provider will not accept a mixed tenure block. The sizes of the houses and flats have been revised and are now in compliance with the Nationally Described Space Standards which is again compliant with the requirements of the S106.

The affordable houses are spread across the entire phase with the apartment block now being located to the north west corner of the site which was something negotiated by the Council's urban designer who had objected to the previous location of the block in the south west corner adjacent to the main road. The apartment block has direct access to the open space to the north of the site which will include an equipped play area. The houses have their own private gardens and the one bedroom houses have close access to open space but no private gardens of their own.

The materials to be used for the affordable dwellings are the same as the market dwellings. There are no private apartments proposed so the apartment block will appear different to the detached houses. The apartment block has been designed with two fronts so that it overlooks the open space and also has a front to the parking court. Larger blocks are acceptable in the Garden Suburb Identity Area and Block A is similar in scale and design to the blocks provided in Phase 2.

The number, position and tenure of the proposed affordable homes is in compliance with the S106 requirements and are supported.

Sustainability.

The application is in accordance with the approved Sustainability and Energy Statements. The proposal has been designed to reduce energy demand from non renewable or high

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carbon energy sources. The fabric of the dwellings have enhanced insulation and increased air tightness which will in turn reduce the demand for energy. Water use is minimised through efficient fixtures and fittings and capturing rainwater for external irrigation. Waste during construction will be minimised with materials being responsibly sourced. Emissions measures will be taken to encourage a reduction in CO2 emissions when the dwellings are occupied by providing information to occupants on energy efficient appliances, providing natural clothes drying facilities, providing cycle storage and encouraging home working by providing appropriate service provisions. The dwellings will meet code level 4 which is required by building regulations. The application has to be assessed against the approved suite of documents rather than the targets set in the Winchester District Local Plan Part 2 but the applicants have addressed improving sustainability in their dwellings and this is considered to be acceptable.

Planning Obligations/Agreements

There are no legal agreements required for this application because it is a reserved matters application which is subject to the S106 on the hybrid application.

Recommendation

Application Permitted subject to the following conditions:

Conditions

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

Completed application form and Certificate A
Design and Access Statement
Design and Access Statement Addendum
Cover Letter dated 3rd August 2018
Detailed planting plans 2759-9B-PP-01-P3 1 of 2
Detailed planting plans 2759-9B-PP-02-P3 2 of 2
Illustrative Landscape Masterplan 2759-LA-01
Planning Statement Addendum
The Ecology Statement- Biodiversity By Design
CEMP
Design Code Compliance Checklist 9B 020818
Site location plan CB_20_106_9B_200
Planning layout CB_20_106_9B_201 Rev Q
Land use plan CB_20_106_9B_202 Rev N
Housing mix plan CB_20_106_9B_203 Rev N
Housing tenure plan CB_20_106_9B_204 Rev Q
Building heights plan CB_20_106_9B_205 Rev N
Parking strategy plan CB_20_106_9B_206 Rev N
Bin and cycle storage plan CB_20_106_9B_207 Rev N
External finishes plan CB_20_106_9B_208 Rev U
External enclosure plan CB_20_106_9B_209 Rev N

Harrogate elevations CB_20_106_9B_HA_E01 Rev B
Harrogate floor plans CB_20_106_9B_HA_P01 Rev B
Shaftesbury elevations CB_20_106_9B_SH_E01_Rev C

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Shaftesbury floor plans CB_20_106_9B_SH_P01_Rev C
Cambridge elevations CB_20_106_9B_CA_E01_Rev B
Cambridge floor plans CB_20_106_9B_CA_P01_Rev B
Oxford elevations CB_20_106_9B_OX_E01_Rev A
Oxford floor plans CB_20_106_9B_OX_P01_Rev A
Grantham elevations CB_20_106_9B_GR_E01_Rev C
Grantham elevations Rev A
Grantham floor plans CB_20_106_9B_GR_P01_Rev C
Stratford elevations CB_20_106_9B_ST_E01_RevD
Stratford floor plans CB_20_106_9B_ST_P01_Rev D
Oxford lifestyle elevations CB_20_106_9B_OXL_E01_Rev A
Oxford lifestyle floor plans CB_20_106_9B_OXL_E01_Rev A
Amberley elevations CB_20_106_9B_AM_E01_Rev A
Amberley elevations CB_20_106_9B_AM_E02_Rev A
Amberley floor plans CB_20_106_9B_AM_P01_Rev B
Warwick elevations CB_20_106_9B_WA_E01_Rev D
Warwick floor plans CB_20_106_9B_WA_P01 Rev D
Ludlow elevations CB_20_106_9B_LU_E01_Rev C
Ludlow floor plans CB_20_106_9B_LU_E01 Rev C
Dart elevations CB_20_106_9B_DA_E01 Rev D
Dart floor plans CB_20_106_9B_DA_P01 Rev D
Tavy elevations CB_20_106_9B_TA_E01_Rev D
Tavy floor plans CB_20_106_9B_TA_P01 Rev D
Tavy elevations CB_20_106_9B_TA_E02 Rev D
Tavy floor plans CB_20_106_9B_TA_P02 Rev D
Garage floor plans and elevations CB_20_106_9B_GAR_02 Rev E
Garage floor plans and elevations CB_20_106_9B_GAR_03 Rev A
Garage floor plans and elevations CB_20_106_9B_GAR_04 Rev A
Bin store floor plan and elevations CB_20_106_9B_BIN_01 Rev C
Bin store and cycle store floor plan and elevations CB_20_106_9B_BIN_03
Bin and cycle store floor plan and elevations CB_20_106_9B_BIN_04
Cycle store floor plan and elevations CB_20_106_9B_CYC_01 Rev A
1BH Elevations (Block C) CB_20_106_9B_1BH_Rev E01 Rev F
1BH Floor plans (Block C) CB_20_106_9B_1BH_P01 Rev F
Block D Flat elevations CB_20_106_9B_D_E01
Block D Flat elevations CB_20_106_9B_D_E02
Block D Flat floor plans CB_20_106_9B_D_P01
Block D Flats floor plans CB_20_106_9B_D_P02
Block D Flats floor plans CB_20_106_9B_D_P03
3BW Elevations CB_20_106_9B_3BW_E01
3BW Floor plans CB_20_106_9B_3BW_P01
Meter Box Location Plan CB_20_106_9b_210 Rev D
CB_20_106_MB_TA (Tavy) Rev A
CB_20_106_MB_SY (Shaftesbury) Rev A
CB_20_106_MB_ST (Stratford) Rev A
CB_20_106_MB_OXLS (Oxford lifestyle) Rev A
CB_20_106_MB_OX (Oxford) Rev A
CB_20_106_MB_LU (Ludlow) Rev A
CB_20_106_MB_HA (HARROGATE) Rev A
CB_20_106_MB_GR (Grantham) Rev A
CB_20_106_MB_DA (Dart) Rev A

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CB_20_106_MB_CA (Cambridge) Rev A
CB_20_106_MB_AM (Amberley) Rev A
CB_20_106_MB_WA (Warwick) Rev A
CB_20_106_MB_3BW Rev A
CB_20_106_MB_1BH (Block C) (Bromsgrove) Rev A
Street Scenes CB_20_106_9B_SS_01 Rev F
Street Scenes CB_20_106_9B_SS_02 Rev K
Street Scenes CB_20_106_9B_SS_03 Rev G
Street Scenes CB_20_106_9B_SS_04 Rev G
Mayer Brown Technical Drawings:
Extent Of Adoptable RHWVILLEP9_LG/01 Highway Rev E
General Arrangement RHWVILLEP9_GA/01 Rev F
Foul & Surface Water Drainage Layout RHWVILLEP9_DR/01 Rev E
Surface Water Drainage Longitudinal Sections RHWVILLEP9_DR/10 Rev B
Foul Water Drainage Longitudinal Sections RHWVILLEP9_DR/15 Rev B
Engineering Layout RHWVILLEP9_EL/01 Rev E
Road Names & Chainages RHWVILLEP9_RD/01 Rev E
Street Lighting Layout RHWVILLEP9_RD/20 Rev F
Extent Of Pervious Paving RHWVILLEP9_RD/30 Rev E
Longitudinal Sections - Sheet 1 of 3 RHWVILLEP9_RD/50 Rev B
Longitudinal Sections - Sheet 2 of 3 RHWVILLEP9_RD/51 Rev B
Longitudinal Sections - Sheet 3 of 3 RHWVILLEP9_RD/52 Rev C
Cross Sections - Sheet 1 of 4 RHWVILLEP9_RD/60 Rev B
Cross Sections - Sheet 2 of 4 RHWVILLEP9_RD/61 Rev B
Cross Sections - Sheet 3 of 4 RHWVILLEP9_RD/62 Rev B
Cross Sections - Sheet 4 of 4 RHWVILLEP9_RD/63 Rev B
Large Refuse Vehicle Tracking Diagrams - Sheet 1 of 2 RHWVILLEP9_VT/01 Rev C
Large Refuse Vehicle Tracking Diagrams - Sheet 2 of 2 RHWVILLEP9_VT/02 Rev C
Shared vehicle areas & private drives RHWVILLEP9_CD-701 PT3

01 Reason: In the interests of clarity and to ensure that the development is undertaken in a satisfactory manner.

02 The unallocated and visitor parking spaces shown on drawing number RWBWOODP9B/GA/01 rev F by Mayer Brown 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.

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04 Prior to the operation of any street lights on site, details of ecological mitigation and in particular the need for lighting cowls shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

04 Reason: To ensure that the lights are not detrimental to the ecological interest on the site.

05 Prior to any work commencing on site, details of a scheme for protecting the proposed dwelling from external noise shall be submitted, and approved in writing by the Local Planning Authority. Such a scheme shall ensure that, upon completion of the development, the following noise criteria (as recommended in BS8233:2014) shall be met:

- i. all bedrooms shall achieve an 8-hour LAeq (23:00 to 07:00) of 30dB(A)
- ii. all living rooms and bedrooms shall achieve a 16-hour LAeq (07:00 to 23:00) of 35dB(A)
- iii. all private amenity spaces shall achieve a 16-hour LAeq (07:00 to 23:00) of 55dB(A)

05 Reason: To ensure that acceptable noise levels within the dwellings and the curtilages of the dwellings are not exceeded.

06 A noise validation report, demonstrating compliance with these noise criteria, shall be submitted to and approved by the Local Planning Authority before any dwelling is occupied. This assessment shall be conducted with windows open for ventilation, unless mechanical ventilation has been provided, in which case these tests shall be performed with such mechanical ventilation running. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

06 Reason: To ensure that acceptable noise levels within the dwellings and the curtilages of the dwellings are not exceeded.

07 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re enacting that order with or without modification) no development permitted by Part 1 of Class A of Schedule 2 in respect of plots 60, 65, 66, 90, 92, 103, 104, 109, 110 and 118 (as shown on approved plan Planning Layout CB_20_106_9B_201 Rev P) shall be carried out without the prior written consent of the Local Planning Authority.

07 Reason: To protect the amenities of the locality and to maintain a good quality environment because these plots are in prominent positions in the street scene or adjacent to the areas of publically accessible open space.

08 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re enacting that order with or without modification) no development permitted by Part 2 minor operations Class A of Schedule 2 shall be carried out without the prior written consent of the Local Planning Authority.

08 Reason: To protect the amenities of the locality and to maintain a good quality environment.

Informatives:

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

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

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

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

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

Winchester District 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.

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.