

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

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

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

- Location Plan 14.128.01 Rev A
- Indicative Site Plan 14.128.02 Rev C
- Indicative JA / Parking Layout 14.128.03 Rev. A
- Typical 3 Bed Semi Detached 14.128.SK20
- Typical 2 Bed Terrace 14.128.SK21
- Typical Corner Plot Semi's 14.128.SK22
- Typical Terrace 14.128.SK23
- Illustrative Landscape Layout S199(20)001 Rev B
- Site Survey including Woodland
- Road Centre Line Sections - Sheet 1 15-2448-611 P2
- Road Centre Line Sections - Sheet 2 15-2448-612 P2
- Road Centre Line Sections - Sheet 3 15-2448-613 P2
- Foul and Surface Water Drainage Strategy
- Combined Drainage Layout Overall Site Plan 15-2545-200 P2
- Pre-Development Impermeable Areas 15-2448-901 P1
- Post-Development Impermeable Areas 15-2448-902 P1
- Combined Drainage Layout Sheet 1 of 4 15-2448-2001 P2
- Combined Drainage Layout Sheet 2 of 4 15-2448-2002 P2
- Combined Drainage Layout Sheet 3 of 4 15-2448-2003 P2
- Combined Drainage Layout Sheet 4 of 4 15-2448-2004 P2
- Site Layout 15-2448-600 P2
- Site Sections Sheet 1 15-2448-601 P2
- Site Sections Sheet 2 15-2448-602 P2
- GCN Mitigation
- Ecology Assessment
- Woodland Trail Ecology Report
- Illustrative Landscape Plan Rev B
- Landscape Strategy
- Landscape Visuals
- Transport Assessment
- Arb Impact Assessment and Tree Protection Plan
- Woodland Management Plan with Woodland Walk

03 Reason: To define the scope of this permission.

04 The number of dwellings permitted to be constructed at the site shall not exceed 165.

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

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

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

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

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

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

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

(a) The layout, siting and scale of all buildings and structures, including the finished levels (above ordnance datum) of both the ground floor of proposed buildings and the surrounding ground levels
(b) The design and external appearance of all buildings and structures, including details of the colour and texture of external wall and roof materials to be used, with samples and/or sample panels of the materials to be made available and/or constructed on site for inspection by the Local Planning Authority where directed. This shall include the following external materials and detailing:

- The roofs materials on all buildings shall be clay plain tiles and/or natural slates.
- Where hipped roofs with clay tiles are proposed then clay bonnet hip tiles shall be used.
- The roof materials of porches shall be the same as those proposed on the host building or they shall be lead or an alternative metal. No GRP shall be used.
- The eaves and bargeboard details shall be a matt dark grey or matt black colour.
- All rainwater goods shall be black.
- Window frames and door frames shall be recessed by a minimum of 75mm.
- Window frames and door frames and doors shall be timber or metal.
- Garage doors shall be of a vertical slatted design.
- Brick elevations shall be of a 'soft stock' type.
- Only 'natural' timber cladding shall be used on elevations.
- Only clay plain tiles shall be used on elevations.
- Where garden boundaries are adjacent to the public realm they shall be constructed as walls.
- The external materials of the chimneys shall be the same as those used on the host building and no GRP shall be used.

(c) Details of the width, alignment, gradient and type of construction proposed for the roads and footways including all the relevant cross-section and longitudinal sections showing the existing and proposed levels together with the details of street lighting and the method of disposing of surface water, and details of a programme for the making up of the roads and footways.

(d) Hard and soft landscape details including:

- i. a landscape design showing the planting proposed to be undertaken
- ii. the materials to be used for paved and hard surfaces including finished ground levels, the location and design of street furniture, signs, lighting, refuse storage units and other minor structures to be installed thereon

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

- iii. contours for all landscaping areas
- iv. details of all trees, bushes and hedges which are to be retained
- v. the position, design and materials of all proposed boundary treatments (including all walls, fences and other means of enclosure)
- vi. tree pit details, sections and detail plans showing how any street tree planting will thrive and grow without lifting adjoining paving
- vii. the location of all landscape planting in relation to existing and proposed underground services
- viii. planting plans and schedules of plants, noting species, sizes and numbers/densities of the trees and shrubs to be planted
- ix. lighting to roads, footpaths and other public areas, and
- x. a written specification for the landscape works (including a programme for implementation, cultivation and other operations associated with plant and grass establishment).

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

1. a plan showing the location of, and allocating a reference number to, each existing tree which has a stem with a diameter (when measured over the bark at a point 1.5 metres above ground level) exceeding 75mm, identifying which trees are to be retained and the crown spread of each retained tree
2. details of the species, diameter (when measured in accordance with (1) above), approximate height and an assessment of the health and stability of each retained tree
3. details of any proposed topping or lopping of any retained tree
4. details of any proposed alterations in existing ground levels and of the position of any proposed excavation within the crown spread of any retained tree.

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

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

08 The reserved matters application shall be accompanied by:

- a) A detailed surface water and foul drainage scheme. The scheme shall include detailed engineering plans, supporting calculations, materials plans and cross sections for all required infrastructure. The scheme shall be managed and maintained in accordance with the approved details.
- b) Details of the provision being made for the storage of waste.
- c) A Construction Management Plan to include the following details:
 - Measures to be undertaken to minimise impacts on surrounding land.
 - Timetable and dates for stages of the development, including land restoration at the completion of construction works.
 - Measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway. No lorry shall leave the site unless its wheels have been cleared sufficiently to prevent mud being carried onto the highway.
 - Provisions to be made for the parking and turning of operative and construction

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

vehicles during the period of development including times of movement so as to avoid peak period traffic, neighbour notification, use of pointsmen etc.

- Dust suppression, mitigation and avoidance measures.
- Measures for minimising construction waste and provision for the re-use and recycling of materials.
- Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- A traffic management plan for construction vehicles entering and leaving the site, including times of movement so as to avoid peak period traffic, neighbour notification, use of pointsmen etc..
- Floodlighting and security lighting. (note: this must be directed in such a way as not to cause nuisance to adjoining properties or adjacent highway).
- Code of Construction Practice for all works and operations on the site.
- Measure to be taken to prevent contaminants from entering watercourses or the water environment and to protect drainage infrastructure.
- Use of fences and barriers to protect adjacent land, footpaths and highways.

The Construction management plan shall be adhered to throughout the duration of the construction period.

d) A statement demonstrating that all homes meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes).

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

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

09 Works shall be carried out in full accordance with the specific recommendations and mitigation measures set out in section 5 of the submitted EcoSupport Ecological Assessment, Sandyfields, Colden Common, of March 2016, in the submitted badger mitigation strategy by Julian Brown Consultancy Ltd dated 23rd April and in section 4 of the submitted Great Crested Newt Survey, Assessment & Mitigation Strategy Rev March 2016 by Adam Jessop unless otherwise approved in writing by the Local Planning Authority.

09 Reason: In order to secure adequate ecological mitigation and enhancement, including with regards to protected species.

10 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference FOR19408wmp written by M Welby and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

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

11 The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with FOR19408wmp. Telephone 01962 848210.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

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

12 The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848210.

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

13 No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Impact Appraisal and Method Statement FOR19408wmp.

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

14 Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Method Statement FOR19408wmp shall be agreed in writing to the Local Planning Authority.

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

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

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

16 A pre-commencement meeting will be held on site before any of the site clearance and construction works begins. This will be attended by the site manager, the appointed arboriculturalist and the Local Planning Authority tree officer.

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

Informatives

01. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

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

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

Local Plan Part 2 - Development Management and Site Allocations: CC1, DM1, DM5, DM14, DM15, DM16, DM17, DM22, DM23, DM25

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

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

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

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

07. The applicant is advised that one or more of the Conditions attached to this permission

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

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

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

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

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

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

09. A formal application for connection to the water supply is required in order to service this development, please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire, S02 2SW, Tel: 0330 3030119 or www.southernwater.co.uk

Planning Committee

Update Sheet

21st April 2016

The information set out in this Update Sheet includes details relating to public speaking and any change in circumstances and/or additional information received after the agenda was published.



Winchester
City Council

Working in Partnership



South Downs
National Park Authority

Item No	Ref No	Address	Recommendation
05	SDNP/15/06425/FUL	Blue Moon, Green Lane, Hambledon, Hampshire	REFUSE

Agenda Page: 110

Officer Presenting: Jane Rarok

Public Speaking

Objector:

Parish Council representative:

Ward Councillor:

Supporter: Ian Donohue (Agent – Southern Planning Practice)

Update

None

Item No	Ref No	Address	Recommendation
06	14/01993/OUT	Sandyfields Nurseries, Main Road, Colden Common, Winchester	PERMIT

Agenda Page: 120

Officer Presenting: Simon Avery

Public Speaking

Objector: Mr Barnes & Kirsten Gray or Steven Smallman (Pro Vision)

Parish Council representative: Cllr Maggie Hill

Ward Councillor: Cllr Izzard & Cllr Susan Cook

Supporter: Steve Carrington (Applicant)

Update

A letter has been submitted to the Council from solicitors acting for Welbeck Strategic Land LLP, one of the objectors to this application. The majority of the points raised in this letter are already covered in the officer report, however, the points are summarised and addressed as follows:

Objections / points raised in the letter

1. The application should be refused until the application site is confirmed as a LPP2 allocation and the policy has not changed since the Welbeck and Bargate applications were refused last year on policy grounds.
2. The application cannot be approved due to the lack of consultee response from SDNPA.
3. The proposed walkway within the woodland cannot be delivered.

4. The report does not address loss of employment.

5. The management of the woodland would not satisfy paragraph 204 of the NPPF and tests within Regulation 122 of CIL Regulations 2010.

6. The officer's report does not balance the harms arising from the application against the benefits.

7. The application contains errors in that the supporting Landscape and Visual Impact Assessment only assesses the impact of 140 dwellings rather than 165 and the plans attached to the committee agenda shows Stratton's Copse as part of the application site.

Response of WCC

1. This point is addressed in the report under the heading 'Principle of Development'. In the context of the presumption in favour of sustainable development in the NPPF applications can be approved in advance of LPP2 being adopted if the proposal fully conforms to the requirements of emerging policy CC1 and meets other general planning requirements. The Council has already approved a number of other sites in advance of LPP2 under such circumstances. The Government does not expect Local Planning Authorities to refuse planning permission on grounds of prematurity, especially as the Local Plan hearing is due to start on 12 July. However, the Bargate and Welbeck sites referred to are not the community's preferred sites for residential development.

2. The SDNP were consulted on 22 March 2016. Their comments are expected prior to the planning committee meeting but have not been received in time for the update sheet. In regard to this application the SDNP is not a statutory consultee as the site is not within the National Park (Stratton's Copse is not itself within the application site but is within the ownership of the applicant). In this matter the Council has undertaken appropriate consultations and given the SDNP the opportunity to respond. The fact that a consultee does not respond, does not prevent the Local Planning Authority from taking a decision.

3. The proposed woodland is within the ownership of the applicant and their intention is to transfer this to the Parish Council. This requirement is proposed to be secured through a legal obligation. Access to the woodland makes an important contribution towards the open space requirements of the development and such access was advocated by the SDNP when they were consulted about the allocation of the site under LPP2. If however this aspect of the development cannot be secured through a s106 obligation then the requirements of the development would have to be re-assessed by the Committee at a subsequent meeting. This is no different to any other application granted subject to the provisions of a s106 obligation. It needs to be borne in mind however that the woodland is within private ownership and currently does not benefit from any specific management, whereas under these proposals it would be managed and controlled by the Parish Council in line with the Woodland Management Plan which would be to the long term benefit of the woodland and the community.

4. Loss of employment is not directly addressed within the report since this is a site

allocated for residential development. The impact of development / loss of existing uses has therefore been assessed as part of the LPP2 process. Even if there were a requirement to consider it further at this stage, Policy CP9 of the LPP1 which deals with loss of employment states that losses will only be permitted where retaining a business use would not be reasonable having regard to a number of considerations. These include the strength of local demand for the type of accommodation and the benefits of the proposed use compared to the benefits of retaining the existing use. In this case the benefits of the proposed use, i.e. housing development to meet the needs set out in the LPP1, outweigh the benefits of retaining the existing use.

5. The woodland is part of the open space required by Policy CC1 and it forms a necessary part of the application. As such it is considered to satisfy the relevant legal tests being necessary to make the development acceptable, directly related to the development and fairly and reasonably related in scale to the development. The fact that it is not within the red line does not prevent it from being included within a s106 obligation. The reason it has been omitted from the application site is because it falls within the area for which the SDNPA is the local planning authority.

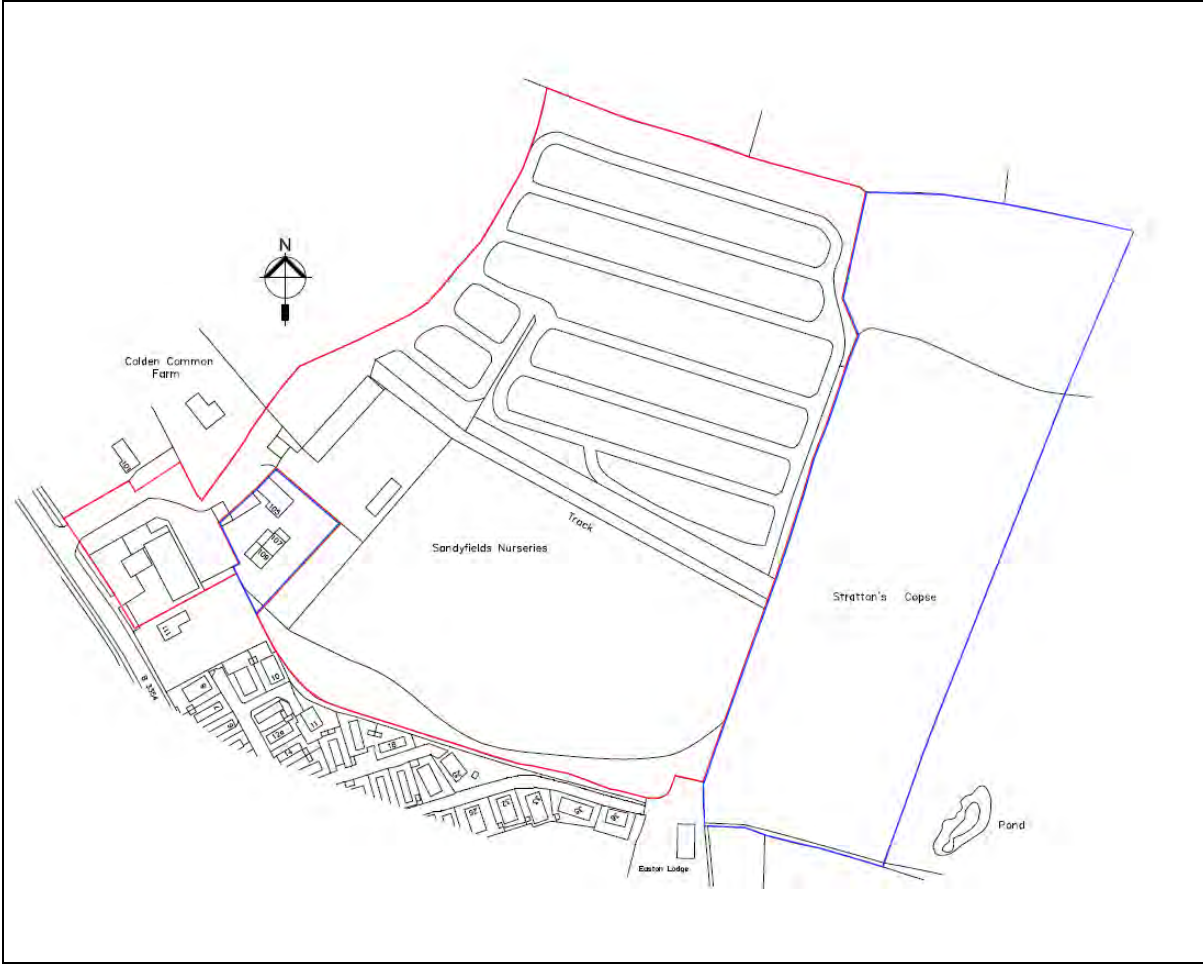
6. The officer's report provides a balanced judgement on the proposed scheme.

7. The Landscape and Visual Assessment (LVIA) supporting the application refers to 140 dwellings rather than 165 due to an earlier masterplan showing less housing. However, the difference has no material bearing on the findings of the LVIA as the earlier iteration of the masterplan proposed housing fundamentally within the same parameters as the current scheme.

The applicant has also submitted a revised Affordable Housing plan (drawing no. 14.128.03 rev B), following discussions with the Council's Strategic Housing officer to improve the distribution of affordable housing across the site.

It is noted that there is an error in the report on page 134 where it states that that details of the proposed walkway will form part of the reserved matters application. This is not the case as reserved matters can only be submitted in relation to the redline application site itself, whereas the woodland is outside of this area. However, the submitted Landscape and Public Open Space Strategy and Woodland Trail and Woodland Management Plan provide details of how the access to the woodland would function and the details and operation of this would be undertaken by the Parish Council.

It is also noted that the location plan issued with the committee report incorrectly shows the woodland at Stratton's Copse within the redline of the application site. The location plan below correctly shows the application site outlined in red and land in the applicant's ownership in blue.



Item No	Ref No	Address	Recommendation
07	15/02765/FUL	Land Junction of Sandy Land and Bull Lane, Waltham chase	PERMIT

Agenda Page: 144

Officer Presenting: David Rothery

Public Speaking

Objector: Mrs Bostock
Parish Council representative:
Ward Councillor: Cllr Linda Gemmell
Supporter: Robin Reay (Luken Beck)

Update

Revised layout

Amended plans have been submitted to reflect minor changes in the layout of plots 1- 21 in the northern part of the site and to plot 38 along the southern edge of the development.

Recommendation

Delegate to the Head of Planning to amend the wording of condition 24 'Approved

Appendix C

South Downs National Park Authority consultation response to Sandyfields Nurseries

14/01993/OUT

21 June 2016

Winchester City Council
City Offices
Colebrook Street
Winchester
SO23 9LJ

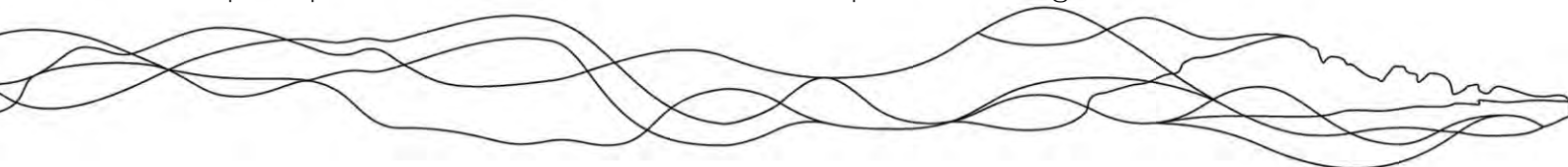
Dear Simon Avery

South Downs National Park Authority response: 14/01993/OUT Major housing development of 165 homes at Sandyfields, Colden Common

The National Park Authority have previously outlined our concerns in relation to the Strattons Copse, which is ecologically sensitive, being a SINC, semi-natural ancient woodland and containing protected species. We remain of the same opinion, that whilst sensitive access could be facilitated, this should not be relied upon as the open space provision for the whole residential development but should merely complement it. This is particularly important as there is a short fall of green infrastructure already within the parish. It is appreciate that this could potentially impact on the number of dwellings that could be delivered on this site. Reliance of the site could further degrade the Copse, rather than provide overall ecological enhancements which everyone is seeking to achieve.

The planning committee report still shows the former red line boundary and includes the Copse and it is considered that this could have been amended as it further confuses matters. The outline application should also reduce the number of houses applied for, as a small number will be delivered adjacent the main road outside of the application site (albeit it is acknowledged that this is a small difference). . The current provision of open space within the layout is considered too small for the number of units applied for.. The Copse has not been allocated as open space in the South Downs Local Plan Preferred Options 2015 either.

The northern access to the surrounding woodland is likely to be more ecologically sensitive, however no surveys appear to have been carried out to date. Connections to existing footpaths across the existing paddocks would have less impact. This has been a strong preference throughout the planning process, linking to the recreation ground. There should be a comprehensive green infrastructure strategy for the associated allocations in Colden Common (some 250 homes over the plan period), which links up existing and new open space. This would mean that the Copse is a through route rather



than a circular walk within the copse itself. The woodland management plan does not show this or the potential connection.

Annual monitoring of any detrimental effects of public use of the Copse, such as the trampling or uprooting of wild flowers will be crucial. Management of the rhododendron identified on the western edge of the meadow will be important as well as any other invasive species in the future. The location of the new badger sett may be problematic from our initial assessment.

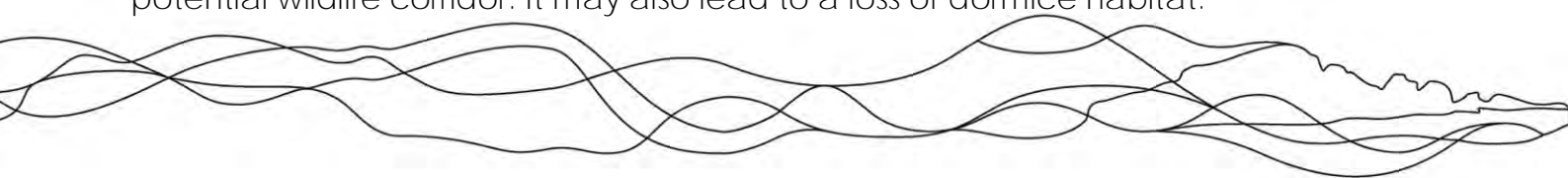
We have limited information regarding the S106 agreement and future management arrangements for the copse and would wish to be party to this.. The maintenance team at the parish council are likely to require training from specialists in regard to future management (and it would be helpful if this included the wider network of waterbodies under management). The Amphibian and Reptile Conservation Trust (ARC) may also be able to provide further advice in this regard. Wildlife kerbs should be incorporated given the amphibians present as part of the mitigation strategy within the housing development is another suggestion to maintain ecology across the site.

Our particular concerns have been raised in the pre-application response to the developer, which is attached to this letter as an appendix, planning reference SDNP/16/00225/PRE. The re-consultation was carried out prior to our comments being issued therefore the developer has not had time to review these and address comments made. We will not repeat issues raised within the letter as this forms part of our consultation response.

It has also been problematic to provide a comprehensive response on the additional information within the time constraints, therefore specialist advice, specifically in relation to ecology, has not been able to be carried out.. The SDNPA request that the planning committee decision is deferred in an attempt to reconcile issues identified collectively, which we are keen to achieve.

Whilst Winchester City Council appear to be satisfied that no adverse impact will occur to the SINC, protected species or the wider surrounding woodland, The Authority are not sufficiently persuaded that this is the case.. Specialist comments have not been uploaded or not felt to be comprehensive enough, looking particularly at areas previously highlighted as an area of concern. The Planning Committee report does not assess the impacts the development will have on the National Park purposes and duty or the development plan within the Copse e.g. the Joint Core Strategy, the saved Local Plan policies and the South Downs Local Plan Preferred Options (September 2015). Therefore the assessment is considered limited in regard to the protected landscape.

Examining the proposed new residential layout, the woodland belt within the two parcels of land would be removed for example, but this could be a potential wildlife corridor. It may also lead to a loss of dormice habitat.



Retaining these or creating alternative habitat creation, connecting the surrounding countryside with the development is important. The tree survey has not addressed this removal and it is not clear that the replacement trees would have the same value due to limited space provided in the illustrative layout. The scheme appears to be car dominated given the relative high density and layout of the development shown. There is a limited transition from the development and the National Park boundary too. The external boundary trees surrounding the development have significant amenity value too and help to minimise landscape concerns. Some of these are situated outside of the boundary of site, and root protection issues may occur.

The submission does not include a lighting strategy as suggested by our dark night sky lead and this is considered to be particularly important given the nocturnal species present.

In conclusion, the SDNPA maintains its objection to the residential development given the above and enclosed concerns within the attached pre-application response.

Yours

Rob Ainslie
Development Management
South Downs National Park Authority

Enc SDNP/16/00225/PRE pre-application response

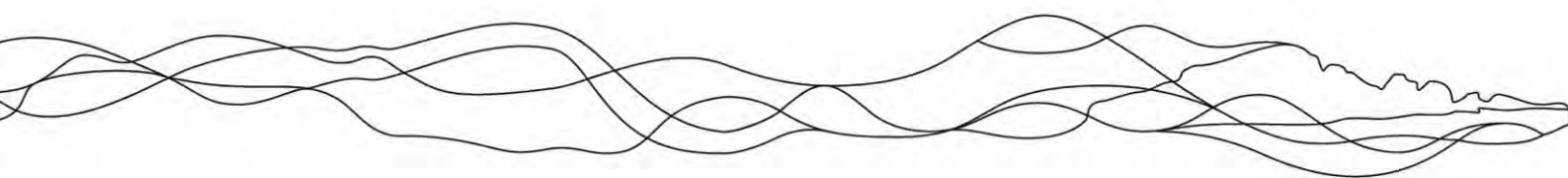
South Downs Centre, North Street,
Midhurst, West Sussex, GU29 9DH

T: 01730 814810

E: info@southdowns.gov.uk

www.southdowns.gov.uk

Chief Executive: Trevor Beattie



Appendix D

Solicitors Letter from Osbourne Clark to WCC (on behalf of Wellbeck)



By Post & Email

Mr Simon Finch
Head of Planning Management
Winchester City Council
Colebrook Street
Winchester
SO23 9LJ

Our reference JGB/1006902/O28932339.1/NXM

Your reference

15 April 2016

Dear Sirs

Proposed 165 dwellings and associated works at Sandyfields, Main Road, Colden Common (the "Site") (Application 14/01993/OUT) (the "Application")

We are instructed by Welbeck Strategic Land LLP ("**Welbeck**") in this matter.

Welbeck submitted an application (reference 15/02043/OUT) in respect of the proposed development of up to 70 dwellings on Land East of Highbridge Road, Colden Common, Hampshire SO50 6HW (the "**Welbeck Application**"). This was refused by Winchester City Council (the "**Council**") on 15 December 2015 and an appeal submitted to PINS (reference APP/L1765/W/16/3143886).

We are also aware that two other planning applications at Colden Common submitted by Bargate Homes ("**Bargate**") (references 15/01149/OUT and 15/01151/OUT) have been refused and they are also subject of appeals submitted to PINS (the "**Bargate Applications**").

The Application is to be presented to the Council's Planning Committee on 21 April 2016 and we have had the opportunity to review the report prepared for the Planning Committee.

For the reasons identified below, the grant of planning permission would be unlawful.

1. Failure to take into account material considerations

A decision-maker will err in law if he fails to take into account a material consideration. The tests to be applied in deciding whether or not a consideration was material and so ought to have been taken into account by a decision-maker were set out by Glidewell LJ in *Bolton Metropolitan Borough Council v SSE (1990) 61 P & CR 343, at 352*. They can be summarised as:

- (a) The decision-maker ought to take into account a matter which might cause him to reach a different conclusion to that which he would reach if he did not take it into

Osborne Clarke LLP
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account. The verb "might" means where there is a real possibility that he would reach a different conclusion if he did take that consideration into account.

- (b) If a matter is trivial or of small importance in relation to the particular decision, then it follows that if it were taken into account there would be a real possibility that it would make no difference to the decision, and thus it is not a matter that the decision-maker ought to take into account.
- (c) There is clearly a distinction between matters that a decision-maker is obliged by statute to take into account and those where the obligation to take into account is to be implied from the nature of the decision and of the matter in question.
- (d) If the validity of the decision is challenged on the ground that the decision maker failed to take into account a matter that might have caused him to reach a different decision, it is for the judge to decide whether it was a matter which the decision-maker should have taken into account.
- (e) If the judge concludes that the matter was "fundamental to the decision", or that it is clear that there is a real possibility that the consideration of the matter would have made a difference to the decision, he is entitled to hold that the decision was not validly made.

This approach is confirmed in paragraphs 8 and 9 of the National Planning Policy Framework.

With regard to the Application, the following material considerations are relevant:

A: Application of Policy Local Plan Part 2 (LPP2)

The draft LPP2 is still subject to a number of unresolved objections and has not been independently examined. These unresolved objections include objections to the principle of allocating the Application site for housing purposes and the capacity of the site. The Application should therefore be refused until the Site is confirmed as an allocation in LPP2 following the Examination in Public.

B: The Welbeck Application and the Bargate Applications

One of the reasons for refusal of the Welbeck Application was "The proposal would be so significant that to grant permission would undermine the Local Plan Part 2 process by predetermining decisions about the scale, location or phasing of new development that are central to the emerging Local Plan, which is at an advanced stage but not yet formally part of the development plan".

There is no evidence produced by the Council in the Committee report to show how the policy position on LPP2 has changed since the determination of the Welbeck application and the Bargate Applications. In the circumstances the grant of planning permission in favour of the Application would be unlawful and further would prejudice the consideration of the Welbeck Application and the Bargate Applications at appeal.

This is particularly so given the Application is demonstrably worse in sustainability terms than other sites at Colden Common and the sustainability of the Site is fundamental to the decision to be reached by the Council in determining the Application. Indeed, there is a requirement imposed on decision makers to exercise their functions with the objective of contributing to the achievement of sustainable development.

It would be perverse and wholly unreasonable for the Council to grant planning permission for the Application without providing a clear and reasoned justification for doing so having argued

elsewhere that allowing potential alternative sites ahead of the adoption of LPP2 would predetermine decisions on the emerging LPP2.

C Lack of consultee responses - Stratton's Copse

We also understand there have not been responses received from statutory consultees such as the South Downs National Park Authority (SDNPA).

The applicant has made the 'offer' of public access to Stratton's Copse an important and integral benefit of the proposed development. However, for planning purposes, the Copse lies outside of the administrative authority of the Council and is a matter for consideration by the SDNPA. Any planning conditions or obligations should be capable of being enforced by the local planning authority which has planning responsibility over the Copse not a neighbouring planning authority.

Unless or until the SDNPA 'approves' the proposals for Stratton's Park as a separate application and confirms the absence of any adverse impacts associated with the adjacent proposed housing development then planning permission cannot be given

The Council should not determine the Application until these responses are received as they may have a fundamental impact upon the consideration of the Application. A clear example of this is in relation to the managed access to the woodland, rather than await comments from the South Downs National Park, reliance is placed upon the Council's "specialist officers" assessment of the various documents and their conclusion that public access to the woodland can be achieved and managed in a fashion which will provide an accessible natural green space for the community while also protecting and enhancing the biodiversity of the woodland.

This conclusion cannot be lawfully reached until a response has been received from the South Downs National Park.

D Delivery of the walkway

Further, a conclusion is reached that *"Further details of the walkway will need to be provided at reserved matters"*. This conclusion is flawed as the details of the walkway cannot be approved at reserved matters as the walkway was not included within the Application and will not form part of any planning permission granted.

A check on the SDNPA list of applications which have been received does not include one for the erection of the boardwalk through this ancient woodland and for the change of use to enable public recreation.

Accordingly, particularly because of the administrative matters, there can be no certainty or guarantee that this alleged benefit can and will be delivered as part of the development.

We note the response to the pre-application regarding public access to Stratton's Copse: SDNP/16/00225/PRE | Provision of managed public access to Stratton's Copse as part of a wider public open space strategy for a residential development on adjacent land | Sandyfields Nurseries 103 Main Road Colden Common Winchester Hampshire SO21 1TB

"In conclusion, there are significant concerns that the proposal would fail to comply with the SDNPA's purpose 1 to conserve and enhance the natural beauty, wildlife and cultural heritage. Whilst policy supports improved green infrastructure and the management of woodlands, the submitted information is insufficient in respect of details and strategy to assess whether the impact on ecology can be appropriately mitigated."

There is therefore no evidence before the Committee the walkway can be delivered. In fact, as the walkway does not form part of the Application it cannot be delivered and there is no

evidence before the Committee that the provision of any walkway would be supported by SDNP.

We note that a response from SDNP dated 11 December 2015 states:

If the applicant wishes to remove the SDNPA area from the scheme, the SDNPA will still be the neighbouring/adjoining Local Planning Authority (LPA). Given the proximity to the sensitive area, the SDNPA would be party to the S106 if minded to approve (through mitigation measures e.g. management of the woodland). If issues cannot be resolved and the SDNPA is not able to enter into the S106 agreement, this will become a significant issue to the developer.

E: Failure to consider relevant planning policies regarding loss of employment land

There remains no consideration about how the redevelopment of the site for housing purposes conflicts with Policy CP9 of the Local Plan Part 1 which seeks the protection of employment opportunities, namely in this case external storage falling within Class B8.

Indeed, the description of development for the Application to extend the caravan storage use specifically refers to a 'Change of use of existing field to caravan and mobile home storage site (B8); to provide an additional 196 spaces to the existing caravan and mobile home storage facility and erection of a new office building'.

It is also pertinent to note that when the Application was submitted to extend the storage facility in 2012 the need for planning permission in the open countryside was justified by some 130 people on a waiting list to park caravans at Sandyfields. It is clear that the storage use is currently a facility valued by the local community. Further, there are no indications from the applicant that alternative caravan/open storage provision is made.

We also note no reference to policy CP9 is made in Informative three which lists the development plan policies the Council has taken into account in reaching its decision.

2. Failure to comply with paragraph 204 of the National Planning Policy Framework and Regulation 122 of the Community Infrastructure Regulations 2010 (as amended).

The Committee report includes in the matters to be secured by way of a S106 Agreement "management of the woodland".

As the woodland is not included within the planning application redline, the requirement to provide management of the woodland must be assessed against the legal tests in Regulation 122 namely that the planning obligation is:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

It is therefore unlawful for the Committee to place weight upon the management of the woodland in determining the Application as the assessment of this obligation against the Regulation 122 test has not been satisfied. This failure highlights the illegality of the Council in determining the Application before receiving a response from the SDNP especially given the SDNP's position regarding the S106 Agreement as detailed at paragraph 1 (E) above. .

3. **Failure to carry out a balancing exercise**

At no point in the Committee report is a balancing exercise carried out to assess the harm of the Application (as identified in the numerous objections) against any benefits the Application may have. This is of particular relevance given there is no analysis of the Welbeck Application and the Bargate Applications in the Committee report.

4. **Errors in the Application**

- (a) The LVIA only assess the impact of 140 dwellings. The Application is for up to 165 dwellings and therefore the LVIA is an inadequate document upon which to approve the Application.
- (b) Stratton's Copse is shown as forming part of the Application site on the plan included in the Committee report. As set out above, Stratton's Copse does not fall within the administrative authority of the Council

Next Steps

1. The Application and the Committee report are legally flawed. The issues raised in both the Application and the Committee report are of such significance to the determination of the Application that they cannot be properly addressed by way of an update report to members of the Planning Committee.
2. The Application should be refused by the Planning Committee on the basis of the comments above.
3. Any permission granted by the Council pursuant to the Application will be challenged by way of judicial review

Please contact John Baird of this firm with any queries.

Yours faithfully



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Hampshire Highways consultation response to Sandyfields Nurseries 14/01993/OUT



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<i>Enquiries to</i>	Joe Malone	<i>My reference</i>	6/3/5/353
<i>Direct Line</i>	01962 813863	<i>Your reference</i>	14/01993/OUT
<i>Date</i>	20 th April 2016	<i>Email</i>	Joe.malone@hants.gov.uk

For the attention of Simon Avery

Dear Sirs

Outline planning application for residential development of 165 dwellings and associated public open space following change of use of land and demolition of existing buildings at the Sandyfields Nurseries, Colden Common.

I write in regard to my previous consultation response on the above planning application.

My previous response detailed a number of areas which needed to be addressed by the applicant:

- Further consideration of trip distribution and the impact that different journey purposes have on the assessment;
- Multi Modal trip generation data;
- Further count data to validate the one day survey undertaken;
- Consideration of improved pedestrian and cycle connections, and improved bus waiting facilities;
- Revised junction assessments;
- Additional information for Travel Plan.

I have now been provided with additional information which I have assessed and my comments are below.

Traffic Impact

In Hampshire County Council's previous response further details of the application site's trip generation and trip distribution were requested.

Trip Generation

The applicant has updated the methodology to calculate the sites vehicular trip generation. The TRICs assessment has been updated to include sites solely listed in the type of site category 'Edge of Town' and 'Suburban'. I can confirm that the trip rate calculated is suitable for use in this assessment.

The outcome of this assessment is that the development is likely to lead to an additional 105 two way trips in the AM peak and 100 in the PM peak as per the following table:

Table 6.1 – Vehicular Trip Generation

	AM Peak (08:00-09:00)			PM Peak (17:00-18:00)		
	Arrive	Depart	TOTAL	Arrive	Depart	TOTAL
Trip Rates	0.171	0.466	0.637	0.375	0.228	0.603
Trips	28	77	105	62	38	100

Trip Distribution

The applicant has updated the method to derive trip distribution and assignment onto the local highway network to also include consideration of education and shopping/ leisure trips. This results in 80% heading north out of the development during the AM peak hour while 20% head south and is considered to be realistic.

Baseline Traffic Data

Further count data to validate the one day survey has been provided.

Repeat Automatic Traffic Count (ATC) surveys were commissioned and were placed in the same location as the original ATC on B3354 Main Road in the vicinity of the site access in January 2015. A comparison between average weekday two-way flows between July 2014 and January 2015 surveys revealed similar traffic flows within the AM Peak and a reduction in traffic during the PM Peak as shown by the Table below.

Survey	AM Peak	PM Peak
July 2014	453	514
January 2015	456	413
% Change	0%	-20%

It is therefore considered that the baseline traffic flows previously recorded in July 2014 for use in the assessment and junction modelling was robust.

However upon inspecting the traffic count data it is considered that the applicant has identified the wrong AM peak hour to be used in the capacity assessments. Northbound flows recorded between 07:00 and 08:00 are seen

to be significantly higher than the 08:00 – 09:00 period that was used in the transport assessment. Using the lower flow peak hour will result in the junction models underestimating available junction capacity.

The junction capacity models will need to be amended with the relevant peak hour flows in order to determine the level of impact the development may have on the junctions. The amended capacity models will then be used to inform and agree the level of mitigation required to offset the development's traffic impact.

The modelling work undertaken so far demonstrates that while the level of impact at these junctions is modest, it does also show that the junctions assessed are approaching capacity during certain periods and mitigation measures will need to be agreed.

Pedestrian and Cycle Connections

My previous response required the applicant to further consider walking and cycling connections to local destinations. The applicant has confirmed that the footways along Main Road are at a minimum of 1.6m wide which is above the required minimum as set out by the DDA guideline minimum of 1.5m. Street lighting between the site and local destinations is not continuous and may deter some journeys being made on foot during darker periods of the year.

There is reasonable access to local schools and other facilities which are located approximately 1km from the site. To encourage sustainable travel from the site, safe and attractive walking and cycling routes will need to be established where possible. To support this, a financial contribution will need to be secured which can be used in part towards delivering walking and cycling improvements in the local area.

Updated Pedestrian Accident Data

The applicant has provided a 5 year study of the most recent Personal Injury Accident (PIA) data available. The study found that 23 injury accidents had taken place within 1km of the site. Out of the 23 accidents 3 were classified as severe while 20 were classified as slight.

The predominant causes of accidents appear to be due to road user error rather than underlying issues with the geometry of the local highway network. It has been concluded that overall there are no trends that suggest the additional traffic as a result of the development proposals would significantly worsen the safety situation on the local highway network.

Access

The proposals have been reviewed by Hampshire County Councils Section 278 highways engineers and have been deemed to be technically acceptable and deliverable with the extent of the highway or land controlled by the

applicant. The works will be subject to detailed design check and Section 278 agreement with Hampshire County Council.

Travel Plan

I can confirm that an updated Travel Plan has been provided however it has not been possible to review it in the timescale given. The travel plan will need to be agreed and measures secured prior to signing the S106 Agreement.

Contribution

A contribution is necessary in order to off-set the wider transport and highway impacts of the development and to encourage greater use of non-car based transport.

The contribution will be based on the increase of multi modal trips associated with the development based upon the known cost of providing transport infrastructure to support development.

However it is not possible to consider further mitigation including specific contributions towards local infrastructure until my comments on the Transport Assessment have been suitably addressed.

Recommendation

Whilst a number of the matters raised in my previous response have been satisfactorily addressed, there are still areas of work relating to the traffic assessment work and the level of mitigation required that are still to be resolved. I recognise that the application is being determined by committee on the 21 April and I am satisfied that the matters identified in this response that need to be addressed can be resolved through the delegated authority you are seeking from the committee. Whilst I am not able to provide a formal recommendation at this stage I am satisfied that the proposals can be finalised, subject to agreeing the final package of mitigation, which for the avoidance of doubt could include infrastructure improvements or financial contributions. I would be happy to formally update this recommendation once full agreement has been reached on these matters, together with conditions and S106 provisions.

I trust the above is clear but please contact Joe Malone on the above number should you wish to discuss further.

Yours faithfully

Ben Clifton
Transport Team Leader - Highways Development Planning

South Downs National Park Authority pre-application response SDNP/16/00225/PRE

Foreman Homes LTD
Unit 1, Station Industrial Park
Duncan Road
Park Gate
Southampton
Hampshire
SO31 1BX

Our Ref: SDNP/16/00225/PRE
Contact Officer: Jean Chambers
Tel. No.: 01730 819203

22 March 2016

Dear Foreman Homes LTD

RE: Pre-Application Advice - Provision of managed public access to Stratton's Copse as part of a wider public open space strategy for a residential development on adjacent land.

Site Address: Sandyfields Nurseries, 103 Main Road, Colden Common, Winchester, Hampshire, SO21 1TB

Thank you for your correspondence received 18 January 2016 seeking pre-application advice.

Site Description and Proposal

Pre application advice is sought for the provision of managed public access to Stratton's Copse as part of a wider public open space strategy for residential development on adjacent land. The Copse is a 2.6 hectare woodland previously understood to be used for informal recreation by the owner and paintball activities.

The woodland is designated as an Ancient Semi Natural Woodland with primarily English oak and ash, the eastern section is poorly drained.

The proposal would provide managed public access through the copse using boardwalk for wetter areas and low impact 'no dig' cellular confinement systems for the routes. Cleft chestnut pale fence would be used at the start of the path to keep people from straying into species rich areas. There would be an information board at the entrance.

Some thinning would be required and a coppicing regime introduced to improve conditions for ground flora. The programme of work would run over a 5 year period, thereafter a review of objectives and management plan would occur. Longer term, every 2-3 years, trees would be surveyed and reviews undertaken to ensure the objectives are adjusted as required.

Bear's Copse is located to the east of the site, Chalk Dell Copse is located to the north.

Relevant Planning History

14/01993/OUT for proposed 165 dwellings and associated works, pending consideration (Winchester City Council)

14/00179/SCREEN for 150 dwellings, Winchester City Council. 2014

SDNP/15/04975/PA16 Replacement of existing 3 no. antennas with 3 no. new antennas and installation of 2 no. additional equipment cabinets and development ancillary thereto situated within the established compound. Granted 27.11.2015

Policy Context

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the Winchester District Local Plan (2006). The relevant policies to this application are set out below.

National Planning Policy Framework (NPPF) and Circular 2010

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect on 27 March 2012. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 115 that great weight should be given to conserving landscape and scenic beauty in the National Parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.

National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of their areas;
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well being of the local community in pursuit of these purposes.

Relationship of the Development Plan to the NPPF and Circular 2010

Winchester Local Plan Part 1- Joint Core Strategy Adopted 2013

Policies:

MTRA4 Development in the Countryside
CP7 Open Space Sport and Recreation
CP15 Green Infrastructure
CP16 Biodiversity
CP19 South Downs National Park

South Downs Partnership Management Plan

Policies: 1, 3, 4, 19, 28

Outcomes: 1, 2, 3, 9

NPPF

Planning Policy

The following policies of the Winchester District Local Plan (2006) are relevant to this application:

WNCE28 - (WN)Sustainable Facilities
WNDP3 - (WN)General Design Criteria
WNDP4 - (WN)Landscape And The Build Environment
WNDP5 - (WN)Design Of Amenity Open Space

Planning Assessment

Principle

The proposal seeks advice for using a 2.6 hectare woodland, Stratton's Copse for public access in connection with a pending outline application, reference 14/01993/OUT with Winchester City Council for 165 dwellings on the adjoining site. The principle of linking development to multi user networks is supported especially where it offers an opportunity to restore and connect wildlife habitats. This needs to be considered cautiously to ensure appropriate control within protected landscapes. The Woodland Management Plan highlights sensitivities on this site; great crested newts, orchids and other important species/habitats. It is therefore important that an application demonstrates that the facility offered delivers an appropriate balance between public access and enhanced biodiversity against potential harm.

The National Park have raised objection to the outline application with concerns that the adjacent site does not have the capacity to accommodate 165 dwellings. It has not been demonstrated that all open space can be provided within the development itself (excluding the reliance on the sensitive Stratton Copse woodland area) and provide an overall enhancement to ecology. Notwithstanding the above, this advice focuses on the pre application request for the use of Stratton Copse.

Visual impact, Layout and design

The 'Design Principals' plan indicates that between the residential development and woodland edge, works would be undertaken to provide informal tree planting to enhance the parkland and woodland edge character; retention and enhancement of woodland eco-tone (rough grass, wildflower meadow and fine meadow swathes) and native buffer planting to support existing habitats. No detailed layout of the anticipated access routes within the copse has been provided. The Landscape Officer considers that in general the proposals are well thought out and take on board the sensitivity of the Ancient Woodland. It is recommended that a detailed design of all construction within the woodland would be required and that an Arboricultural Impact Assessment and methodology statement in accordance with BS 5837 Trees in Relation to Demolition, Design and Construction 2013 Recommendations be submitted. A Woodland and Biodiversity Management and Monitoring Plan should be submitted as part of the application. If the houses were to have open fires, it would be positive for local people to be involved with harvesting their own coppiced wood from the woodland.

The proposed boardwalk is imposing and appears quite large in the visuals. It may be advisable to reduce the scale of the construction as this is likely to have long term maintenance issues. Boardwalks can cause mobility issues for less able visitors, they can be slippery (particularly in wooded areas) and will need constant monitoring for safety issues.

There is an anomaly between the indicated alignment of the 'pedestrian access from the development zone' on the Woodland Access Strategy Plan page of the Landscape Strategy and the HGP architects Indicative Layout Plan. On the latter it is offset thus making the woodland portal undermined; on the landscape strategy it is in line creating a direct visual link to Stratton's Copse. The woodland access points need to be considered in detail.

It may be helpful to consider whether the path in the copse should link to a new Public Rights of Way leading to the recreation ground which would facilitate a through route rather than a circular route which could lead to pressure within the most sensitive parts of the copse and potential entry into the wider copse which is sensitive. A deterrent to access to sensitive areas of the wider woods (outside of the current ownership) could be the use of dead hedging.

The presence of the lattice mobile phone tower with antennas will require access for maintenance. This should be acknowledged and considered as part of the overall management plan/access arrangements.

Lighting

The Dark Skies Lead and Ranger has commented in respect of the open space strategy for the housing element and recommended a condition to ensure there would be no external lighting, or that a lighting plan is submitted. He further comments that the introduction of houses will also inevitably lead to an increase in light pollution, from internal spill, surface reflection and traffic. This will have an impact on wildlife within the local area, particularly any sensitive habitats nearby. A more detailed response can be provided once an ecological assessment has been undertaken. However, the incorporation of habitats into the development will impact on the wildlife which would have resided under darker conditions.

Trees and Ecology

Detailed arboricultural and ecology appraisals would need to be accompany a planning application. The Forestry Commission have advised that there are aspects that would improve the management plan, namely:

EPS and priority species

Newts are mentioned, but how these species will be protected isn't covered anywhere in the plan, it would be expected that as a minimum, good guidance for this species would be followed.

Operations do not currently state over what area they will be worked or the number or volume of timber that will be removed during thinning and coppicing. These works might require a felling licence dependent on the volumes being removed.

Objectives

Vegetation management to improve biodiversity potential; Blackthorn can be an important habitat for birds and invertebrates and can make extremely valuable scrubby edge habitat, a rotational management would be more beneficial. Coppicing can be extremely valuable to wildlife including dormice, there are woods in the area with this species so they should be considered and habitat corridors and checker board management carried out.

Risks

Pests - deer and squirrel might not be an issue at the moment as the wood hasn't been managed in a while, but as thinning and coppicing is instigated this will make the woods more vulnerable. As there will be public access, culling might not be suitable but areas of regeneration, coppice and ground flora should be protected. Either temporary or permanent fencing could be used to enable regeneration and coppicing to grow above browsing line or the entire area could be deer fenced with gates for public access.

Disease - Ash Dieback (Chalara) isn't mentioned, but could have a significant affect in the medium term from a safety and recruitment angle. Regeneration should be monitored to ensure species other than ash are being recruited and if not group replanting might be required. Chronic and acute oak decline should also be considered, with oaks health monitored and enrichment planting being carried out to diversify the woods and increase resilience.

With regard to Green Infrastructure, Colden Common is a settlement lacking in localised Greenspace. The Sustainability Policy Officer advises that if the existing site has insufficient capacity to support 165 homes, provision of the additional open space for new residents (as a minimum, noting the existing deficit for Colden Common) and requirements for Sustainable drainage (some of which may be compatible with open space provision) then an imaginative and robust alternative solution needs to be found. Suggested options that might be considered include:

- o Reduction in the housing yield for the site commensurate with meeting the open space standards;
- o Provision of open space at an alternative site in close proximity within Colden Common, preferably with a PROW extension for ease of sustainable access.

Other Issues for consideration

Given the presence of great crested newts and other amphibians within the copse, it is likely migration routes will be within the development. Amphibians in the carriageway naturally follow the line of the kerb, and when they reach a gully grid they normally fall through into the gully below, where they generally die of starvation. Wildlife kerbs could be considered or sets with gully's positioned slightly away from the path edging/sets, with features such as a bypass recess or other options explored as part of any mitigation strategy. In additional drainage changes may also impact on this habitat.

Financial Contributions

SDNPA are not aware of what S106 contributions for the dwellings have been negotiated but would need to be party to discussions. Mitigation for the impacts and long term maintenance costs would need to be understood and considered.

In conclusion, there are significant concerns that the proposal would fail to comply with the SDNPA's purpose 1 to conserve and enhance the natural beauty, wildlife and cultural heritage. Whilst policy supports improved green infrastructure and the management of woodlands, the submitted information is insufficient in respect of details and strategy to assess whether the impact on ecology can be appropriately mitigated.

If you pursue a formal planning application please note that the requirements of the South Downs National Park Authority Local Validation List will apply with regard to the information required to be submitted. Further information is available at www.southdowns.gov.uk/planning/planning-advice.

It would be advisable to contact the Building Control department at your Local Authority to check if building regulation approval is required.

Please note that the advice contained within this letter constitutes an informal Officers opinion and does not prejudice, nor is binding upon, any future decision taken by the South Downs National Park Authority.

Yours faithfully,

Jean Chambers
Development Management Officer

Appendix G

Illustrative Site Layout Plans for 15/01151/OUT Land at Main Road (2494) and
15/01149/OUT Land off Lower Moors Road (1870).



ACCOMMODATION SCHEDULE

Plot Type	Quantity	
OPEN MARKET		
2 Bed 3 Person Lodge	X	4
3 Bed 4 Person Lodge	X	1
3 Bed 5 Person House	X	10
4 Bed 6 Person House	X	3
AFFORDABLE		
1 Bed 2 Person Flat	X	2
2 Bed 4 Person House	X	5
3 Bed 5 Person House	X	5
4 Bed 6 Person House	X	1
Total		31

P8	Landscape amended	15.05.01
P7	Landscape & schedule amended	15.04.21
P6	Extended site information added	15.04.14
P5	General amendments	15.04.13
P4	Planning issue	14.04.14
revision ref	revision	date

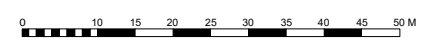
project
**Colden Common
 Bargate Homes**

drg title
Main Road block plan

**CH Design
 Partnership**

CH Design Partnership Ltd.
 32, The City Business Centre, Hyde Street,
 Winchester, Hampshire, SO23 7TA
 Tel: (01962) 841404 Fax: (01962) 843430

1 **Layout Plan**
 Scale: 1:1000



scale	date	job no.	drg no.
1:1000 @ A3	Feb 14	1405	PL03 P8



ACCOMMODATION SCHEDULE

Plot Type		Quantity
OPEN MARKET		
2 Bed 3 Person Lodge	x	5
3 Bed 4 Person Lodge	x	1
3 Bed 5 Person House	x	16
4 Bed 6 Person House	x	5
AFFORDABLE		
1 Bed 2 Person Flat	x	3
2 Bed 4 Person House	x	7
3 Bed 5 Person House	x	7
4 Bed 6 Person House	x	1
Total		45

revision ref	revision	date
P10	Landscape & schedule added	15.05.01
P9	Landscape & schedule added	15.04.21
P8	General amendments	15.04.14
P7	General amendments	15.04.13
P6	Northern boundary amended	14.07.31

project
**Colden Common
 Bargate Homes**

drg title
Lower Moors Road block plan

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1 Layout Plan
 Scale: 1:1000

scale	date	job no.	drg no.
1:1000 @ A3	Feb 14	1405	PL04 P10