

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Regulatory Committee
Date:	21 October 2015
Title:	Application for Construction of a 2 form entry single storey primary school with associated parking and external works at Barton Farm, Winchester, Hampshire, SO22 6PG. (Application No. 15/01891/HCS) (Site Ref: WRE060)
Reference:	6994
Report From:	Head of Strategic Planning

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1. Executive Summary

- 1.1 Planning permission is sought for the construction of a two form entry (maximum of 420 pupils) primary school at the new Barton Farm development, Winchester, Hampshire. The proposed school is to be incorporated into the mixed-use local centre, including public square, within the Barton Farm development which was granted outline planning permission (varied by permission 13/01694/FUL) on October 2012 by the Secretary of State.
- 1.2 When considering the application the key issues to be taken into consideration are highways safety, the parking provision for staff on site, design, scale and massing of the proposed school buildings, biodiversity, sustainability features and landscape impact.
- 1.3 It is considered that the proposal is in accordance with the development plan (summary attached) as it makes provision for primary education for the Barton Farm Strategic Housing Allocation (Joint Core Strategy policies WT1 and WT2), and would provide new educational facilities to meet the needs of the local community (JCS policies CP6; CP21 and para. 72 of the NPPF). The design, appearance and proposed materials are considered appropriate (saved policy DP.3 and JCS policy CP13), and the incorporated landscaping will enhance both the natural and built environment and maximise the potential to improve local biodiversity (JCS policy CP13 and saved policy DP.5). The proposal encourages walking and cycling, including through a full school travel plan (JCS policy CP10 and saved policy T3). The proposal will not have a significant impact on the safety or operation of the local road network (saved policy T2), and on-site parking provision is in accordance with the relevant standards (saved policy T4). Appropriate sustainability features will ensure that energy loss is minimised, and the proposal is

targeting 'BREEAM Excellent' standard (JCS policy CP11). The site is located within a low probability flood risk zone and appropriate measures will be taken to ensure surface water run-off from the development will be managed in a sustainable way and will not increase the risk of flooding offsite (JCS policy CP.17).

2. Site and proposal

- 2.1 Outline planning permission (09/02412/OUT) was granted by the Secretary of State for Communities & Local Government on 2 October 2012 to provide 2000 dwellings and associated on- and off-site infrastructure, including a primary school, at Barton Farm to the east of Andover Road. Reserved matters approval was granted on 3 April 2014 by Winchester City Council to build 423 homes in phases 1A and 1B (13/02257/REM).
- 2.2 The outline permission is accompanied by a section 106 legal agreement (s106) signed 7 March 2011 between Hampshire County Council, CALA Homes and other parties. The s106 agreement secures a number of planning obligations including land and financial contributions towards primary education. The location of the proposed school is in accordance with this s106.
- 2.3 The site is currently clear and undeveloped and was previously cultivated as arable farming land. It is located within the centre of the forthcoming Barton Farm development site, and measures 1.8 hectares in accordance with the location shown within the Barton Farm masterplan. The proposed school will be located to the east of a mixed-use local centre and associated car park and public square, known as 'The Place'. To the north of the site will be housing and access to the main Avenue road will be from the north west corner of the site. To the east and south of the site will be further housing, with a mature band of trees to the southern boundary known as The Ridgeline Edge. When the whole development is complete the northern and eastern edges of the site will be bounded by roads and housing with The Place, nursery and supermarket to the western boundary.
- 2.4 Immediately east of the site is 1.0 hectare of land that will be retained by the landowner CALA to allow for potential future expansion of the proposed 2 form entry (2FE) school by a further 1FE. The need for such expansion will be subject to monitoring information as required by a section 106 legal agreement, and will be subject to a separate planning application if the need arises. The land will remain undeveloped until such time.
- 2.5 The approved masterplan for Barton Farm provides an integrated network of footpath and cycle routes to discourage future residents and visitors from travelling by car. Plans P08864-A-009 and P08864-A-005 (attached) show the pedestrian and cycle routes which will provide access to the school entrances. For pedestrians, the principal entrance will be from The Place with an additional three pedestrian entrances to the north, west and southern boundaries. The school will have a single vehicular access point to the western boundary of the site, feeding from surrounding residential roads

which subsequently link to the main Avenue road. This is the current B3420 Andover Road North which is to be realigned through the development.

- 2.6 It is estimated that 50 parking spaces could be required at school drop-off and pick-up times once the school is at full capacity. It is anticipated that those driving to school will park at either The Place (adjacent to the school), or the proposed food store adjacent to the site, and that others will park on the roads surrounding the school (in the vicinity of the pedestrian access points). This has been accommodated within the site masterplan and the roads that border the site have been designed to be of sufficient width and design to limit congestion at times of collection and drop off. Plan P08864-A-009 (attached) shows forecast parent drop off and pick up parking locations generated by the school.
- 2.7 The overall Barton Farm development has a phased completion strategy. The main Avenue road and housing to the north-west corner of the site and access road to the north-west of the site will be completed for the opening of the school. This is illustrated on Plan P08864-A-005 (attached). The delivery of the new school, with anticipated completion by 2017, is aligned with the proposed build-out rate and anticipated occupation of the new housing.
- 2.8 The proposal is for a two form entry primary school to accommodate a maximum of 420 pupils aged from 4 to 11 years. The following facilities are to be provided and are identified for potential wider, extended access by the community and pupils from other schools:
- main hall
 - music and drama studio (connected to main hall)
 - discovery point (library and ICT rich Learning Resource Centre)
 - specialist and practical classroom
 - parents rooms
 - toilets (including two fully accessible WCs)
- 2.9 Further spaces that will be provided for the exclusive use by the school include:
- classrooms x 14
 - group rooms x 4
 - staffroom and staff workspace
 - administration offices

- pupil and staff toilets
 - accessible toilets and a hygiene room
 - kitchen
 - other support facilities include plant room, storage and caretaker's room.
- 2.10 The proposed school has been designed to accommodate potential community use in line with the aspirations of the outline planning consent for Barton Farm. The nature of the community uses will be determined once the community is established.
- 2.11 The school Academy sponsor (The University of Winchester) has requested an additional Teacher Development Facility attached to the school. The building accommodation consists of a teacher training space, and includes reception, admin space, and external teaching areas. The building will be connected to the school via a covered walkway as shown by Plan P08864-A-010 (attached).
- 2.12 The internal layout of the main school building has been designed to provide a range of teaching environments which are able to adapt to changing learning styles. The design is intended to create a strong connection from inside to outside as the Academy has an ambition to teach outdoors as well as inside. The building design will feature spaces with different scales, with good natural day light and ventilation, and avoiding a single form in favour of an assemblage of smaller elements, with courtyards in-between.
- 2.13 The school design makes reference to the Barton Farm Design Code document (September 2013), including 'the materials library'. The two main materials for the school are standing seam metal cladding and timber cladding, which are indicated as part of the materials palette for the Place. The main hall and teaching block walls and roofs will be finished with metal cladding and the smaller areas of roofs that link them together will be finished with a high performance roofing system with timber cladding below. Solid canopies and timber and steel brise-soleil (sun shading system) will provide shade to the more exposed elevations and play areas. Carefully designed soffit lighting will provide safe access and emergency escape routes during hours of darkness; and column lights will be sensitively used in the car park and adjoining footpath when the school is operational.
- 2.14 The proposal has been designed around the Building Research Establishment Environmental Assessment Method (BREEAM) and is targeting BREEAM Excellent accreditation. Additional sustainability measures proposed include: Photovoltaics on south-facing roofs; use of sustainably sourced timber; green roof; sustainable rainwater attenuation; and additional cycle parking.
- 2.15 The site sits within Flood Zone 1, classified as low risk. A site wide surface water drainage strategy for the forthcoming Barton Farm has been

considered from the outset. The site will be self contained in relation to surface water drainage runoff, and a range of Sustainable Drainage System (SuDS) features will be used. The calculations indicate that the surface water drainage attenuates the surface water to the 100 year plus climate change event in accordance with best practice. As part of the overall development of Barton Farm, a foul water sewer network has been designed which allows for a connection from the school site.

- 2.16 The main entrance will be accessed from the west boundary and denoted by a school forecourt from which there is an approach to a covered colonnade waiting area. Children can be dropped off and collected by the main play areas which will be accessed by gates managed by the school. To ease parent drop-off and pick up in the first phase, it is proposed that a new pedestrian access will be provided from the existing footpath which runs along the southern boundary, together with an additional temporary link adjacent to the main entrance to the western boundary.
- 2.17 The proposal includes two areas of covered cycle storage to encourage staff and children to cycle to school, with a total of 25 spaces provided. Scooter racks are proposed and will provide 42 spaces. The proposal includes 41 car parking spaces for staff, in accordance with Hampshire County Council On-Site School Parking Guidelines 2013 and based on staff numbers.
- 2.18 The submitted Framework School Travel Plan outlines the aims and objectives that will underpin the full Primary School Travel Plan (PSTP). This will include the promotion of 'Car Sharing' and 'Park and Stride' sites as well as journeys on foot, by bike or by public transport. The legal agreement for Barton Farm requires that the PSTP is submitted for approval prior to commencement of the school, and is implemented.
- 2.19 The landscape proposals (including fencing and planting) have been developed in accordance with the Landscape & Open Space Strategy (LOSS) document which was approved by Winchester City Council in February 2014. Locally native indigenous trees will be used extensively within and around the site. Proposed outdoor learning and play resources include an asphalt playcourt for formal games; hard and soft areas for informal activities; habitats for learning; and grass pitches for formal games activities. The proposals include a semi-enclosed courtyard at the heart of the school to include seating, paving and planting.

3. Development plan

- 3.1 National Planning Policy Framework (NPPF) (published March 2012) Paragraph 72 is a material consideration, giving weight to the need to create schools to meet the needs of new communities.
- 3.2 The appropriate development plan documents for consideration are the Winchester District Local Plan Part 1 - Joint Core Strategy (2013) and the saved policies in the Winchester District Local Plan Review (2006).

- 3.3 The relevant Joint Core Strategy policies for consideration are: WT1 (Development Strategy for Winchester Town); WT2 (Strategic Housing Allocation – North Winchester); CP6 (Local Services and Facilities); CP10 (Transport); CP11 (Sustainable Low and Zero Carbon Built Development); CP13 (High Quality Design); CP17 (Flooding, Flood Risk and the Water Environment); CP21 (Infrastructure and Community Benefit). The relevant saved policies for consideration are: DP3 (General Design Criteria); DP5 (Design of Amenity Open Space); T.2 (Development access); T.3 (Development layout); T.4 (Parking standards).

4. Consultations

- 4.1 **Councillor Porter** raises no objection and is supportive of the proposal.
- 4.2 **Headbourne Worthy Parish Council** has been consulted and no comments were received.
- 4.3 **Winchester City Council** raises no objection, subject to appropriate landscape conditions.
- 4.4 **Environment Agency** raises no objection.
- 4.5 **Local Highway Authority** raises no objection subject to conditions.
- 4.6 **Lead Local Flood Authority** is satisfied with the information submitted in relation to the surface water drainage proposals.
- 4.7 **Rights of Way** have been consulted and no comments were received.
- 4.8 **CALA Homes (Thames)** has been consulted on the proposal and no comments were received.

5. Representations

- 5.1 No letters of representation were received.

6. Commentary

- 6.1 The principle of the development has been established through the approval of the outline planning permission issued by the Secretary of State. The location of the proposed school accords with the plans and relevant s106 agreement for Barton Farm. Provision for primary education at Barton Farm as part of its local centre accords with Joint Core Strategy policies WT1 and WT2. Proposals for new education facilities are supported in principle by Joint Core Strategy policies CP6 and CP21, and paragraph 72 of the NPPF.
- 6.2 The design principles have been developed alongside the University of Winchester Academy Trust. The design and siting of the school is of high quality; it will actively engage with, and be visually connected to, the local centre ('The Place') to satisfy the Barton Farm Design Code document. It is

recommended that to ensure the materials, colours and finishes to be used are appropriate to the development and surrounding area, a condition should be attached requesting final details are submitted for approval. Through the use of materials, sustainability measures, and design taking its reference from local rural farm buildings surrounding the site, it can be demonstrated that the proposal will create an individual place with a distinctive character, as required by policy CP13. Upon advice of landscape officers, a condition should be attached to ensure the final hard and soft landscape scheme (including fencing) ensures the public realm is attractive, safe and accessible. The proposal incorporates sustainability measures to improve biodiversity by way of landscaping and green roofs which accords with policy CP13.

- 6.3 In accordance with policy CP11, the proposal is targeting 'BREEAM Excellent' and a condition is attached to ensure that the site-wide target rating of 'very good' is achieved as a minimum. These elements will ensure there is minimal energy loss and consumption, with a proportion of energy requirements being met on site.
- 6.4 The Local Highway Authority is satisfied that the proposed levels of on-site staff and visitor car parking, and covered storage for cycles and scooters, are in line with the requirements of Hampshire's On-site School Parking Guidelines (April 2013), and are therefore in accordance with saved policy T.4. Based on the anticipated trip generation detailed in the submitted Transport Statement, the Local Highway Authority considers that the level of traffic can be accommodated on the road without compromising network capacity. A number of trips are likely to be part of linked trips to the local centre. This parking demand has been accommodated within the site masterplan and the roads that border the site have been designed to be of sufficient width and design to limit congestion at times of pupil collection and drop off. This is therefore not considered to represent a significant impact on the safety or operation of the local road network.
- 6.5 An archaeological excavation has been carried out for the forthcoming Barton Farm development and the school site has been identified for its good archaeological potential. Upon advice a condition has been included to ensure archaeological monitoring is undertaken once the ground working phase of the school proposal commences.
- 6.6 In conclusion, it is considered that the proposal is in accordance with the relevant policies in the development plan (summary attached), including Joint Core Strategy policies which support the principle of provision of a primary school at a new local centre for Barton Farm.

7. Recommendation

- 7.1 That planning permission is granted for the construction of a new two form entry primary school for Barton Farm, Winchester, to include school accommodation, teaching rooms, halls, staff parking and landscaping subject to the conditions listed in Integral Appendix B.

Appendices:

Integral Appendix A – Corporate or Legal Information

Integral Appendix B – Conditions

Integral Appendix C – Relevant Development Plan Policies

Appendix D – Location Plan

Appendix E – P08864-A-005 Proposed School Site Access- Phasing Diagrams

Appendix F – P08864-A-009 Proposed School Site Access- Final Phase

Appendix G – P08864-A-010 Proposed Site Plan

CORPORATE OR LEGAL INFORMATION:**Links to the Corporate Strategy**

Hampshire safer and more secure for all:	N/A
Corporate Improvement plan link number (if appropriate):	
Maximising well-being:	N/A
Corporate Improvement plan link number (if appropriate):	
Enhancing our quality of place:	N/A
Corporate Improvement plan link number (if appropriate):	
OR	
This proposal does not link to the Corporate Strategy but, nevertheless, requires a decision because the proposal is an application for planning permission and requires determination by the County Council exercising its powers under Regulation 3 of the Town and Country Planning General Regulations 1992.	

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

DocumentLocation

A new single storey 2 Form Entry Primary School with associated car parking and external works at Barton Farm development, west of the railway line, Winchester, Hampshire (Application Number: 15/01891/HCS) (Site ref: WRE060).

Elizabeth II Court West, The Castle, Winchester, SO23 8UD

CONDITIONS

Plans and Particulars

1. The development hereby permitted shall be carried out and completed strictly in accordance with the approved plans, specifications and written particulars identified within the decision notice.

Reason: To ensure that the development is carried out in accordance with the approved details.

Timescale

2. The development hereby permitted shall be begun before the expiration of three years from the date on which this planning permission was granted.

Reason: To comply with Section 91(as amended) of the Town and Country Planning Act 1990.

Hours of Working

3. No work relating to the construction of the development hereby approved, including works of demolition or preparation prior to operations, shall take place other than between the hours of 0700 hours to 1800 hours Monday to Friday and 0800 to 1300 hours Saturday. There shall be no working on Sundays or public holidays.

Reason: To reduce the impact of the construction of the site to occupiers of nearby housing, as required for all phases of the Barton Farm development by condition 14 of permission 09/02412/OUT.

Materials and Finishes

4. No development shall take place until samples or details of the materials to be used in the construction of all external surfaces hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out and remain in accordance with the approved details.

Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Winchester District Local Plan Review (2006) saved policy DP.3.

Highways

5. No vehicular or pedestrian access other than that shown on the approved plans (P08864-A-008, P08864-A-009 & P08864-A-010) shall be formed to the site, without the prior approval of the Local Planning Authority in writing.

Reason: In the interests of highway safety.

Hard and Soft Landscaping

6. Within three months of the date of this permission a detailed scheme of landscaping for the site, including the proposed car parks shall be submitted to the Local Planning Authority for approval in writing. The scheme shall specify the types, size and species of all trees and shrubs to be planted; tree pit details and details of all trees to be retained; and details of fencing/ enclosure of the site, phasing and timescales for carrying out the works, and provision for future management and maintenance. Any trees or shrubs which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The scheme shall be implemented as approved.

Reason: To ensure there is no visual impact in accordance with the Winchester District Local Plan Review (2006) saved policy DP.5.

Sustainability

7. No part of the building hereby permitted shall be occupied until a copy of a post-construction completion certificate, verifying that the building has achieved a BREEAM “very good” rating or above, has been submitted to the Local Planning Authority.

Reason: To ensure the development achieves the lowest level of carbon emissions and water consumption in accordance with Joint Core Strategy policy CP11, and as required by condition 27 of permission 09/02412/OUT.

Archaeology

8. No development shall take place until a Written Scheme of Investigation (WSI) has been prepared that sets out the methodology for the archaeological monitoring of any ground works associated with the development to ensure that any archaeological remains encountered are recognised, characterised and recorded. The WSI shall be submitted to and approved by the Local Planning Authority. The scheme shall be implemented as approved.

Reason: In the interests of archaeology, as required for all phases of the Barton Farm development by condition 14 of permission 09/02412/OUT.

Advice Note

In accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 the Local Planning Authority have worked with the applicant in a positive and proactive manner. Pre-application discussions were undertaken with the applicant where guidance was provided on planning policy and the key planning issues with clear advice being given on the survey work and level of information required alongside the planning application. All statutory consultation responses were given to the applicant in a timely manner thereby providing them with the opportunity to see and ability to address the issues raised.

As the design progresses further, the applicant is advised to publish supplementary information on the proposed surface water drainage proposals, particularly in relation to the playing field.

The preparation of a maintenance schedule is advised for the surface water systems and that these are agreed with those responsible for maintaining the systems.

Construction of the school shall be carried out in accordance with the approved Construction Management Plan in respect of Phase 1 of the Barton Farm development (13/01694/FUL). This includes the protection of important trees, hedgerows and other natural features and traffic management (including routeing), to ensure the safety of school children and the general public.

This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.

Relevant Development Plan Policies

WINCHESTER DISTRICT LOCAL PLAN PART 1 – JOINT CORE STRATEGY (2013)

Policy WT1 - Development Strategy for Winchester Town

The spatial planning vision for Winchester Town will be achieved through:-

- provision of about 4000 new homes (2011-2031) to meet a range of community needs and deliver a wide choice of homes including affordable homes to ensure social inclusion. This will be achieved through:
 - development and redevelopment of existing premises and sites and other opportunities within and adjoining the defined built-up area of Winchester, to deliver some 2000 new homes.
 - a new neighbourhood to the north of Winchester at Barton Farm for about 2,000 homes, of which 40% should be expected to be affordable, and associated support facilities and services in accordance with the requirements of Policy WT2;
- opportunities for economic development and diversification through:
 - retention of existing employment land and premises (in accordance with policy CP9) and new development or redevelopment to provide for new business growth to broaden Winchester's economic base through growth in sectors including knowledge, tourism, creative and media industries and more specifically start-up premises to encourage entrepreneurship;
 - provision of additional retail floorspace through existing planned developments at Silver Hill in the short to medium term and future additional provision of about 9,000 sq. m. to 2031 to support Winchester's role as a sub-regional shopping centre for existing and new communities;
 - promotion of the town centre as the preferred location for new development that attracts high visitor numbers such as retail, commercial and offices, leisure, culture and tourism. Proposals for new floorspace of 1,000 sq. m. or more outside the defined town centre will need to demonstrate that it would not have a harmful impact on the town centre;
 - provision of education facilities to meet the needs of the Town, through the provision of a primary school in conjunction with Barton Farm and an additional primary school on a site to be identified;
 - additional open space and recreational provision, including:
 - opportunities to address any under-provision of open space, to be secured through new allocations and in conjunction with development;

- retention of existing open space and recreation provision and not releasing this for alternative purposes, given the amount of the existing shortfall;
- retention of existing and provision of new green infrastructure to ensure that the Town retains its well-treed character, attractive green setting, its well-defined urban edge, and access to open space and adjoining countryside;
- implementation of the Winchester Access Plan and the Winchester Air Quality Action Plan to ensure that transport provision and access to and within the Town provides opportunities for sustainable transport provision and reduces pollution and carbon emissions;
- exploring the employment opportunities presented by the site at Bushfield Camp in accordance with Policy WT3;
- ensuring that all new development is of the highest design quality in terms of architecture and landscape, fully considers and respects the context of its setting and surroundings to reflect local distinctiveness, and the historical and cultural heritage of the Town, and makes a positive contribution to the quality of the area.

Policy WT2 - Strategic Housing Allocation – North Winchester

Land at Barton Farm, Winchester, as shown on the following map, is allocated for the development of about 2,000 dwellings together with supporting uses. Development should accord with the Development Strategy for Winchester Town (Policy WT1), other policies in this Plan and the following site-specific requirements:

- the creation of a distinctive, well integrated suburb of Winchester Town which respects its local context, and enhances the standards of sustainable design in the locality;
- the proposal should follow an organic sequence of development, in accordance with an approved phasing plan, with the timely provision of infrastructure and community facilities to the benefit of the new community at the earliest possible time, as set out in the Infrastructure Delivery Summary at Appendix E;
- development proposals should be accompanied by a comprehensive masterplan for approval, which includes an indicative layout and phasing plan and sets out details of how this will be achieved. The masterplan should reflect the location of the site and minimise its impact on the setting of Winchester and local landscape, to incorporate the highest standards of contemporary urban design and the effective use of the site through the application of appropriate densities, layout and form;
- the development should be designed to meet the housing needs of all sectors of the community, including families, the young and older people to ensure

equality and social cohesion. House types and affordability should be matched so far as possible to the local employment base in order to reduce the need for in and out commuting;

- provision of a new local centre, with a range of shopping facilities to meet locally-generated needs, small-scale employment uses, pre-school facilities, and primary education. The potential for relocating all or some of the facilities on the current Henry Beaufort secondary school site should be investigated;
- improved accessibility to the town centre and the railway station by sustainable transport systems to reduce the need to travel by car, including public transport provision and enhancement, footpaths, cycleways, bridleways, and green corridors. Measures to mitigate the traffic impacts of the proposed development on the strategic and local road networks should be included and funded, including the provision of a park and ride 'light' scheme within the northern part of development;
- provision of publicly accessible land to the east of the railway line to help meet requirements for green infrastructure, and to mitigate potential environmental impacts, in addition to substantial areas of on-site open space to meet all the recreational needs of the new community, including the retention and enhancement of existing routes within the site to provide links between existing and proposed green infrastructure;
- avoid harmful impacts on water resources, given the proximity of the site to the River Itchen which is designated as a European site of nature conservation interest. The development should provide a fully integrated Sustainable Drainage System to mitigate against any potential flood risk, apply a flood risk sequential approach to development across the site, and ensure adequate separation from the Harestock Waste Water Treatment Works;
- protection and enhancement of landscaping and mature trees along the ridge which runs from east to west across the site, along Well House Lane and Andover Road, and within the area to the east of the railway line;
- the provision of major new structural planting, especially to soften the impact of development in views from the north and to reduce the impact of noise and light pollution arising from the development of the site.

Policy CP6 - Local Services and Facilities

The Local Planning Authority will support proposals for the development of new, extended or improved facilities and services in accordance with the development strategies set out in Policies WT1, SH1 and MTRA1.

The Local Planning Authority wishes to retain and improve the facilities and services available across the District. Development proposals should not threaten or result in the loss of premises or sites used to provide services and facilities unless it can be demonstrated that:

- the site/premise is not required because the service or facility has been satisfactorily relocated or is no longer needed to serve the locality ; and
- the site or building has no reasonable prospect of being used for an alternative service or facility which would benefit the local community.

When considering proposals, account will be taken of:

- whether the loss of the service or facility would cause harm for those living within the neighbourhood, settlement, or rural catchment with a reasonable need to access such facilities in the future; and
- whether the loss of the facility would have a detrimental impact upon the overall vitality and viability of the settlement; and
- whether the loss is part of an agreed plan to provide improved local services in equally accessible locations.

Policy CP10 - Transport

The Local Planning Authority will seek to reduce demands on the transport network, manage existing capacity efficiently and secure investment to make necessary improvements. Development should be located and designed to reduce the need to travel. The use of non-car modes particularly walking and cycling should be encouraged through travel plans, management and improvements to the existing network, and improvements to accommodate additional traffic should be undertaken (or funded) where necessary.

Policy CP11 - Sustainable Low and Zero Carbon Built Development

Developments should achieve the lowest level of carbon emissions and water consumption which is practical and viable. Specifically, the Local Planning Authority will expect:

- new residential developments to achieve Level 5 for the Energy aspect of the Code for Sustainable Homes (CSH) and Level 4 for the water aspect of the CSH from adoption of this Plan. If this is shown not to be feasible or viable the Council will accept an on-site carbon reduction of not less than the relevant Carbon Compliance levels stipulated by the Zero Carbon Homes policy, with the remaining reduction of regulated emissions to be provided by means of Allowable Solutions;
- non-residential development that requires an Energy Performance Certificate to meet 'BREEAM Excellent' standard from adoption of this Plan and 'BREEAM Outstanding' standards from 2016.

In meeting these requirements developments should follow the hierarchy below, except where it can be demonstrated that it would be more practical and achieve greater carbon reductions, to utilise measures further down the hierarchy:

- be designed to maximise energy efficiency and design out the need for energy use by means of the scheme layout and the orientation and design of individual buildings, making full use of passive heating and cooling systems as far as is practical;
- connect to existing combined heat and power (CHP) and District Heating/Cooling networks, or contribute to their future development;
- use renewable energy technologies to produce required energy on-site;
- make use of Allowable Solutions to deal with any remaining CO2 emissions up to the relevant Code for Sustainable Homes/Zero Carbon Homes level.

Policy CP13 - High Quality Design

New development will be expected to meet the highest standards of design. In order to achieve this all proposals for new development (excluding small domestic applications and changes of use) should demonstrate that:

- an analysis of the constraints and opportunities of the site and its surroundings have informed the principles of design and how the detailed design responds positively to its neighbours and the local context;
- the proposal makes a positive contribution to the local environment and creates an individual place with a distinctive character;
- the public realm has been designed to ensure that it is attractive, safe, accessible and well connected to its surroundings, including walking and cycling routes to and within the development, to encourage their use;
- the accompanying landscape framework has been developed to enhance both the natural and built environment and maximise the potential to improve local biodiversity;
- measures to minimise carbon emissions and promote renewable energy and reduce impact on climate change form an integral part of the design solutions.

Policy CP17 - Flooding, Flood Risk and the Water Environment

The Local Planning Authority will support development which meets all the following criteria:

- avoids flood risk to people and property by:-
 - applying a Sequential Test to the location, and the Exception Test if required, and applying the sequential approach at the site level;
 - managing flood risk from new development to ensure risk is not increased elsewhere and that opportunities to reduce the causes and impacts of flooding within the District through development are taken;

- safeguarding land and designated structures and features from development that is required for current and future flood management;
- including sustainable water management systems such as Sustainable Drainage Systems (SuDS) which should be designed to meet the relevant standards so as to gain approval by the SuDS Approval Body;
- does not cause unacceptable deterioration to water quality or have an unacceptable impact on water quantity (including drinking water supplies) by:
 - protecting surface water and groundwater through suitable pollution prevention measures;
 - using opportunities to improve water quality where possible;
 - optimising water efficiency;
- is located at a sufficient distance from existing wastewater treatment works to allow adequate odour dispersion, or takes appropriate odour control measures;
- ensures that water supply, surface water drainage and wastewater infrastructure to service new development are provided and connect to the nearest point of adequate capacity.

The Local Planning Authority will support the development or expansion of water supply, surface water drainage and wastewater treatment facilities where they are needed to serve existing or new development or in the interests of securing long term supply, provided that the need for such facilities is consistent with other policies such as the development strategy, flood risk, contamination and protection of the natural and built environment.

Policy CP21 - Infrastructure and Community Benefit

The Local Planning Authority will support development proposals which provide or contribute towards the infrastructure and services needed to support them, which should be delivered using the following approach:-

- testing the capacity of existing infrastructure and where there is insufficient capacity securing the timely provision of improvements or additional provision;
- infrastructure provision or improvements should be provided on-site as an integral part of a development, wherever possible and appropriate;
- where off-site measures are needed, or on-site provision is not possible, planning obligations will be needed to secure the necessary provision or a financial contribution towards provision;
- where a contribution towards other infrastructure improvements or provision is needed and viable this will be achieved through planning obligations, or the Community Infrastructure Levy when introduced.

Any on-site provision or financial contribution should:-

- meet the reasonable costs of provision to support the development or offset its impact; and
- be related to the size and type of each development and the nature of the improvements required; and
- take account of the cumulative impact of requirements on the viability of development, especially where the development meets a particular local need or provides particular benefits.

The Local Planning Authority will support the improvement or development of locally and regionally important infrastructure where needed to serve existing or new development required through this Plan, or to secure long term supply, provided that the need for such facilities is consistent with other policies within this Plan.

WINCHESTER DISTRICT LOCAL PLAN REVIEW (2006) SAVED POLICIES

Saved Policy DP.3 – General design criteria

Development which accords with other relevant policies of this Plan will be permitted, provided it:

- (i) makes efficient and effective use of land or buildings;
- (ii) in terms of design, scale and layout, responds positively to the character, appearance and variety of the local environment;
- (iii) keeps parking provision to a minimum;
- (iv) provides for ease of movement and local 'permeability';
- (v) maximises access to public transport;
- (vi) facilitates the development of adjacent sites;
- (vii) does not have an unacceptable adverse impact on adjoining land, uses of property;
- (viii) includes within the development sufficient amenity and recreational spaces, appropriate to its size, design and function;
- (ix) makes appropriate provision for the storage of refuse and recyclables.

Saved Policy DP.5 – Design of amenity open space

In order to ensure an attractive environment, development which accords with other relevant policies of this Plan will be permitted, provided it includes adequate on-site amenity open space which should:

- (i) be of a high standard of design, appropriate to the use and character of the development and its location and reflecting relevant supplementary planning or design guidance;
- (ii) contribute to maintaining or enhancing the visual and environmental character of the area;
- (iii) incorporate appropriate hard landscaping and planting;
- (iv) locate and design car parking areas sensitively;
- (v) include arrangements for the future management and maintenance of all areas

Saved Policy T.2 – Development access

Development that accords with other relevant policies of this Plan, requiring new or improved access, will be permitted provided it does not:

- (i) interfere with the safety, function and character of the road network;
- (ii) have adverse environmental implications and meets the Highway Authority's standards for adoption as public highway.

Direct access onto the Strategic Road Network will only be permitted if the Highway Authority is satisfied that no alternative access is available or appropriate and that the proposals would not adversely affect the function, operation and character of the Strategic Road Network.

Saved Policy T.3 – Development layout

In new development, the site layout should be designed to encourage low vehicles speeds and incorporate requirements for safe and convenient cycle and pedestrian routes, cycle parking and links and access to existing or proposed cycle or pedestrian routes. In larger developments, the layout and access will need to be suitable for the efficient operation of bus services. Suitably located and designed bus stops with shelters will be required.

Saved Policy T.4 – Parking standards

Development that accords with other relevant policies of this Plan will be permitted where it provides parking for cars, motor cycles and pedal cycles and turning facilities as appropriate, in accordance with the relevant standards.