TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Grant of Planning Permission

Planning Application Reference: **23/00347/REM**

Decision Date:- 28.10.2024

Winchester City Council **GRANTS** planning permission for **Approval of reserved matters 6 (i) a), b), c), d) of planning consent APP/10/00828 &10/02862/OUT and Discharge of Conditions 3, 6 (ii - a, c, d, f, h, l, j), 7 and 11 in relation to the northern allotments. An Environmental Impact Statement was submitted and approved with the outline planning application.** at **Berewood Phase 1, Hambledon Road, Denmead, Hampshire, ,** subject to the following conditions:

01 The development hereby permitted shall be begun before the expiration of two years from the date of this permission.
Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 The development hereby approved shall be constructed in accordance with the following plans and documents:
Drawing number: 2715-ALL-DT-01 rev P1 - Deer Proof Fencing
Drawing number: 2715-AL-LA-03 rev P3 - location plan
Drawing number: 2715-AL-PP-01 rev P6 - detailed planting plans
Drawing number: 2715-AL-LA-01 rev P9 - general arrangement plan
Drawing Number: GTWVILLE_ALLOT/TP/01 - Construction Routing plan
Drawing Number: GTWVILLE_ALLOT/VT/01 rev D - Swept path analysis 4.6T van and Large Family Car
Drawing Number: GTWVILLE_ALLOT/TP/02 rev A - anticipated access and compound large tipper vehicle and egress
Drawing number: GTWVILLE_P9/LG/20 rev C - Ownership Boundary: Pumping Station and Access Road
Document ref: LP2924 - Phase 1 desk study and Phase 2 site investigation report
Document ref: GTWVILLE(NAllot-CTMP).1/01 Rev 3 - CTMP
'Technical Note - Response to HCC Comments on the CTMP' - Mayer Brown submitted to the Local Planning Authority 22.10.2024

Reason: For the avoidance of doubt, to ensure that the proposed development is carried out in accordance with the plans and documents from which the permission relates to comply with Section 91 of the Town and Country Planning Act 1990.

03 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. 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.
Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

04 No lighting, whether free standing or affixed to an existing structure shall be installed on the site unless agreed in writing by the LPA.
Reason: To protect the character and appearance of the countryside.

05 Prior to the use of the allotments, the vehicle parking and cycle stands shall be provided in accordance with the approved plans and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles and cycles in association with the use of the allotments.

Reason: To ensure the permanent availability of parking for the allotments.

06 The development shall be carried out in accordance with the measures, and recommendations set out within Document ref: GTWVILLE(NAllot-CTMP).1/01 Rev 3 and 'Technical Note - Response to HCC Comments on the CTMP' - Mayer Brown submitted to the Local Planning Authority 22.10.2024

Reason: In the interests of Highway Safety.

Julie Pinnock BA Hons MTP MRTPI
Corporate Head of Planning and Regulatory Services

Notes To Accompany Planning Decision Notice

General Notes for Your Information:

Rights of Appeal:

- The applicant or the applicant's representative has the right to appeal to the Secretary of State against any of the conditions applied to this permission under section 78 of the Town and Country Planning Act 1990.

- As this is a decision relating to a Planning Application , any appeal against the conditions must be made within 6 months from the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

- Appeals must be made using a form which you can get from the Secretary of State at:

  The Planning Inspectorate (England)
  Temple Quay House
  2 The Square
  Temple Quay
  Bristol
  BS1 6PN

  Or online at:

  https://www.gov.uk/appeal-planning-decision

- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by the Secretary of State.