

Former Hampshire Constabulary Building and Station Mill, Station Road, Alresford, SO24 9JQ

14/02953/FUL



**Winchester**  
City Council



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Scale:  Meters  
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Organisation	Winchester City Council
Department	Winchester GIS
Comments	1:1250
Date	05/05/2015
MSA Number	100019531

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

**Item No:** 05  
**Case No:** 14/02953/FUL / W13436/05  
**Proposal Description:** Demolition of the police constabulary building and the erection of three storey detached building comprising 15 retirement apartments; development of retirement housing involving the conversion, internal and external alterations and extension of Station Mill to form 5 retirement apartments. Alterations to accesses; surface and basement level parking and landscaped grounds (AFFECTS THE SETTING OF A LISTED BUILDING)  
**Address:** Former Hampshire Constabulary Building And Station Mill  
Station Road Alresford Hampshire SO24 9JQ  
**Parish, or Ward if within Winchester City:** New Alresford  
**Applicants Name:** McCarthy And Stone Retirement Lifestyles Ltd  
**Case Officer:** Andrea Swain  
**Date Valid:** 24 December 2014  
**Site Factors:** New Alresford Conservation Area.  
Within 50 m of listed building.  
**Recommendation:** Application Refused

#### General Comments

This application is reported to Committee because of the number of letters of support received contrary to the officer's recommendation.

Amended plans were received on 2 March, 2015 to take on board the comments of the Highways Officer and the Design Review Panel. A second set of amended plans were received on 13 March, 2015 which sought to overcome the concerns of the Head of Historic Environment.

Application reference 14/02954/LIS is also for consideration by the Planning Committee and is scheduled as item 6 on this agenda. That application seeks listed building consent for the demolition of the police constabulary building and the erection of a three storey detached building comprising 15 retirement apartments and the conversion and extension of Station Mill to form 5 retirement apartments.

#### Site Description

The site lies to the southern side of the town centre, within both the settlement boundary and Alresford Conservation Area. It extends to 0.614 hectares and is made up of two parcels of land which are currently separate that both front onto Station Road. The smaller northern section is the site of the former Alresford Police Station which has been re-located to share emergency service facilities at the Fire Station on Pound Hill. The site currently consists of a pair of semi-detached former police houses dating from the 1960s with a single storey extension to the front (which formed the reception area of the police station), as well as a detached pair of single storey garages.

The larger Station Mill section is occupied by the Grade II listed four storey Mill building, with a separate single storey warehouse, and surface parking for 16 cars. Both the Mill building and warehouse are currently in use as serviced office and studio space, but the

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

Mill building has an extant consent for conversion to form seven apartments with a new build three storey replacement office block within the curtilage.

To the rear, on the north and eastern sides, is St John the Baptist parish church and cemetery. To the west, on the opposite side of Station Road, is a medical centre and public conveniences. To the north, Station Road is made up of a mix of three storey blocks of flats and two storey houses and cottages leading up to the Swan Hotel. Immediately adjacent to the south is Alresford railway station and its forecourt and car park.

The site is generally on a slope, and, although the southern part of the site is comparatively level and consistent with the adjoining station forecourt and car park to the south, it appears to have been created by considerable cutting into the original ground surface, resulting in a chalk outcrop that marks a change in level of three metres on the eastern boundary and a slope of 1.5 – 2.0 metres up to the Police Station site. This northern part also slopes up 1.5 metres across its depth from the Station Road frontage.

The two sections are visually separated, in part, by a group of mixed beech and sycamore present in a diagonal linear pattern to the south west of the existing former Police Station. The north-eastern boundary is bordered by a line of mature trees located within the church yard.

### **Proposal**

The proposed development comprises the conversion of the listed Mill building to create 5 apartments (4 no. two bedroom apartments at ground and first floor levels and a three bedroom duplex apartment on the uppermost floors). This will entail the demolition of an existing extension and a new extension to the side / rear of the building.

On the northern part of the site, the existing police houses will be demolished and a three storey building erected fronting onto Station Road, providing 15 no. two bedroom apartments with undercroft parking.

In total the proposed development will provide 20 No. age restricted apartments (55 plus) including a communal enclosed refuse and recycling store with a secure storage facility for mobility scooters and residents' cycles. There are a total of 25 car parking spaces, 20 allocated in undercroft parking and 5 spaces at surface level to the side of the Station Mill building.

The location of the existing vehicular access to Station Mill is retained.

### **Relevant Planning History**

Various applications in 1980s-1990s including alterations to the Mill, which appears to have been converted to office use in the mid 1970s.

03/02872/FUL - Change of use of existing building from office to residential with 3 no. one bedroom, 2 no. two bedroom and 2 no. three bedroom dwellings, construction of 1 no. three storey block consisting 2 no. one bedroom, 1 no. two bedroom and 1 no. three bedroom dwellings, bin and bike stores and associated parking. Refused 10th June 2004.  
03/02873/LIS - Demolition of warehouse, alterations for change of use of existing building from office to residential with 3 no. one bedroom, 2 no. two bedroom and 2 no. three

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

bedroom dwellings, construction of 1 no. three storey block within curtilage consisting 2 no. one bedroom 1 no. two bedroom and 1 no. three bedroom dwellings, bin and bike stores and associated parking. Refused 10th June 2004.

04/02727/LIS - Internal and external alterations to convert mill to 7 no. residential flats, construction of new office building. Demolition of modern workshop building. Permitted 24th January 2005.

04/02727/LIS - Internal and external alterations to convert mill to 7 no. residential flats, construction of new office building. Demolition of modern workshop building. Permitted 24th January 2005.

04/02770/FUL - Demolition of existing workshop building; change of use of former mill building offices to 3 no. one bedroom, 3 no. two bedroom and 1 no. three bedroom flats with associated parking spaces, construction of a new office building with associated car spaces. Permitted 29th March 2006.

06/00162/FUL - New detached building with 6 no. office units over three floors with enclosed ground floor parking. Refused 9th May 2006.

06/02477/FUL - Conversion of the existing mill building into 7 flats over 4 floors, partial demolition of adjacent workshop in order to provide garden boundary wall and bicycle shelter, new office building consisting of 6 office units over 3 floors with enclosed ground floor parking. Refused 14th September 2006.

06/02478/LIS - Conversion of the existing mill building into 7 flats over 4 floors, partial demolition of adjacent workshop in order to provide garden boundary wall and bicycle shelter, new office building consisting of 6 office units over 3 floors with enclosed ground floor parking for 4 cars. Refused 14th September 2006.

06/03532/FUL - Erection of new office building consisting of 6 no office units over three floors with enclosed ground floor parking for four cars and partial demolition of workshop adjacent to the mill (RE-SUBMISSION) . Refused 7th March 2007.

06/03536/FUL - Conversion of the existing mill building into 7 no flats over four floors; partial demolition of adjacent workshop to provide garden boundary wall and bicycle shelter (RE-SUBMISSION). Refused 7th March 2007.

06/03537/LIS - Conversion of the existing mill building into 7 no flats over four floors; partial demolition of adjacent workshop in order to provide garden boundary wall and bicycle shelter (RE-SUBMISSION). Refused 7th March 2007.

07/01538/FUL - New detached building with 6 no. office units over three floors; enclosed ground floor parking; partial demolition of adjacent workshop (RESUBMISSION) . Refused 10th October 2007.

07/01539/FUL - Conversion of existing mill into 7 no. two bed flats; partial demolition of adjacent workshop to provide garden boundary and cycle store (RESUBMISSION). Refused 10th October 2007.

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

07/01540/LIS - Conversion of existing mill into 7 no. two bed flats; partial demolition of adjacent workshop to provide garden boundary and cycle store (RESUBMISSION).  
Refused 10th October 2007.

08/00234/FUL - Conversion of mill building into 7 no. two bed dwellings; construction of three storey office block and single storey office block; bin stores for flats and offices.  
Permitted 1st May 2008.

08/00235/LIS - Conversion of mill building into 7 no. two bed dwellings; construction of three storey office block and single storey office block; bin stores for flats and offices.  
Permitted 28th March 2008.

10/03079/FUL - (Extension to the time limit for implementing planning permission  
08/00234/FUL Conversion of mill building into 7 no. two bed dwellings; construction of three storey office block and single storey office block; bin stores for flats and offices.  
Permitted 15th February 2012.

10/03081/LIS - (Extension to the time limit for implementing planning permission  
08/00235/LIS) Conversion of mill building into 7 no. two bed dwellings; construction of three storey office block and single storey office block; bin stores for flats and offices.  
Permitted 15th February 2012.

14/02273/FUL - Removal of condition 15 of planning permission: 10/03079/FUL  
(AFFECTS THE SETTING OF A LISTED BUILDING) . Permitted 30th January 2015.

### **Consultations**

#### Engineers: Drainage:

- Both existing buildings are connected to the public foul sewer and these connections could be reused for the development. A large area of hard landscaping exists on both sites and any redevelopment would reduce this area by creating gardens, therefore surface water run off should be reduced. As foul drainage is available and surface water run off will be reduced, no objection to this development on drainage grounds.

#### Engineers: Highways:

- Original Plans - Concerns in respect of the site frontage and the affect on the public highway. Drawings appear to be lacking in information on this issue and two redlines on two drawings appear to be at odds with one another. Require a drawing which clearly shows what works are proposed and how these would affect the highway. If works are involved, then HCC will need to be consulted as highway authority as these works need to be covered by a Section 278 Agreement.
- Amended Plans – Conditional Permission.

#### Head of Environmental Protection:

- Conditional Permission in respect of potential contaminated land.

#### Head of Historic Environment:

- Use of yellow brick in the new element in this location diminishes the importance of the Mill building which is Grade II listed.

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

- New annexe too large and too far forward and will compete with the listed Mill building in terms of prominence.
- Concern in respect of three storey extension abutting the listed building.
- Proposed landscape setting for the scheme will over domesticate the area immediately adjacent to the Mill building and be harmful to the setting of the listed building.
- (Amended Plans) – Historic Environment Team still have significant concerns over the impact to both the special architectural and historic character and historic fabric of the building from the residential development as proposed.
- The removal of the existing building obscuring the southern elevation is welcomed as this removes an element that is harmful to the setting of the Mill building.
- The proposed annex to the north of the Mill building causes significant harm to the character and historic fabric of the building.
- Recommends refusal.

Archaeological Officer:

- Conditional Permission.

Head of Landscape (Trees):

- Conditional Permission.

Head of Strategic Policy

- It would appear that the marketing that has been done on the former Police Station may satisfy the requirements of CP6. However, with regard to the loss of the Station Mill as employment, this does not seem to accord with CP9, particularly if no alternative provision is secured. As planning policy seeks to retain the existing employment use and the building concerned is suitable and in demand for continued employment use, there would seem to be no reason to accept its loss. The viability of its replacement does not seem relevant when the development plan policies seek to retain the building and use.

Head of Estates:

- There is no reason why there would not be continued demand for office use in this location.
- In respect of the contribution towards affordable housing the appraisal appears reasonably robust although they have avoided including the residential conversion of the Mill which is likely to act as 'facilitating development' making the scheme more profitable.

Environment Agency:

- No objection.

Southern Water:

- Inadequate capacity in local network to provide foul sewage disposal to service the proposed development. Additional off site sewers or improvements to existing will be required. No public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required.

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

Sustainable Development Officer:

- In respect of the Mill conversion, a BREEAM domestic refurbishment 'excellent' 2012 standard certificate at interim and post construction stage is required. Conditional Permission.

Design Review Panel:

- "The apartment buildings were considered overall to be of a good design and orientated well to gain evening and morning light and the undercroft parking was welcomed. Questions were raised as to how the proposed new buildings relate to the character of Station Road and to the specific context of the site and surroundings. Concerns were held over the lack of communal landscaping on site. The frontage relationship is very important and strong concerns were raised over the front wall hard on the pavement boundary. It was suggested that this wall should be broken up or stepped to alleviate the impact. Additionally, there were concerns over how the apartment buildings engaged with the street more generally given the rising levels into the site. The front entrance appears potentially commercial or institutional in appearance, therefore it was suggested that this element be softened. Therefore the engagement of the apartment buildings with the public realm was felt to require refinement. The extension to the listed building was considered to be overpowering and the principle of a three storey flat roofed extension on the listed building was questioned. The potential loss of historic fabric due to the extensions was cause of concern. The elevation facing Station Road is very prominent and any extension shouldn't dominate the listed building and therefore needs to be subservient. The Panel questioned whether consideration had been given to other potential design approaches using a contrasting design or materials."

**Representations:**

New Alresford Town Council

- Supported but two Councillors raised concern in respect of the design and lack of light to rear of buildings.

9 letters received objecting to the application for the following reasons:

- Existing tenants of Mill building do not want to leave and need office accommodation in Alresford;
- Extension to Mill out of character with existing building;
- Contemporary building very angular – should be softened;
- Plans show unauthorised access onto adjoining land;
- No affordable housing provided;
- Adjacent car park will not be public for use by residents in 2020;
- Apartments should not be luxury but of mid range quality;
- Impact on highway safety;
- Provision for service and delivery vehicles should be made on site;
- Provision must be made for construction traffic;
- Increase in traffic;
- Loss of employment space will make Alresford a dormitory town;
- Existing pedestrian footway must be retained and extended.

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

30 letters of support received.

- Proposal in sympathy with surroundings;
- Improvement on existing building;
- Shortage of this type of housing;
- Walking distance to town centre and facilities;
- Will free up family homes;
- Retains architectural significance of Mill building;
- Will secure history of Mill building;
- Will not impact on car parking in area.

**Relevant Planning Policy:**

Winchester District Local Plan Review

DP3, DP4, DP5, HE5, HE6, HE7, HE8, HE14, H3, SF1, T2, T4

Winchester Local Plan Part 1 – Joint Core Strategy

DS1, MTRA1, MTRA2, CP1, CP2, CP3, CP6, CP9, CP10, CP11, CP13, CP14, CP20, CP21.

Supplementary Planning Guidance

New Alresford Design Statement

National Planning Policy Guidance/Statements:

National Planning Policy Framework – Sections 1, 2, 6, 7, 8,12

**Planning Considerations**

Principle of development

The LPP1 development strategy identifies Alresford as a key rural hub where facilities and services should be retained and improved, as well as promoting significant new housing development (DS.1, MTRA1, MTRA2). This is reinforced by a presumption against the loss of existing sites/buildings used to provide facilities and services (CP6) and a loss of employment land and premises (CP9). The Plan also emphasises the importance of providing affordable housing and an appropriate dwelling mix (CP2, CP3), and proposals should be acceptable in terms of highways, sustainable construction, design, efficient use of land and infrastructure provision (CP10, CP11, CP13, CP14, CP21).

The site is within the built-up area of Alresford (WDLPR H.3), so the principle of developing/redeveloping the site is acceptable. Residential development would normally be appropriate in this location, but the site was previously used as a police station, which is a facility/service and therefore subject to LPP1 policy CP6. CP6 seeks to support new/extended facilities and services and resists the loss of existing ones. The loss of sites/premises used for facilities/services is resisted unless the facility is no longer needed or has been relocated and there is no reasonable prospect of use by an alternative facility/service. Account should also be taken of the impact on accessibility to services for residents, the viability of the settlement and whether service improvements are planned locally.

The former police station has been marketed since it was vacated two years ago, but no interest other than residential redevelopment has come forward. As such, it is accepted



WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

that the building has no reasonable prospect of being used for an alternative service or facility which would benefit the local community. Accordingly, the principle of the redevelopment of the police station site for residential purposes is considered to be acceptable and in accordance with policy CP6.

Policy CP9 resists the loss of employment land and floorspace. Losses will only be permitted where retaining a business use would not be reasonable, having regard to the following:

- the redevelopment potential for other employment uses or a mix of uses;
- whether the building or use could meet a specific local requirement, such as providing low cost start up accommodation;
- the environmental impact of business use on neighbouring uses;
- the access arrangements for the site by road and public transport;
- strength of local demand for the type of accommodation;
- the benefits of the proposed use compared to the benefits of retaining the existing use.

The existing Mill building is currently occupied for employment purposes. As its history demonstrates, numerous applications to convert the building to residential use have been refused over the last 12 years as they were contrary to development plan policy which seeks the retention of employment uses within the town centre of Alresford. However, application reference 08/00234/FUL for the conversion of the Mill building into 7 no. two bed dwellings was allowed, but only on the condition that a three storey office block was constructed on the site to replace the offices lost in the Mill. This was allowed in May 2008 and the time to implement the consent was extended in February 2012 (application reference 10/03079/FUL), but this expired earlier this year on 15<sup>th</sup> February 2015. (

In 2014 a subsequent planning application (reference 14/02273/FUL) sought to vary planning condition 15 of that consent. That condition required the new dwellings in the Mill to remain empty until such time as the office building was complete. This was to ensure the retention of the employment use on the site. The recommendation for that application was that condition 15 be varied to read: "The office building shall be completed, to the Local Planning Authority's satisfaction, no later than twelve months after the occupation of the fourth dwelling". This would require construction/sales to cease if the office hadn't been completed by the time 4 units were occupied. Sales and occupation of a limited number of the units (4 of the 7) would enable some capital to be raised whilst providing some surety to the Council that the office building would be provided. It was considered that rewording the condition in this manner provided the applicant with a degree of flexibility whilst giving the Local Planning Authority a means to ensure the mixed use of the site, with an employment element was retained in accordance with current policy. Accordingly, the application was permitted in January 2015.

This current application is accompanied by a report which concludes that the proposed new office building to be constructed to replace the former employment use in the Mill, is no longer viable in this location, in particular because there is insufficient parking proposed for the residential conversion and the new employment building. The report concludes that, as the new office building is no longer viable, the redevelopment of the Mill building for purely residential use is acceptable. However, this argument is not accepted by Officers. Firstly, the site is immediately adjacent to the Alresford Station Public Car Park and Alresford is situated in an accessible location close to public

## WINCHESTER CITY COUNCIL PLANNING COMMITTEE AGENDA

transport. As such the alleged insufficient car parking on the site is not considered to be a justification for not providing the employment facility. Secondly, the existing Mill building is presently occupied and indeed the existing tenants have expressed concern in respect of the loss of the employment facility. The report submitted with the application has been considered by the Council's External Valuer who has concluded that there is no reason why there would not be continued demand for office use in this location.

The report also puts forward the view that new permitted development rights allow the conversion of office buildings to residential without planning permission. However, this right does not extend to listed buildings and as such is not considered relevant in the consideration of this application.

It is thus considered that the conversion of the Mill to residential, with no replacement employment building, does not fulfil the criteria of policy CP9 of the LPP1. Furthermore, the proposal is contrary to policy MTRA1 of the LPP1 which seeks to retain existing employment premises to provide and improve local employment opportunities. As such the proposal for the conversion of the Mill to residential, without provision of alternative employment space in the vicinity, is not acceptable in principle.

The Government has announced (March 2015) updates to its policy on housing standards and zero carbon homes. These affect the Council's implementation of Policy CP11 of the adopted Local Plan Part 1. While policy CP11 remains part of the Development Plan and the Council still aspires to achieve its standards for residential development (Code for Sustainable Homes Level 5 for energy and Level 4 for water), Government advice now sets a maximum standard of 110litres/day for water efficiency and the equivalent of Code Level 4 for energy. Therefore, for applications determined after 26 March 2015, Local Plan policy CP11 will be applied in compliance with the maximum standards set out in Government advice.

The majority of homes should be in the form of 2 and 3 bedroom houses unless local circumstances indicate an alternative approach should be taken. This scheme proposes 2 and 3 bedroom units and therefore meets the objectives of policy CP2.

### Design/layout

The submitted plans are for the construction of a two and a half storey building parallel to the street with an undercroft parking area on the former police station site. This would be constructed in yellow brick under a standing seam roof punctuated by large dormer windows. The main façade would address Station Road and would be broken up by an entrance lobby to the centre of the main block. The two main blocks would have gable ends facing north, punctuated by high level attic windows. There would be a gap between the new blocks and the listed Station Mill, allowing the Mill building to be better read as an individual industrial building. The proposed residential blocks would also be slightly lower and subservient to the listed building allowing Station Mill to be the dominant building on the site.

It is considered that the proposed new contemporary style building, which will replace the former police station, is of a good quality design and orientated well to gain evening and morning light. The Design Review Panel raised concern in respect of the proposed front boundary wall. Amended plans have thus been received which show a reduced wall with landscaping which is considered to soften the proposed frontage. The Head of Historic Environment has raised concern in respect of the proposed yellow brick, however, the

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

palette of materials would be determined by way of planning condition. The design of the new building itself is thus considered to be in accordance with policy CP13 of the LPP1.

However, the proposed layout allows little in the way of communal landscaped amenity areas for the occupants of the apartments. Although some of the apartments have a small balcony area, a number of the apartments have no private amenity space. As such this is considered to be contrary to policy DP5 of the WDLPR which requires new development to provide adequate on site amenity space.

Impact on character of area and neighbouring property

It is considered that the proposed new building to replace the former police station, would be sympathetic in architectural terms to the overall character and appearance of the Conservation Area as there are few buildings taller than two storeys and most have roof slopes facing the street, many with dormer windows.

However, there are a number of issues raised by the Head of Historic Environment in respect of the conversion and extension of the listed Station Mill building that are considered to be unacceptable. The proposed annexe to the north of the Mill building is considered to be too large in terms of its scale and massing and will compete with the listed Mill building in terms of prominence. Any annexe which would relate sympathetically to the Mill buildings will need to be much more subservient to the listed building and only lighting linked. As proposed, the simple symmetrical design of the Mill building will be significantly compromised by the proposed annexe. In addition, the proposed landscape setting for the scheme will over domesticate the area immediately adjacent to the Mill building and will, consequently, be harmful to the listed building. As such the impact of the proposals on the character of the listed building is considered to be unacceptable and contrary to policies HE5 and HE8 of the WDLPR and policy CP20 of the LPP1.

The amended plans show a reduced extension to the Mill building which seeks to overcome the concerns as set out above. The overall height of the extension has been reduced from 7m to 5.3m, although the lift shaft element remains in the centre of the extension at 7m high. The length of the extension has been reduced from 15.6m to 12.6m. The width remains as previous.

The Head of Historic Environment has advised that the creation of living accommodation outside the envelope of the mill building significantly changes the internal character of the building and requires the removal of a significant amount of historic fabric to break through into the new annexe:

Visually the external character of the listed mill building is of a very simple and symmetrical form which reflects its industrial heritage. This forms an intrinsic part of its special architectural and historic character. Although the scheme has been amended, even in its revised form the proposed annex will still be a significant departure from the simple industrial character of the mill building and will, consequently, be harmful to the special character of the building. It will also introduce architectural elements that are at odds with the simple architectural style of the existing building.

Whilst the scheme has been slightly amended it does not overcome the Head of Historic Environments concerns and consequently the proposal is considered harmful to the special character of the building, and as such, its impact on the character of the listed

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

building remains unacceptable and contrary to the policies as set out above.

There are no neighbouring dwellings that would be affected by the proposals.

Landscape/Trees

There are trees on the site that may be adversely affected by the proposals. The submitted arboricultural information prepared by Ian Keen of Ian Keen Limited is considered to be adequate for the purpose of determining this application as far as tree implications are concerned and the protection measures specified should be sufficient to minimise the impact of the development on retained trees. As such the proposal is in accordance with policy DP4 of the WDLPR.

Highways/Parking

The footway fronting the site will need to be improved, and this will need to be covered by a form of Agreement to be determined by Hampshire County Council as highway authority. The development provides a total of 25 car parking spaces at both ground floor and basement level. Concerns have been expressed by some objectors that this number is insufficient, however based on former HCC parking standards, the development would only require 20 spaces. The development therefore provides more car parking than the standards require. Concern has also been raised about potential increase in traffic and congestion within this area. The application is accompanied with a Transport Statement which examines the likely traffic generation from the existing and proposed uses of the site. This evidence has been drawn from the TRICS database which can be a powerful tool in traffic generation assessment. Based on the findings, it has been shown that if permitted, the site is likely to generate 74 traffic movements less than the existing permitted uses. The application is therefore acceptable from highway point of view and is in accordance with policies T2 and T4 of the WDLPR.

Affordable Housing

There is a clear need for retirement accommodation in Alresford, close to the facilities and services of the town. However, policy CP3 requires all development which increases the supply of housing to be expected to provide 40% of the gross number of dwellings as affordable housing unless this would render the scheme economically unviable. A viability report has been submitted with the application, however the profit from the residential conversion of the Mill has not been included. This is likely to act as 'facilitating development' making the scheme more profitable. As such the findings of the report are not, to date, accepted and the proposal is considered to be contrary to policy CP3 of the LPP1.

Conclusion

The proposal is contrary to development plan policy and the advice contained in the NPPF and is recommended for refusal.

**Recommendation**

Application Refused for the following reasons:

**Reasons**

1. The conversion of the Mill to residential, with no replacement employment accommodation, does not fulfil the criteria of policy CP9 of the Local Plan Part 1

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

(LPP1). Furthermore, the proposal is contrary to policy MTRA1 of the LPP1 which seeks to retain existing employment premises to provide and improve local employment opportunities.

2. The proposal, by way of extension to the historic Mill building is considered to be over dominant in form, scale and massing and requires considerable loss of historic fabric which is harmful to the significance of the Mill building as a building of architectural and historic interest, a grade II listed building. It is therefore considered contrary to advice given in section 12 of the NPPF and policy HE.14 of the WDLPR and policy CP20 of the LPP1.
3. The proposal results in an over-domestication of the setting of the listed building which is to the detriment of the understanding of the building's original form and function. It is therefore considered contrary to the advice given in section 12 of the NPPF and policy HE.14 of the WDLPR policy CP20 of the LPP1.
4. There is insufficient private and general amenity space for the proposed apartments contrary to policy DP5 of the WDLPR.
5. The proposal is contrary to policy CP3 of the Local Plan Part 1 Joint Core Strategy in that it fails to make a contribution towards the provision of affordable housing.

**Informatives:**

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

Winchester District Local Plan Review 2006: DP3, DP4, DP5, HE5, HE6, HE7, HE8, HE14, H3, SF1, T2, T4

Local Plan Part 1: DS1, MTRA1, MTRA2, CP1, CP2, CP3, CP6, CP9, CP10, CP11, CP13, CP14, CP20, CP21