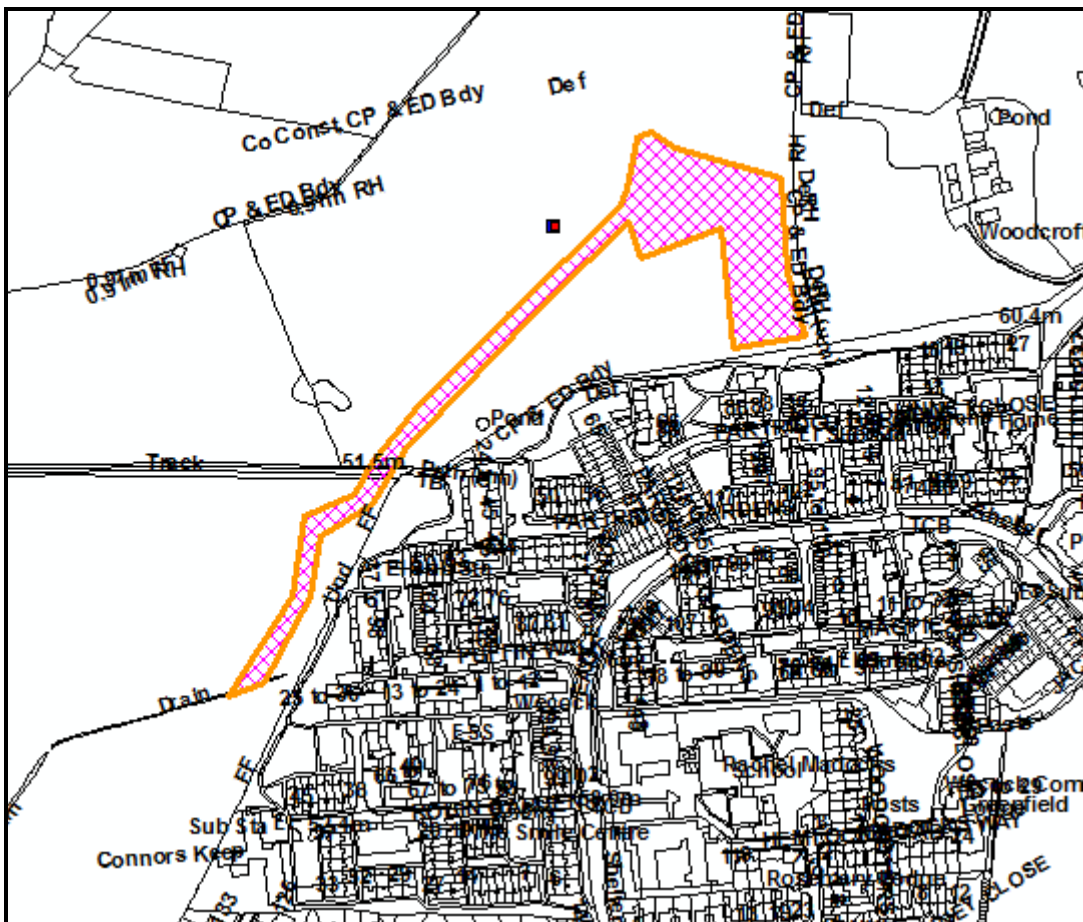


**Item No:** 04  
**Case No:** 17/03040/FUL  
**Proposal Description:** Construction of below ground pumping station, substation, creation of SUDS pond and land drain together with associated boundary treatments and landscaping scheme (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)  
**Address:** Land Between Clarendon House And Woodcroft Farm Anmore Road Denmead Hampshire  
**Parish, or Ward if within Winchester City:** Denmead  
**Applicants Name:** Derwent Developments Ltd  
**Case Officer:** Robert Green  
**Date Valid:** 22 December 2017

**Recommendation:** Application Permitted



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Case No: 17/03040/FUL

## **General Comments**

The application has been reported to Committee at the request of Denmead Parish Council, whose response is included as an appendix to this report.

The drainage scheme proposed under this application is to serve the Woodcroft Farm residential development of 288 dwellings. This development is located within Havant Borough Council's jurisdiction and was granted planning permission in May 2015 under application APP/13/00804, with the following proposal description:

*'Development of 288 residential units comprising 9 x one bedroom, 110 x two bedroom, 124 x three bedroom and 45 x four bedroom, retention of existing farmhouse, new access road from Eagle Avenue, internal access roads, associated car parking, open space and landscaping and including works to trees under TPO 1931'.*

The boundary between planning authorities divides the application site from the Woodcroft Farm development. The pond, pumping station, substation and land drain are within the jurisdiction of Winchester City Council. A small easement crosses the boundary in the south-east corner of the field, which would be subject to a discharge of condition application to Havant Borough Council.

The infrastructure works being applied for are usually completed using permitted development rights granted to statutory undertakers under Schedule 2, Part 13, Class A and Part 15, Class B of the General Permitted Development Order (2015). In this instance the developer has chosen to complete such works and does not benefit from statutory undertaker status.

## **Site Description**

The application site is 0.01 hectares in site area and crosses an arable field.

The northern section of the application site contains the pond, substation, pumping station and part of the land drain. Currently, this consists of a large field which slopes away from south to north, plateaus and then rises slightly toward the northern edge of the field.

Open farmland lies to the north and west of the field, which are divided by dense vegetation. The Woodcroft Farm development would sit to the east, divided from the application site by a tall belt of trees. The existing Wecock Farm residential area lies to the south, again divided by a dense belt of trees and open space.

A public right of way runs along the south of the main field, and a further right of way lies between the application site and the Woodcroft Farm development. After crossing beneath a public right of way, the land drain continues into the southern section of the application site which is bordered by open countryside to the west and Wecock Farm to the east.

## Proposal

The proposal is to construct the infrastructure to serve the drainage system for the Woodcroft Farm development and to provide a small electricity substation building.

This consists of a drainage pond which stores surface water taken from the development by a Sustainable Drainage System (SuDS). The pond would consist of a 1.08m bank which fits into the natural plateau within the centre of the field. Including the bank and pond area, this would be 43m in width and 46m in length at the widest points. The bank is to be planted with a variety of trees and vegetation to screen the pond.

18m to the south of the pond lies a small substation building which is 2.7m to eaves, 4.2m in ridge height with a depth of 3.91m. To the south, a 135m<sup>2</sup> area houses the below ground pumping station which processes the foul drainage from the site. This is surrounded by a 1.8m black metal fence which is covered by a Hornbeam hedge maintained at 2m height. This hedge also extends around the substation building.

From this area, a land drain runs from the SuDS pond for a distance of 260m, before passing beneath a public right of way and continuing as a land drain for a further 135m before joining the existing Soake Farm ditch, which continues to the west and feeds into the drainage system in this area.

The land drain varies in width between 0.9m and 2.1m and consists of an open ditch which is covered in hessian erosion control matting and seeded with wildflower mix.

## Relevant Planning History

Havant Borough Council - APP/13/00804 -

*'Development of 288 residential units comprising 9 x one bedroom, 110 x two bedroom, 124 x three bedroom and 45 x four bedroom, retention of existing farmhouse, new access road from Eagle Avenue, internal access roads, associated car parking, open space and landscaping and including works to trees under TPO 1931'.*

Permitted May 2015.

## Consultations:

### WCC Engineers: Drainage:

- Comments regarding ownership and maintenance of foul pumping station, condition recommended requesting details of this before the commencement of development.

### Hampshire County Council Flood and Water Management Team

- Additional information is being provided which is anticipated to address concerns by the department.
- Final comments and resulting conditions will be provided by update.

### Engineers: Highways:

- No Highway implications

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#### WCC Head of Environmental Protection:

- No objection or adverse comments.
- Conditions requesting a full acoustic report and contamination scheme.

#### Head of Landscape:

- No objection.
- Conditions to ensure compliance with the submitted information and requesting a Landscape Management Plan

#### WCC Archaeology

- Comments of the HCC Archaeologist regarding the main development have been revised.
- Given the results of archaeological work in the wider Denmead/Waterlooville area, archaeological conditions are requested.

#### Environment Agency:

- Planning Permission could be granted if conditions are included.
- Conditions requesting details on:
  - Sewage pipe work specification
  - Compliance with submitted information

#### Portsmouth Water:

- Request a condition for details of the below ground construction details and a Construction Environmental Management Plan.

#### Southern Water:

- Request conditions regarding the responsibilities of each part for the implementation of the SuDS scheme, a timetable for implementation and a management and maintenance plan for the lifetime of the development.

#### Havant Borough Council

- Contamination: Conditions were applied to the Havant Borough Council application in this regard and the comments and conditions suggested by the WCC Environmental Health Officer are supported.
- Noise: Agrees with the comments provided by the WCC Environmental Health Officer in relation to an acoustic report being provided.

#### Hampshire County Council Rights of Way

- No objection subject to securing a section 106 agreement or condition regarding the dedication of public vehicle rights and provision of an appropriate crossing/surface.

#### **Representations:**

##### Denmead Parish Council

- Proposal contravenes policy CP18 of LPP1 as development within the settlement

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gap.

- Concern water runoff would mean drainage systems would not be able to cope.
- Concerns over future ownership of the land, maintenance of the ditches and potential contamination of the local fishing pond.

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

- Concern regarding flooding of ditches further in the system.

### **Relevant Planning Policy:**

#### Winchester Local Plan Part 1 – Joint Core Strategy

MTRA4 – Development in the Countryside

CP15 – Green Infrastructure

CP16 – Biodiversity

CP17 – Flooding, Flood Risk and the Water Environment

CP18 – Settlement Gaps

#### Winchester Local Plan Part 2 – Development Management and Site Allocations

DM10 – Essential Facilities and Services in the Countryside

DM15 – Local Distinctiveness

DM16 – Site Design Criteria

DM17 – Site Development Principles

DM18 – Access and Parking

DM19 – Development and Pollution

DM20 – Development and Noise

DM21 – Contaminated Land

DM23 – Rural Character

#### Denmead Neighbourhood Plan

Policy 1 – A Spatial Plan for the Parish

#### National Planning Policy Guidance/Statements:

National Planning Policy Framework

### **Planning Considerations**

#### Principle of development

Policy CP17 of the Local Plan Part 1 (Joint Core Strategy) relates to Flooding, Flood Risk and the Water Environment. This policy requests the inclusion of Sustainable Water Management Systems and supports the development of surface water drainage and wastewater treatment facilities where they are needed to serve new development, provided a proposal complies with the development plan as a whole.

The proposal lies within the Denmead – Waterlooville settlement gap, and Policy CP18 of LPP1 covers development within such areas. The policy allows development that does not physically or visually diminish the gap. The development consists of a drainage strategy which is accompanied by measures to soften the development through

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landscaping and the proposals are largely concealed from public view. Therefore, although this does introduce development into the strategic gap, through appropriate mitigation measures this is not considered to physically or visually diminish the gap.

Policy DM10 of the Local Plan Part 2 (Development Management and Site Allocations) covers Essential Facilities and Services in the Countryside. This policy allows development of essential facilities to serve local communities where there is an identified need for development in that area, a location in the countryside is required for operational reasons and there are no suitable sites within the defined built up area and a landscape scheme is provided. The proposal is considered to comply with the criterion of this policy.

Therefore, the principle of development is considered acceptable and policy compliant.

### Design/layout

As a natural drainage system, the scheme has been designed to include grass mounds and screening which sits within the site's rural surroundings.

The SuDS pond uses a land bank to screen the body of water which is planted with a variety of trees and vegetation, details of which have been secured by conditions 10 and 11. The surrounding land drain infrastructure is also planted with wildflower mix so as to sit within the agricultural fields before joining the existing land drain in the area.

The substation is to use materials which have been secured by condition which are expected to respect the building's location within the countryside. Notwithstanding this, part of the landscaping strategy screens this structure and the compound which holds the below ground pumping station.

### Impact on character of area and neighbouring property

The development takes place within an agricultural area which forms part of the settlement gap between Denmead and Waterlooville. As such, consideration of the impact on the wider setting of the area and the settlement gap has been considered.

With exception of the small electricity substation, the development consists of structures which are designed to appear as natural additions to the landscape. This is achieved by using the natural landform of the field to determine the location of the SuDS pond, resulting in the addition being located within the hollow of the field which contributes to its screening from the public right of way.

The neighbouring development (pumping station and substation) also contain appropriate landscaping to assist in this section of the development to sit against the dense vegetation behind the development site.

The Landscape Officer also raises no objection to the proposal due to the mature screening which currently exists around the site. Although visible in glimpses through the trees, the development remains screened from public view and when the landscaping scheme is considered, sits against the existing boundary treatments and reads well with the context of the site.

Therefore, following the above assessment, although it is acknowledged the development is taking place within the settlement gap, the development does not physically or visually

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diminish the gap and the development does not introduce incongruous features which detract from the rural characteristics of the area.

The application site is located at a distance of 59m (minimum) from dwellings within the Wecock Farm residential estate to the south, divided by a dense band of trees and open space.

The site is also 18m from the nearest dwelling within the Woodcroft Farm development, again divided by a dense band of trees.

Although the screening and existing vegetation plays a role in limiting the impact on the development on the residential amenity of neighbouring dwellings, condition 04 has been included to request acoustic reports to ensure that an unacceptable noise impact does not occur as a result of the pumping station and substation. This also satisfies the concerns raised by the Environmental Health department at Havant Borough Council and an unacceptable impact on residential amenity cannot be demonstrated.

### Landscape/Trees

The dense band of trees which divides the application site from the Woodcroft Farm development deviates between authority boundaries. The original HBC application (APP/13/00804) contains conditions which ensure the retention of this band of trees.

As detailed in section 6.6 of the submitted planning statement, no trees are to be removed as part of this application and 17 additional trees are to be planted as part of the landscape scheme. Conditions 14 and 15 have been included to ensure compliance and to obtain details of protective measures.

### Other Matters

Hampshire County Council Flood and Water Management Team (FWMT) act as the lead local flood authority and have been consulted throughout the application. Two responses have been received by the team requesting further information. The latest correspondence requests further information regarding the correct level of water treatment, maintenance regimes and calculations to show capability for storm events and exceedance flows.

At the time of writing (04/04/2018), additional information is being provided to FWMT which is anticipated to address outstanding concerns raised by the Local Lead Flood Authority. Final comments received from FWMT, including appropriate conditions, will be provided by way of update to members.

The data which has been provided and the response of the team assess the capability of the wider drainage system to handle additional input from development. Concern regarding the cumulative impact of other developments on the wider drainage system have been acknowledged. However, other developments in the Denmead area would be subject to similar capability checks which would be assessed on the site's individual merits at that time.

Southern Water supports the stance taken by the development and seeks planning conditions to ensure that the appropriate means of surface water disposal are achieved for each development. The response notes that SuDS facilities are not generally

adoptable by sewerage undertakers; condition 03 has been included to obtain details of the responsibilities of each party in the implementation of the scheme, alongside a timetable for implementation and maintenance plan for the lifetime of the development.

The site lies within a Source Protection Zone for the Havant and Bedhampton Springs and involves the discharge of surface water via a watercourse. As such, the Environment Agency and Portsmouth Water have been consulted.

The Environment Agency concludes that permission can be granted subject to the inclusion of conditions which agree sewage pipework specification and a compliance condition which ensures no surface water drainage into the ground is permitted other than that which has been considered in this application by both the Planning Authority and the Environment Agency. The additional detail which is to be provided and confirmed by the Agency, alongside the continued responsibilities of the adopter to prevent pollution into other water systems, addresses concerns raised about potential contamination of local fishing ponds.

Portsmouth Water originally raised concern over the development and requested further information which was provided by the agent of the application. Following review of this information, Portsmouth Water request details of the below ground construction, a review of below ground solution features and a Construction Environmental Management Plan. Condition 03 has therefore been included to request this information prior to the commencement of development.

The application has been submitted with a full Ecological Appraisal which has surveyed the area and provided a variety of recommendations in regards to protected species. The Ecology Officer raises no objection to the proposal and the details and mitigation methods included in the report are to be complied with as per condition 16.

The Hampshire County Council Right of Way (RoW) Officer originally requested a section 106 to be completed to provide details of the dedication of public rights and provision of an appropriate crossing between the development and the RoW. After further discussions regarding the use of the access points, which is only to be by utility vehicles for maintenance, the RoW Officer no longer requires the dedication of public vehicle rights and the details of the crossing can be obtained through planning condition rather than section 106 agreement.

## **Recommendation**

Application Permitted subject to the following condition(s):

## **Conditions**

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

1 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2 The development hereby approved shall be constructed in accordance with the following plans:

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Location Plan received 28.11.2017,  
Foul Sewer Provision - Pump Station Elevations [drawing number GTWCFARM/DR/04] received 28.11.2017,  
General Layout - Landscape Plan [drawing GTWCFARM/GA/02] received 28.11.2017,  
Stormwater Attenuation and Outfall - Cross Section [drawing GTWCFARM/DR/03] received 28.11.2017,  
Stormwater Attenuation and Outfall - Long Section [drawing GTWCFARM/DR/02] received 28.11.2017,  
Surface and Foulwater Provision - General Layout [drawing GTWCFARM/DR/01] received 28.11.2017,  
Plan (Including Contours and Sections) [drawing GTWCFARM/GA/02 Revision A] received 26.03.2018,  
Hedgerow Removal Plan received 27.02.2018.

2 Reason: In the interests of proper planning and for the avoidance of doubt

3 No development shall commence until a detailed drainage and water management scheme, including foul and surface water drainage, has been submitted to and approved in writing by the Local Planning Authority.

The scheme must:

- Include details on future ownership/maintenance of the pumping station, sub-station and rising main etc.
- Specify the responsibilities of each party for the implementation of the SuDS scheme,
  - Specify a timetable for implementation,
  - Provide a management and maintenance plan for the lifetime of the development. This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime,
- Include details on the inlet to the SuDS pond including specification of separator.
- Provide details of the below ground construction,
- Provide details on the design of the proposed bentonite liner to be used below the pond beneath the 300mm of subsoil,
- Include a review of the potential for solution features along the discharge route.

The development shall be carried out in accordance with the approved details.

3 Reason: To ensure satisfactory provision of foul and surface water drainage.

4 Before pumping station equipment is installed and operated on the premises, a full acoustic report (with a scheme of attenuation measures) shall be submitted and approved in writing by the Local Planning Authority. The equipment shall be installed and maintained in accordance with the approved scheme.

4 Reason: To protect the amenities of the occupiers of nearby properties.

5 No development shall take place until a scheme to deal with contamination is submitted to and approved in writing by the Local Planning Authority.

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The scheme shall conform to current guidance and best practice as set out in BS10175:2011 Investigation of potentially contaminated sites - code of practice; CLR 11 - Model procedures for the management of land contaminations; or other supplementary guidance and include the following phases, unless identified as unnecessary by the preceding stage and agreed in writing by the LPA:

- a) A desk top study and conceptual model documenting all the previous and existing land uses of the site and adjacent land;
- b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study;
- c) A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a suitably qualified person to oversee the implementation of the works.

5 Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants

6 Prior to the use of the development hereby permitted, written verification produced by the suitably qualified person nominated in the approved remedial strategy shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the approved remedial strategy has been implemented fully, unless varied with the written agreement of the Local Planning Authority in advance.

6 Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

7 Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before an assessment of the potential contamination has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority.

The development shall not be completed other than in accordance with the approved details.

7 Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

8 The development hereby permitted shall not be commenced until such time as a scheme to agree sewage pipe work specifications (in SPZ1s) has been submitted to, and approved in writing by, the Local Planning Authority (LPA). The scheme shall be implemented as approved.

8 Reason: The site lies within the groundwater Source Protection Zone 1 for the Bedhampton and Havant Springs in an area where solution features are known to be present. In accordance with position G8 of Groundwater Protection: Principles and

Practice, the applicant must use the highest specification pipework and designs to minimise leakage.

9 No drainage systems for the infiltration of surface water drainage into the ground is permitted other than with the express written consent of the LPA, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

9 Reason: The site lies within the groundwater Source Protection Zone 1 for the Bedhampton and Havant Springs in an area where solution features are known to be present. Surface water from some parts of the site (such as roads and parking areas) may contain pollutants. Surface water from areas which may contain pollutants must not be discharged into the ground via an infiltration system because drinking water supplies would be at risk. Infiltration systems should not be used unless a risk assessment can demonstrate that the system would not cause pollution of groundwater.

National Planning Policy Framework paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution.

10 The landscape details of the development hereby permitted must be carried out in accordance with the submitted 'General Layout Landscape Plan [drawing GTWCFARM/GA/02] by Mayer Brown Ltd dated October 2017 and received 28.11.2017

If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

10 Reason: The site is located within the countryside and within a designated settlement gap where landscaping forms an important consideration of the application.

11 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the details hereby approved.

11 Reason: The site is located within the countryside and within a designated settlement gap where landscaping forms an important consideration of the application.

12 Before development commences, a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

12 Reason: To prevent pollution during the proposed construction period.

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13 No development on the crossing section between the development and Bridleway Route 41 shall commence until details have been submitted and approved in writing by the Local Planning Authority. Development must then continue in accordance with the approved plans.

The details must include:

- Elevations of the headwall structures including dimensions,
- Details, including materials, to be used in the construction of the headwall and path surface.

13 Reason: The crossing is within a rural area and insufficient detail on this section of the land drain was submitted with the application.

14 In compliance with section 6.6 of the submitted Planning Statement [by Savills dated November 2017 and received 28.11.2017], no trees are to be removed as part of this application and any hedgerow removed to facilitate the access must be replanted and added to with native species.

14 Reason: The trees dividing the site from the Woodcroft Farm development play an important part in the amenities of the local area.

15 Details of the measures taken to protect surrounding trees must be submitted to and approved in writing prior to the commencement of development. Development must then continue in compliance with the approved details.

Details of the construction of the access point from Woodcroft Farm to the development site must be submitted to and approved by the Local Planning Authority prior to the commencement of development. Details must include an assessment of the impact on the Root Protection Area (RPA) of surrounding trees and methods to mitigate impact. Development must then continue in compliance with the approved details.

No works to trees may take place unless shown on drawing GTWCFARM/GA/02 received 28.11.2017 or agreed in writing by the Local Planning Authority

15 Reason: The trees dividing the site from the Woodcroft Farm development and the public right of way play an important part in the amenities of the local area.

16 Recommendations within section 5 of the Lindsay Carrington Ecological Appraisal report of November 2017 must be adhered to. A non-licensed method statement in relation to dormice and the clearance of hedgerow is required.

16 Reason: To ensure the recommendations and mitigations contained within the report are complied with.

17 Results of the hedgerow surveys, as stated in the attached amended habitat plan, shall be submitted to the Local Planning Authority for approval prior to commencement. This must include:

- Method statements, including details and timings of hedgerow removal, plus any necessary mitigation measures to ensure safeguarding of protected species.,
- Details of planting for the areas identified on the attached plan following the surveys.

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17 Reason: To ensure the recommendations and mitigations contained within the report are complied with.

18 No development or any works of site preparation shall take place until the applicant or their agents or successors in title have implemented of a programme of archaeological mitigation works, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the local planning authority in writing. No development or site preparation shall take place other than in accordance with the Written Scheme of Investigation approved by the LPA. The Written Scheme of Investigation shall include:

- o The programme and methodology of site investigation and recording,
- o Provision for post investigation assessment, reporting and dissemination,
- o Provision to be made for deposition of the analysis and records of the site investigation (archive),
- o Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

18 Reason: To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations. Policy DM26 Winchester District Local Plan Part 2 and Policy CP20 of the Winchester District Joint Core Strategy.

19 Following completion of archaeological fieldwork, within 9 months (unless otherwise agreed in writing) a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports and publication. The report shall be submitted to and approved by the local authority.

19 Reason: To ensure that evidence from the historic environment contributing to our knowledge and understanding of our past is captured and made publicly available. , Policy DM26 Winchester District Local Plan Part 2; Policy CP20 of the Winchester District Joint Core Strategy

### **Informatives:**

1.

In accordance with paragraphs 186 and 187 of the NPPF, Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

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

In this instance a site meeting was carried out with the applicant.

2.

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

Local Plan Part 1 - Joint Core Strategy: MTRA4, CP15, CP16, CP17 and CP18

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Local Plan Part 2 - Development Management and Site Allocations: DM10, DM15, DM16, DM17, DM18, DM19, DM20, DM21 and DM23

3.

This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out above, 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.

4.

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.

5.

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.

6.

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, please refer to the Construction Code of Practise

<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

7.

Please be advised that Building Regulations approval may be required for this development. Please contact WCC Building Control Department for more information (T: 01962 848176, E: [buildingcontrol@winchester.gov.uk](mailto:buildingcontrol@winchester.gov.uk))

8.

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

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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](http://www.winchester.gov.uk).

9.

A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Southern Water, Southern House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk)

10.

There must be no surface alterations to the right of way, nor should any work be carried out which affect its surface, without prior permission of Hampshire County Council, as Highway Authority, any work done without this permission would constitute an offence under s131 Highways Act 1980.

11.

It is likely that the completion of the works will cause a risk to the users of the bridleways, a health and safety risk assessment should be completed, and if necessary an application should be made for the temporary closure of the routes.

## **Appendix A : Denmead Parish Council Response**

Please return this form to the Case Officer: Robert Green

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From: Denmead Parish Council

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Case No: 17/03040/FUL

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Closing Date for Comments: 19.01.2018

Location: Land Between Clarendon House And Woodcroft Farm, Anmore Road, Denmead.

Proposal: Construction of below ground pumping station, substation, creation of SUDS pond and land drain together with associated boundary treatments and landscaping scheme.

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### **Comments:**

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The Parish Council of Denmead raised a **STRONG OBJECTION** to this proposal and cited the following reasons: The proposal is in contravention of Part 1 of the WCC Local Plan policy No. CP 18 which states that only development that does not physically or visually diminish the gap would be allowed. This proposal clearly does not comply with this policy. Members were also concerned that the water runoff from this proposal combined with the expected water from the development at Carpenters Field, Anmore Road would mean that the drainage systems within the village would not be able to cope. Denmead Parish Council also raised concerns about future ownership of the land, maintenance of the ditches and also whether the local fishing pond may become contaminated and suggested a sluice gate might prevent this.

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### **Request for application to be considered by Committee:**

(NB: Case Officer to forward form to Head of Planning Control if this section completed)

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**Should there be a conflict of views between Members comments and the Case Officer, Members would wish for this matter to go to the Development Control Committee.**

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Signed: *L J Merriman*

Date: 25.01.2018

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