



Meeting	Planning Committee
Date and Time	Wednesday, 16th July, 2025 at 9.30 am.
Venue	Walton Suite, Guildhall Winchester and streamed live on YouTube at www.youtube.com/winchestercc

Note: This meeting is being held in person at the location specified above. Members of the public should note that a live video feed of the meeting will be available from the council's YouTube channel (www.youtube.com/winchestercc) during the meeting.

A limited number of seats will be made available at the above named location however attendance must be notified to the council at least 3 clear working days (by 4.30pm on Thursday, 10 July 2025 before the meeting. Please note that priority will be given to those wishing to attend and address the meeting over those wishing to attend and observe.

AGENDA

1. **Apologies and Deputy Members**

To record the names of apologies given and Deputy Members who are attending the meeting in place of appointed Members.

2. **Disclosures of Interests**

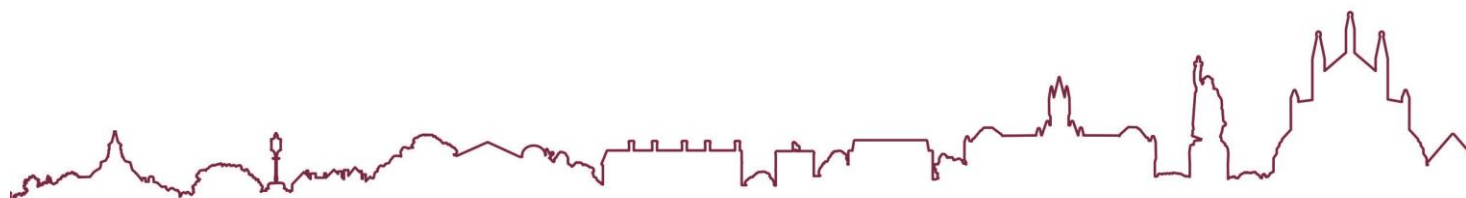
To receive any disclosure of interests from Councillors or Officers in matters to be discussed.

Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests (DPIs), other registerable interests (ORIs), non-registerable interests (NRIs) and on Pre-determination or Bias in accordance with legislation and the Council's Code of Conduct.

If you require advice, please contact the appropriate Democratic Services Officer, prior to the meeting.

3. **Minutes of the previous meeting.** (Pages 9 - 26)

Minutes of the previous meeting held on 11 June 2026.



Public speaking is allowed on individual planning applications, subject to certain restrictions – please contact the Public Speaking Co-ordinator as soon as possible, but prior to 4.30pm, 10 July 2025 via email: planningcommittee@winchester.gov.uk OR Tel: on (01962) 848 339. to register to speak and for further details.

4. **Where appropriate, to accept the Update Sheet as an addendum to the Report**
5. **Planning Applications (WCC Items 6-8 & SDNP Item 9). Reports and Update Sheet refers)**
6. **Berewecke Court Nursing Home, Berewecke Road Winchester SO22 6AN. Ref: 23/02001/FUL. Ward: St Barnabas (Pages 27 - 70)**
7. **Anthill Farmlands, Hambledon Road, Denmead. Ref: 24/02402/OUT. Ward: Denmead (Pages 71 - 98)**
8. **Arle Barns, Arlebury Park Barns, Alresford, Hampshire. Ref: 24/00715/FUL. Ward: Alresford & Itchen Valley (Pages 99 - 146)**
9. **Hayfield, Bourne Fields, Twyford, SO21 1NY. Ref: SDNP/21/02445/FUL. Ward: Colden Common & Twyford (Pages 147 - 194)**
10. **Planning and Enforcement Appeals Quarterly Report - Q1 - Apr - Jun 2025 (Pages 195 - 204)**

Laura Taylor
Chief Executive

All of the Council's publicly available agendas, reports and minutes are available to view and download from the Council's [Website](#) and are also open to inspection at the offices of the council. As part of our drive to minimise our use of paper we do not provide paper copies of the full agenda pack at meetings. We do however, provide a number of copies of the agenda front sheet at the meeting which contains the QR Code opposite. Scanning this code enables members of the public to easily access all of the meeting papers on their own electronic device. Please hold your device's camera or QR code App over the QR Code so that it's clearly visible within your screen and you will be redirected to the agenda pack.



8 July 2025

Agenda Contact: Matthew Watson, Senior Democratic Services Officer tel: 01962 848 317 Email: mwatson@winchester.gov.uk

**With the exception of exempt items, agendas, reports and previous minutes are available on the Council's Website <https://www.winchester.gov.uk/councillors-committees>*

MEMBERSHIP

Chairperson:

Rutter (Liberal Democrats)

Vice-Chairperson:

Williams (Liberal Democrats)

Conservatives

Cunningham
Langford-Smith

Liberal Democrats

Aron
Gordon-Smith
Laming
Small
Williams

Green

White

Conservatives

Bolton and Godfrey

Deputy Members

Liberal Democrats

Clear and Pett

Green

Lee

Quorum = 3 members



Working in Partnership



THE HUMAN RIGHTS ACT 1998:

Please note that the Human Rights Act 1998 makes it unlawful for the Council to act in a way incompatible with any of the Convention rights protected by the Act unless it could not have acted otherwise.

In arriving at the recommendations to grant or refuse permission, careful consideration has been given to the rights set out in the European Convention on Human Rights including Article 6 (right to a fair trial), Article 8 (right to respect for private and family life), Article 14 (prohibition of discrimination in enjoyment of convention rights) and Article 1 of the first Protocol (the right to peaceful enjoyment of possessions).

The Council is of the opinion that either no such rights have been interfered with or where there is an interference with the rights of an applicant or objector, such interference is considered necessary for any of the following reasons:-

- ◆ The protection of rights and freedoms of others
- ◆ Public safety
- ◆ The protection of health or morals
- ◆ The prevention of crime or disorder
- ◆ The economic well being of the country.

It is also considered that such action is proportional to the legitimate aim and in the public interest.

GENERAL GUIDANCE ON THE WORK OF THE COMMITTEE:

Background

The Planning committee meets on average once every four weeks. The membership of the committee is drawn from elected city councillors.

The Council's Constitution states that the vast majority of applications will be determined by the Planning officers (which are sometimes known as "delegated decisions"). However, if certain criteria are met from the Constitution, some applications (about 5%) are referred to committee for determination, rather than officers.

As part of the Winchester District includes the South Downs National Park (SDNP), the committee can also determine applications from this area on behalf of the National Park Authority.

At the meeting

At the start of the committee meeting, the councillors and officers will be introduced. Any councillor's declarations of interest will also be announced at this point. If the interest is considered by the councillor to be significant, he/she will leave the meeting when it reaches that item on the agenda.

Timing

The committee considers many applications and scrutinises each one thoroughly. However, to prevent waiting unnecessarily through other people's applications, where work demands it, agendas will be split into morning and afternoon sessions. The morning session will usually start at 9.30am and, where applicable, the agenda will set out those items which the committee will *not* consider before 2.00pm in the afternoon. Further details are set out below.

The Officer's presentation

On each item, the planning case officer will introduce the application to the committee. They will concentrate on showing details of the proposals with the aid of projected visual material, including photographs of the site and plans. The length and details of the presentation at the meeting will be proportionate to the nature and scale of the proposal. The officer will make a recommendation to the committee to either approve or refuse the application and, in the latter case, will state the reasons for this.

The officer is required to make a recommendation and the presentation will include material to explain why the scheme is being recommended for permission or refusal. However, officers will not restate the information set out in the report which relates to the assessment of the planning merits of the case. Specialist officers dealing with issues such as landscape, design and historic environment may also be available at committee to provide advice on such matters and a legal representative will attend all Planning committee meetings.

Public participation:

There will be a period of public participation, as follows:

- Objectors (3 minutes in total),
- Parish Council representatives (3 minutes),
- Ward Members (local District Councillors)/Cabinet Members (5 minutes each),
- and supporters of the application (3 minutes in total).

The process is controlled by procedures to ensure fairness to both objectors and supporters. **To register to speak at the meeting, please contact the Public Speaking Co-ordinator on 01962 848 339 by 4:30pm at least THREE clear working days before the meeting,**(Thursday, 10 July 2025) in order to allow the meeting to be managed as efficiently as possible.

Please keep to the time allocated.

After each speaker's category, there will be an opportunity for the committee to ask questions of the speakers, if the committee considers it necessary to clarify any matters of fact that arise.

Aside from this, the committee will not enter into any further discussion with members of the public.

The names of members of the public etc who have registered to address committee meetings will appear in the minutes as part of the public record, which will be included on the Council's website. Those wishing to address a committee meeting who object to their names being made available in this way must notify the Democratic Services Officer either when registering to speak, or within 10 days of this meeting.

Further information about speaking at the Planning Committee can be [found here](https://www.winchester.gov.uk/planning/other-guidance/public-speaking-at-planning-committee). (<https://www.winchester.gov.uk/planning/other-guidance/public-speaking-at-planning-committee>)

Members' Questions

After the officers' presentation and public participation there will be an opportunity for the Councillors on the committee to ask questions of the officers and clarification, if necessary, of public speakers.

The Councillors' Debate

The Councillors will then debate the application and may pick up any issues raised during public participation before a vote is taken to either;

- permit,
- refuse or
- defer (usually for a site visit or for further information). If a site visit is required then the item will usually be deferred to the next meeting of the committee to allow it to be reconsidered after the site visit has been held. The item will be reconsidered in its entirety, including public participation where those registering to speak will be given the opportunity to address the committee.

If the committee votes against the officer's recommendation, the reasons for this will be discussed and explained. Usually, the precise wording for the reasons for refusal will be delegated to the Service Lead Built Environment in consultation with the Chair. A summary of the committee's reasons will be included in the minutes.

Voting

Every Member has one vote when a matter before the meeting requires a decision. In the event of an equality of votes, the Chair may exercise a casting vote and that vote may be cast in any way they wish.

A Member may abstain from voting or vote differently from how they may have indicated during the debate, without further explanation. The way each member voted will not be recorded in the minutes, unless a motion to have a recorded vote has been passed.

After the meeting

After the meeting, the minutes will be available from the Council's website and a decision notice will be sent to the applicant/agent. Applicants have a right of appeal against a committee decision to refuse planning permission, or any conditions imposed on permission, and any appeal will be considered by an Inspector appointed by the Secretary of State. Where an application has been permitted, there is no opportunity for objectors to appeal, other than to the Court by way of judicial review on a point of law.

Filming and broadcast notification

This meeting will be recorded and broadcast live on the Council's YouTube channel. The meeting may also be recorded and broadcast by the press and members of the public – please see the Access to Information Procedure Rules within the Council's Constitution for further information, which is available to view on the [Council's website](#). Please note that the video recording is subtitled, but you may have to enable your device to see them (advice on how to do this is on the meeting page).

Disabled access

Disabled access is normally available, but please phone Democratic Services on 01962 848 264 or email democracy@winchester.gov.uk to ensure that the necessary arrangements are in place.

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Public Document Pack Agenda Item 3

PLANNING COMMITTEE

Wednesday, 11 June 2025

Attendance:

Councillors
Rutter (Chairperson)

Aron (except Item 13)
Cunningham
Gordon-Smith
Laming

Langford-Smith
Small
White (except Item 10)
Williams
Langford-Smith
Small
White (except Item 10)
Williams

Other Members that did address the meeting:

Councillors V Achwal, Lee, Pett, Porter (Cabinet Member for Place and Local Plan), Tod (Leader and Cabinet Member for Regeneration) and Wallace

Other Members that did not address the meeting:

Councillor Cook

[Full recording of the meeting](#)

1. **APOLOGIES AND DEPUTY MEMBERS**

There were no apologies for absence received.

2. **DISCLOSURES OF INTERESTS**

Councillor White made a personal statement that she was the Ward Member in respect of Item 10 (Land at Mill Lane, Mill Lane, Swanmore – case number: SDNP/24/02731/FUL). In addition, Councillor White stated that she had friends that were involved in the application and therefore she would take no part in the determination of the application and left the meeting for the consideration of the item taking no part in the discussion or vote thereon.

Councillor Aron made a personal statement that she was the Ward Member in respect of Item 13 (Tree Preservation Order No: 2356 – Oak tree in the rear garden of 52 Canon Street, Winchester). In addition, Councillor Aron declared a predetermination that she had taken part in discussions with objectors to the application and stated that she would take no part in the determination of the application and left the meeting for the consideration of the item taking no part in the discussion or vote thereon.

Councillor Gordon-Smith made a personal statement that he was the Ward Member in respect of Item 9 (Primrose Patch, 42 Grange Road, Alresford – case number: 24/01882/FUL). However, he had taken no part in discussions regarding the application, therefore he took part in the consideration of the item and voted thereon.

Councillor Small made a personal statement that she was the Ward Member in respect of Item 7 (Shedfield Equestrian Centre, Botley Riad, Shedfield – case number: 23/01759/FUL). However, she had taken no part in discussions regarding the application, therefore she took part in the consideration of the item and voted thereon.

Councillor Laming made a personal statement that he was the Ward Member in respect of Item 8 (11 Mount View Road, Olivers Battery – case number: 22/00621/FUL). In addition, Councillor Laming stated that he was involved some time ago in reporting an enforcement on this site with the Parish Council. However, he had taken no part in discussions regarding this specific application, therefore he took part in the consideration of the item and voted thereon.

Councillor Williams declared a disclosable pecuniary interest due to his role as Hampshire County Councillor. However, as there was no material conflict of interest, he remained in the room, spoke and voted under the dispensation granted on behalf of the Audit and Governance Committee to participate and vote in all matters which might have a County Council involvement.

3. **MINUTES OF THE PREVIOUS MEETING**

RESOLVED:

That the minutes of the previous meeting held on 28 May 2025 (as set out on the supplementary agenda) be approved and adopted.

4. **WHERE APPROPRIATE, TO ACCEPT THE UPDATE SHEET AS AN ADDENDUM TO THE REPORT**

The committee agreed to receive the Update Sheet as an addendum to the report.

5. **PLANNING APPLICATIONS (WCC ITEMS 6 - 9, SDNP ITEMS 10 AND 12 AND UPDATE SHEET)**

A copy of each planning application decision is available to view on the council's website under the respective planning application.

The committee considered the following items:

Applications outside the area of the South Downs National Park (WCC):

6. **PITT MANOR, ROMSEY ROAD, WINCHESTER, HAMPSHIRE, SO22 5PR (CASE NUMBER: 24/02377/FUL)**

Proposal Description: Item 6: (AMENDED) Application for demolition of all buildings, and the construction of 48 dwellings, formation of a new access onto Kilham Lane, provision of landscaping, public open space and drainage (phased development).

It was noted that the majority of the committee had visited the application site on 10 June 2025 to enable members to observe the site in context and to gain a better appreciation of the proposals.

The application was introduced. Members were referred to the Update Sheet which set out the following:

(i) Changes to the Legal Agreement – Head of Terms:

1. Affordable Housing financial contribution to Winchester City Council

- a. £2.1million (index linked) to be paid in different triggers during the construction of the development.

2. Traffic Regulation Order / Section 278 agreement and financial contribution of £15,000 to Hampshire County Council

- a. To remove on-street parking on the north side of Kilham Lane to facilitate the vehicular accesses

3. Capital Asset Value for Amenity Trees (CAVAT) Assessment financial contribution of £13,233 to Hampshire County Council

- a. Regarding felling of trees in highways land to enable the formation of the vehicular accesses and their visibility splays

4. Traffic mitigation measures - financial contribution of £210,000 to Hampshire County Council

- a. Towards either pedestrian or cycle improvements on local Cycling and walking infrastructure plan (LCWIP) route 260, or a capacity improvement scheme at the Kilham Lane/Romsey Road signal junction based on drawing 151.0013-0013 Rev P02 to provide additional flare length on Kilham Lane to allow 3 cars to wait side by side.

5. Travel Plan – including approval and monitoring fees of £15,000 to Hampshire County Council

- a. A travel plan to be submitted to, and approved in writing, the County Council.

6. Common Parts and Public Open Space management, maintenance and monitoring fees

- a. The nature and location of soft landscaping and Public Open Space to be provided on the Development;

- b. The nature and location of any hard landscaping works to be provided on the Development;
- c. The location of the LEAP;
- d. The specification of and equipment to be provided on the LEAP;
- e. the timing of the delivery and the transfer of the Public Open Space and Common Parts to the Management Company and for the ongoing management and maintenance of the Public Open Space and Common Parts, including for the avoidance of doubt provisions for the rectification of any defects in any area of the Public Open Space and Common Parts until the completion of the relevant transfer of the Public Open Space and Common Parts to the Management Company.
- f. All paths to be public with connections to entrances into and out of the site, remaining open – a plan to be included in the legal agreement to illustrate the location of the same.

(ii) Affordable Housing:

For this planning application, a Viability Study was submitted which was considered and an external validation was obtained.

The outcome of this process was that the proposed development will provide affordable housing off site due to the site constraints and costs of providing affordable housing on site. A financial contribution of £2.1 million was therefore negotiated based upon the external assessment increasing the AH provision from 0% to 40% from the original submission. The council's consultants confirmed that the £2.1million would equate to 19 affordable housings off site. This equates to the 40% affordable dwellings needed for this site.

(iii) An amendment to the wording of Condition 10 to remove reference to 'above DPC level'.

(iv) Additional Conditions as follows:

Details of the construction and specifications of the internal roadways shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing. The roadways shall thereafter be laid out in accordance with the approved details prior to occupation of the first dwelling.

Reason: To ensure appropriate provision of the non adopted highways.

Visibility Splays shall be laid and provided in accordance with plan drawing reference 151.0013-0003 P07 prior to the occupation of the dwellings hereby permitted.

Reason: In the interests of highway safety.

A verbal update was provided at the meeting by the planning case officer noting an objection received from Councillor Cook which made reference to the following three points:

- (i) Inadequate support for active travel;
- (ii) The lack of clarity regarding plans to maintain existing pedestrian access to the planned development; and
- (iii) The lack of any affordable housing being offered.

During public participation, Peter de Groot spoke in objection to the application and Stuart Garnett, Gemma Saffhill and Shannon Betteridge spoke in support of the application and answered Members' questions thereon.

Councillor Tod spoke as contiguous Ward Member in objection to the application. In summary, Councillor Tod raised the following points:

1. Spoke as Ward Member for St Paul Ward, which bordered the application site, and the County Councillor for Winchester Westgate, which encompassed the entire area.
2. Councillor Tod stated his opposition to the application, with the fundamental reason being that it looked to deliver a public benefit off-site which should have been delivered on-site. He felt this raised important planning policy questions for the committee to investigate.
3. He had previously raised three issues in a written submission: transport and access, the maintenance of that access, and the provision of affordable housing, noting the original application had no such provision.
4. He supported concerns raised by the objector who spoke regarding the use of management companies, which resulted in some residents paying a "double charge" for services that were publicly funded for others.
5. While the transport maintenance issue appeared resolved, the access plans were considered inadequate. They were based on flawed assumptions, such as all traffic turning right from the development, which ignored the reality of "rat-running" on Kilham Lane and the extremely poor pedestrian access.
6. He believed that the issue of biodiversity net gain also warranted discussion, as there was a deficit of habitat units to reach the required target, and the committee needed to explore if everything possible was being done to deliver the expected net gain on-site.
7. Councillor Tod emphasised that the most significant issue was the affordable housing contribution. He cited policy CP3, which stated that developments were expected to provide 40% of the gross number of dwellings as affordable housing on-site, unless specific criteria for off-site provision were met.
8. He argued that although a financial contribution was now offered, there was no reference to how this off-site provision would better meet priority housing needs as required by policy.
9. In conclusion, Councillor Tod contended that the council's policy was for developments to deliver housing on-site and that the 40% requirement should be calculated based on the gross number of dwellings, not a lesser figure.

Councillor Porter spoke as Cabinet Member for Place and Local Plan in objection to the application. In summary, Councillor Porter raised the following points:

1. Councillor Porter expressed regret over the lack of affordable housing on the site, which was described as a highly sustainable location with a strong precedent for affordable housing, good employment, public transport, and schooling.
2. It was noted that while the reason given for the lack of affordable housing was non-viability, an independent view had suggested a financial contribution of between £2.1 and £3 million would be a reasonable alternative.
3. She stated that the key to delivering affordable housing was land, and expressed disappointment that no land had been identified on which to build the 19 homes that the financial contribution was intended to fund.
4. A concern was raised that the open space was enclosed within the site and, based on past experience, a management company could potentially change the terms of public use over time.
5. Assurance was sought that the open space would be genuinely open to the public and easily accessible for all.
6. A request was made for a strong condition to be included in the S106 agreement to ensure the open space was attached to the land in perpetuity.
7. The need for the development to have access to other facilities, including the park and ride route and local schools was emphasised.
8. In conclusion, Councillor Porter referred to the contradiction between the government stating affordable housing was a priority and the committee considering an application for 48 homes with no on-site affordable provision, which was a situation she deeply regretted.

The Committee proceeded to ask questions and debate the application.

RESOLVED:

The committee agreed to refuse permission for the following reasons:

- (i) The development fails to accord with policy CP3 of Local Plan Part 1 (LPP1) as it fails to provide on-site provision of housing
- (ii) Nutrients and Biodiversity Net Gain (BNG)
- (iii) Offsite contributions - lack of mechanism or S106 Legal agreement securing infrastructure.

The precise wording to be delegated to the Chair of Planning Committee, in consultation with the Service Lead: Built Environment.

7. **SHEDFIELD EQUESTRIAN CENTRE, BOTLEY ROAD, SHEDFIELD, SOUTHAMPTON (CASE NUMBER: 23/01759/FUL)**

Proposal Description: Item 7: Use of existing equestrian building to include equestrian events and partial retention of hardstanding to form associated parking area (Amended Description and Plans)

The Chairperson announced that determination of this application was to be moved to the first item of the afternoon session at 2pm.

The application was introduced. Members were referred to the Update Sheet which set out in full the following:

- (i) An email received from Shedfield Parish Council on 2 June 2025.

In response, the amendments to the scheme were discussed with Hampshire County Council as Highways Authority. It was considered by Hampshire that as the changes to the application were a reduction in the wider scheme, that was originally considered to be acceptable in terms of Highways impacts, and the Transport assessment had not been updated to reflect the changes. Therefore, they would not comment further on the scheme and the assessment of the Local Planning Authority was that the arrangements and parking will not give rise to harm to the Highways or safety of its users

- (ii) Changes to conditions as follows:
Condition 3 – change trigger to ‘within 3 months of the date of this permission, details of surface water drainage works...’
Condition 6 – change trigger to ‘A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority within 3 months of the date of this permission...’
Condition 8 – change trigger to ‘Details of any external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority within 3 months of the issue of this permission...’
Condition 10 – change trigger to ‘Within 3 months of the date of this permission, visibility splays of 2.4m x 43m shall be implemented...’
These have been changed to reflect the reasonable assumption that the temporary car park in place will be used for event parking prior to the approved layout of the car park being fully implemented.

- (iii) Additional condition as follows:

Condition 12. The use of the building approved under 12/02417/FUL shall be limited solely to use for a commercial livery, riding school, and associated equestrian events. The Equestrian events hereby permitted shall not exceed 52 events per calendar year commencing from the date of this permission.

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 and to prevent inappropriate levels of development within the countryside.

During public participation, Joanna Harvey spoke in objection to the application and Patrick Barry spoke in support of the application and answered Members' questions thereon.

Councillor Wallace spoke as contiguous Ward Member in objection to the application. In summary, Councillor Wallace raised the following points:

1. Councillor Wallace noted members' familiarity with the site, stating there had been numerous applications, mainly retrospective, and a lot of ongoing enforcement activities, including those called out in the current application.
2. He specifically mentioned that the first-floor dwellings on the site and the cafe were excluded from the current application because they were under enforcement right now.
3. Councillor Wallace highlighted that the issues on site had been ongoing for a long time, with an unfortunate pattern of not complying with any part of the planning process.
4. He stated that the presence of two councillors reflected the wider concerns local residents had about the activities on the site as a whole.
5. Regarding this particular application, he outlined concerns about noise, traffic impact, access arrangements, impact on the rural character (being in a countryside location), and the ecological impact.
6. He indicated that Councillor Achwal would elaborate on why they believed the application should be refused.
7. If minded to approve the application, Councillor Wallace urged the committee to consider modifying some of the conditions, specifically the modification of condition 8 around external lighting to limit the hours to one hour either side of permitted event times, defining that the lighting shall not be switched on between the hours of 9:00 pm and 7:00 am.
8. In addition, he also suggested modifying condition 12 to include a definition of equestrian events and to specify the maximum number of events as four per month, ensuring they were not all happening at the same time of the year, which would have an impact on local residents.

Councillor V Achwal spoke as Ward Member in objection to the application. In summary, Councillor Achwal raised the following points:

1. Councillor Achwal thanked the committee for changing the application hearing to the afternoon, explaining that the applicant had another application scheduled for the same morning at Hampshire County Council.
2. She stated that she had successfully requested officers and the committee chairperson at Hampshire County Council to defer that meeting due to a lack of evidence, resulting in a site visit being scheduled for next month. A course of action she also suggested for this committee.
3. She emphasised that the council supported businesses but stressed that these needed to be in the right place.

4. She noted that this was the third application on this site, which remained in a countryside location.
5. She echoed the objectors view that the ongoing development was a "shanty town happening under our eyes".
6. Councillor Achwal argued that the development did not have an operational need in the countryside in this location, citing policies MT4 and DM10, and stated that there was no business case to prove the need, given several existing wedding venues nearby.
7. She asserted that the development did not minimise visual impact (citing policy DM12), stating that the impact on neighbours was dreadful.
8. She highlighted that the development involved hard standing parking for vehicles (citing policy DM2) and noted that applicants had recently been allowed to create a car park without planning permission at the front of the site, indicating a pattern of non-compliance that continues.
9. Councillor Achwal conveyed that local residents were 'fed up' and made reference to the Human Rights Act which stated that residents have a right to enjoyment of their back gardens, a right currently undermined by with excessive noise pollution from the site leading to a serious impact on the mental health of several residents, including stress, anxiety and sleep disturbances.
10. She referred to a lack of community engagement and a clear business case for the development and highlighted inconsistencies in the submitted paperwork, specifically noting that the travel survey estimated 100 guests, while the noise survey estimated between 150 and 200 guests.
11. She further identified discrepancies in parking estimates, with the noise survey suggesting 50 vehicles would be needed, but the travel survey stated only 27 spaces were required, concluding that the plans not clear.
12. Reference was made to accident data for the road which was not up to date, citing a fatality of a 20-year-old male opposite the junction at Chalky Lane last year, and stated she was still awaiting an update from the traffic police on this.
13. In conclusion, she urged the committee to defer the application until accurate up to date data was available.

The Committee proceeded to ask questions and debate the application.

RESOLVED:

The committee agreed to grant permission for the reasons and subject to the conditions and informatives set out in the Report and the Update Sheet, and subject to the following additional conditions and amendments:

- (i) An amendment to condition 8: 'External lighting shall be limited to one hour either side of permitted event times, with no external lighting permitted between the hours of 21:00 hours and 07:00 hours'.
- (ii) An amendment to condition 12 to read: 'equestrian events shall not exceed 48 events per calendar year, with no more than four events

in any calendar month, commencing from the date of this permission’.

- (iii) Additional condition: A register of all events taking place on site, including a full attendance record and details of the event, shall be retained, maintained and made available for inspection upon request by the Local Planning Authority.

8. **11 MOUNT VIEW ROAD, OLIVERS BATTERY, WINCHESTER, SO22 4JJ**
(CASE NUMBER: 22/00621/FUL)

Proposal Description: Item 8: The erection of a pair of semidetached houses (1 x two bedrooms and 1 x three bedrooms) one 4 bedroom house and one 5 bedroom house, together with access, parking and landscaping (REVISED PLANS RECEIVED 26.07.2022)

The application was introduced. Members were referred to the Update Sheet which set out an additional condition to remove permitted development rights as follows:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, AA, B, C, D, E and F of Part 1; of Schedule 2 of the Order, and Class A of Part 2; of Schedule 2 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To ensure that the development is proportionate to the site in order to protect the amenities of the locality and to maintain a good quality environment.

During public participation, Dr Arnold David Boul, Kenneth Lee and Councillor Rona Blundell (Oliver’s Battery Parish Council) spoke in objection to the application and Duncan McCarthy spoke in support of the application and answered Members’ questions thereon.

The Committee proceeded to ask questions and debate the application.

RESOLVED:

The committee agreed to grant permission for the reasons and subject to the conditions and informatives set out in the Report and the Update Sheet.

9. **PRIMROSE PATCH, 42 GRANGE ROAD , ALRESFORD, HAMPSHIRE, SO24 9HF**
(CASE NUMBER: 24/01882/FUL)

Proposal Description: Item 9: (Amended Plans) New 3 bedroom self-build dwelling.

The application was introduced. Members were referred to the Update Sheet which set out an additional condition 21 (Site levels) as follows:

No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp-proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

During public participation, Stephen Hurrell spoke in support of the application and answered Members' questions thereon.

The Committee proceeded to ask questions and debate the application.

RESOLVED:

The committee agreed to grant permission for the reasons and subject to the conditions and informatives set out in the Report and the Update Sheet.

Applications inside the area of the South Downs National Park (SDNP):

10. **LAND AT MILL LANE, MILL LANE, SWANMORE (CASE NUMBER: SDNP/24/02731/FUL)**

Proposal Description: Item 10: (AMENDED DESCRIPTION and PLANS)
Change of use from agricultural to equestrian, proposed barn with stables, tack room, feed and hay store and widening of existing access from Mill. Reduced hard standing.

The application was introduced. During public participation, Toni Phillips-Munday and Richard Ward spoke in objection to the application and answered Members' questions thereon.

Councillor Lee spoke as Ward Member in objection to the application. In summary, Councillor Lee raised the following points:

1. The site's location within a protected landscape (South Downs National Park) and its sensitive characteristics were highlighted, including its proximity to the Meon Valley Trail, ancient woodlands, and the River Meon. He noted it arguably warranted a Site of Scientific Interest (SSSI) designation.
2. A significant change in planning policy was raised, noting the 2024 National Planning Policy Framework (NPPF) now imposed a stronger legal obligation to "actively further" the purposes of the National Park, which included conserving and enhancing the landscape, rather than the previous duty to merely "have regard for" them.
3. He referenced a previous Inspector's decision which had cited harm to the character and appearance of the area, and suggested the revised proposals failed to fully address these environmental, landscape, and resident concerns.

4. It was stated that Soberton Parish Council maintained its objection, as the proposal would result in permanent equestrian use and buildings in a countryside location outside the settlement policy boundary. The scale, massing, and intensified use would harm the rural character, landscape, and tranquillity, contravening numerous South Downs National Local Plan policies (SD4, 5, 7, 24, and 25).
5. The proposal was also considered to be contrary to policy SD2, as it did not adequately demonstrate enhancement of ecosystem services such as water quality, soil health, and biodiversity. The submitted ecosystem services statement was described as incomplete.
6. Specific negative environmental impacts were listed, including the degradation of soil carbon capture from converting pasture to hardstanding, the risk of polluting runoff into the flood plain, and a lack of a clear grazing management plan which would undermine biodiversity restoration.
7. While the biodiversity net gain calculations were welcomed, it was argued they needed to be more robust and linked to the emerging local nature recovery strategy. A lack of a natural capital assessment was also noted.
8. In conclusion, Councillor Lee argued that the application had not fully reflected the strong weight that should now be given to nature and landscape under the updated NPPF. He contended that the application did not contribute to conserving and enhancing the landscape and scenic beauty of the National Park, and therefore the objections from the Parish Council, residents, and himself remained extant.

In response to questions, the council's Senior Planning and Litigation Lawyer clarified the weight that should be given to the comments of the appeal inspector regarding the enhanced duty under the National Parks and Countryside Access Act 1949 and the national guidance of 16 December 2024 in this respect.

The Committee proceeded to ask questions and debate the application.

RESOLVED:

The committee agreed to grant permission for the reasons and subject to the conditions and informatives set out in the Report.

11. **STOCKSBURY FARM, POUND LANE, MEONSTOKE, HAMPSHIRE, SO32 3NP (CASE NUMBER: SDNP/24/02511/FUL)**

Proposal Description: Item 12: (AMENDED DESCRIPTION) Change of use of land farm agriculture to provide 3 no. shepherd's huts for tourism use (class C3); the self-build conversion of a redundant barn to provide accommodation in the form of a single storey two bedroomed facility to enable the running of a business

The application was introduced. During public participation, Rob Medway spoke in support of the application and answered Members' questions thereon.

Councillor Pett spoke as Ward Member (also on behalf of Meonstoke and Corhampton Parish Council) in support of the application. In summary,

Councillor Pett raised the following points:

1. He was speaking as both the Ward Member and the Chair of the local Parish Council. He stated that the case was unique as the proposal had been carefully crafted by the applicant, lifelong resident of the farm, rather than by a commercial developer.
2. The proposal was a realistic and well-researched plan to meet a demonstrable market need for tourist accommodation, given the site's proximity to the South Downs Way where existing accommodation was in high demand.
3. He disagreed with the officer's report, which he believed had incorrectly characterised the proposal as being principally for market housing and therefore contrary to policy SD25. He argued that the report's premise, that there was no justification for the operator to live on-site, was subjective and not supported by policy.
4. He contended that policy SD41, concerning the reuse of redundant agricultural buildings, was of greater importance. He highlighted that this policy made provision for "succession housing" for former agricultural or forestry workers, a category the applicant fell into.
5. The proposal also met two exceptions within the National Planning Policy Framework (NPPF) for development in the countryside: the reuse of redundant buildings that enhance their immediate setting, and the essential need for a rural worker to live at or near their place of work.
6. While the officer's report noted the design would have a "benign effect," he suggested that constructing a small bungalow within a derelict barn constituted the "required enhancement of the setting" as stipulated by policy.
7. He explained that the Parish Council had not formally commented due to some members' anxiety about setting a precedent for new development. However, several members had submitted individual statements of support, and the wider village community was fulsome in its support for the applicant's family.
8. The applicant would be happy to be conditioned to ensure the conversion remained an essential part of the business and was not disposed of separately. He would also be proactive in providing transparent updates on the business's progress.
9. Councillor Pett concluded that to characterise the application as "new market housing in the countryside" was factually incorrect. Instead, it was a prime example of the intent behind policies SD23 and SD41, creating a new tourism business, reusing redundant buildings, and providing employment and accommodation for a lifelong local resident.

The Committee proceeded to ask questions and debate the application.

RESOLVED

The committee agreed to grant permission for the following reasons and subject to the following conditions:

- (i) Policy SD41 (operational need; the need for farm and rural diversification and accommodation to service this; and succession planning for former farm workers).

- (ii) SDNP legal agreement for completion within 6 months of the permission being granted and suite of conditions:

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

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

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The shepherds huts hereby permitted shall be used for holiday accommodation only and shall be used for no other purpose (including any other purpose within Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or any Order revoking and re-enacting that order with or without modification.)

Reason: To maintain the availability of the site as short term holiday tourist accommodation.

4. Holiday occupancy:
(i) the holiday accommodation units (shepherds huts) shall be occupied for holiday purposes only.
(ii) the holiday accommodation units (shepherds huts) shall not be occupied as a person's sole or main place of residence
(iii) the owners shall maintain an up-to-date register of the names of all occupiers of the individual holiday accommodation units (shepherds huts) on the site, their arrival and departure dates and their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority
(iiii) the holiday accommodation units (shepherds huts) shall be limited to occupation of any unit for a maximum period of 4 weeks and for no more than 3 times per year, with a break between each occupation, by the same occupier, of 4 weeks.

Reason: The site is outside defined settlement limits in the open countryside, where permanent dwellings with unrestricted occupation would be contrary to adopted

planning policy, however the application is considered to be in accordance with the National Planning Policy Framework.

5. No development shall be carried out above ground floor slab level until a schedule of external materials finishes and samples to be used on the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in full accordance with the approved schedule and samples.

Reason: To safeguard the appearance of the building and the character of the area and to enable the Local Planning Authority to properly consider the development. It is considered necessary of this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

6. The occupation of the barn conversion for staff accommodation to service the tourist accommodation (shepherds huts) hereby permitted shall be limited to a person / or persons solely or mainly employed, or last employed in connection with the land shown edged red on drawing 'Site Location Plan' received 23/05/2025 , or a widow or widower of such a person, or any resident dependant.

Reason: To accord with the terms of the application since the site lies within an area where additional residential properties would not normally be permitted.

7. Before the development hereby approved is first brought into use, a minimum of 5 car parking spaces shall be provided within the curtilage of the site and thereafter maintained and kept available.

Reason: To ensure adequate car parking provision within the site in accordance with the standards of the Local Planning Authority.

8. Cycle storage shall be provided as shown on drawing 'Parking Plan' and retained in perpetuity.

Reason: To ensure a satisfactory development and in the interests of amenity.

9. The development shall be carried out in accordance with the measures, conclusions and recommendations and to the timeframe for implementation as set out within 6.1.1 and appropriate mitigation measures are required which is

provided in section 6.1.2 of the Preliminary Bat Roost and Barn Owl Assessment (Phillips Ecology, May 2024) regarding timing of construction and ensuring that any lighting during construction and operation should be in accordance with best practice guidance. Thereafter, the compensation measures shall be permanently maintained and retained in accordance with the approved details.

Reason: To provide adequate mitigation and enhancement for protected species.

10. The actions outlined within the eco systems services statement, submitted 25/06/2024, shall be implemented within one month of the completion of the development hereby approved and thereafter retained. In the case of soft landscaping, this shall be implemented during the next available planting season following the completion/occupation of the development.

Reason: To protect and enhance biodiversity in accordance with Policies SD2 and SD9 of the SDNP Local Plan.

11. Details of any external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The lighting scheme should be in accordance with Guidance Note 08/18 produced by the Bat Conservation Trust and Institute of Lighting Professionals. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area, the environment and protected species from light pollution.

12. Prior to the commencement of the development of the 2 bedroom conversion hereby permitted detailed information in a design stage sustainable construction report in the form of:

- a) design stage SAP data
- b) design stage BRE water calculator
- c) product specifications
- d) building design details
- e) layout or landscape plans demonstrating that the dwelling has:
 - a) reduced predicted CO₂ emissions by at least 19% due to energy efficiency and;

b) reduced predicted CO2 emissions by a further 10% due to on site renewable energy compared with the maximum allowed by building regulations
c) EV charge point
d) predicted water consumption no more than 110 litres/person/day
e) separate internal bin collection for recyclables
f) private garden compost bin and providing evidence demonstrating:
g) sustainable drainage and adaptation to climate change
h) selection of sustainable materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these agreed details.

Reason: To ensure development demonstrates a high level of sustainable performance to address mitigation of and adaptation to predicted climate change.

13. Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the development is occupied.

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

14. Notwithstanding The Town and Country Planning (Use Classes) Order 1987 and The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and/or re-enacting those orders with or without modification), the development shall not be constructed other than as self-build or custom build dwelling as defined under the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) and shall be occupied by the person/s implementing the planning approval as their sole or main residence for a period of 3 years from completion of the dwelling.

Reason: To maintain control of development and to ensure development proceed in line with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

15. The development hereby permitted shall NOT BE OCCUPIED until:

a) A water efficiency calculation which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development (each shepherds hut and

2 bedroom dwelling), and this calculation has been submitted to and approved in writing by the Local Planning Authority

b) The mitigation package addressing the additional nutrient input arising from the development addressing all of the additional nutrient load imposed on protected European sites by the development shall be implemented in full prior to first occupation in accordance with the agreed details in the section 106 agreement.

Reason: To accord with the Conservation of Habitats and Species Regulations 2017, and Policy SD1, SD2, and SD9 of the South Downs Local Plan (2014-33)

12. **TREE PRESERVATION ORDER NO: 2356 - OAK TREE IN THE REAR GARDEN OF 52 CANON STREET, WINCHESTER**

The report was introduced. Members were referred to the Update Sheet which stated that the Oak tree concerned was considered to be a semi-mature tree.

During public participation, Dr Sandra Steele spoke in objection to the report and answered Members' questions thereon.

The Committee proceeded to ask questions and debate the report.

During debate, the council's Senior Planning and Litigation Lawyer clarified the test to confirm a tree preservation order and set out the position regarding liability and compensation claims raised by the objector.

RESOLVED:

That, having taken into consideration the representations received, Tree Preservation Order 2356 be confirmed, as set out in the report.

The meeting commenced at 9.30 am, adjourned between 12.55 pm and 2 pm and concluded at 3.55 pm.

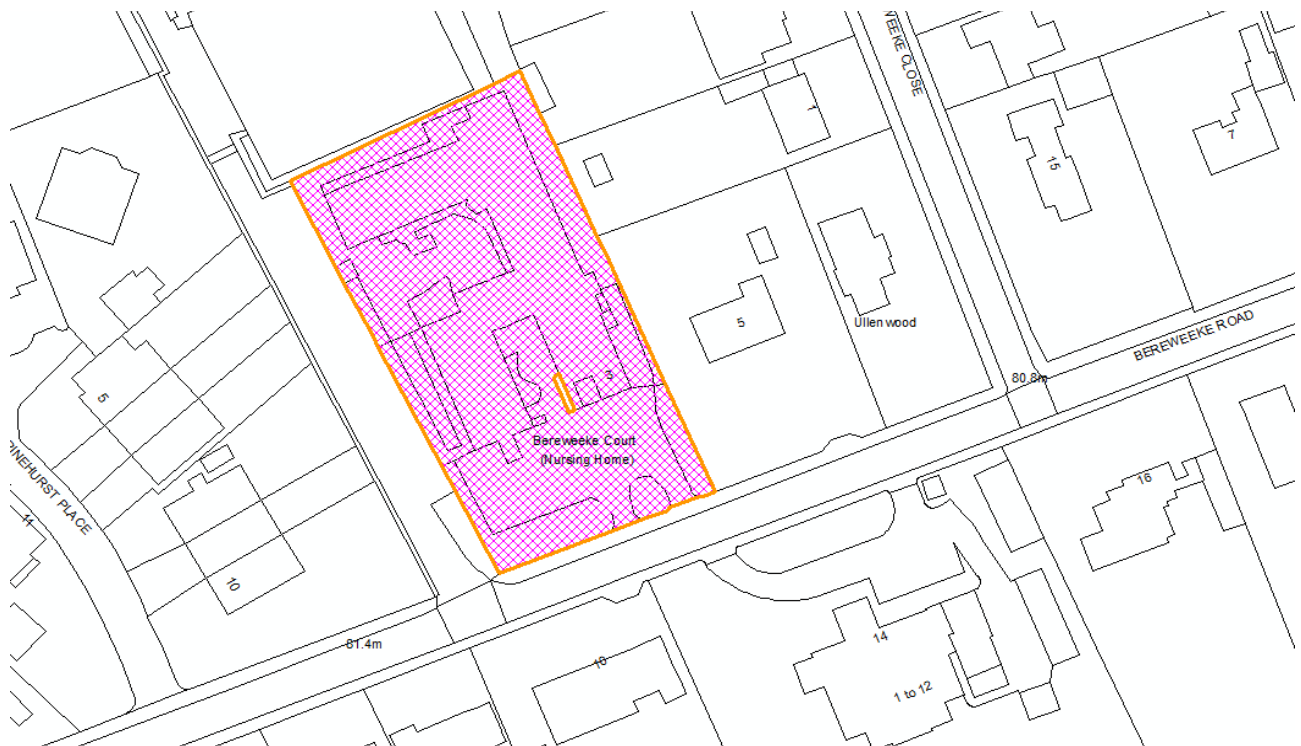
Chairperson

Case No: 23/02001/FUL
Proposal Description: Demolition of redundant care home and associated outbuildings, redevelopment of the site to provide 32 apartments including 50% affordable housing and associated alterations to site access, sub-station, hard and soft landscaping, car parking, cycle store, plant room, refuse and recycling store, drainage, boundary treatments and other associated works.
Address: Berewecke Court Nursing Home, Berewecke Road Winchester Hampshire SO22 6AN
Parish, or Ward if within Winchester City: St Barnabas
Applicants Name: Mr Jamie Pearson
Case Officer: Mrs Megan Osborn
Date Valid: 7 September 2023
Recommendation: Permit
Pre Application Advice Yes

Link to Planning Documents

[Link to page – enter in reference number 23/02001/FUL](#)

<https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple>



General Comments

The application is an addendum to the original planning application that was reported to planning committee on the 5th February 2025.

The previous recommendation was for approval as it is considered that the proposal would not result in a harmful impact on the character of the surrounding area or result in any material planning harm to the neighbouring amenities. The proposal provides a development in a sustainable location with no harm to highway safety. This development is proposing 50% affordable housing on the site. Therefore, this development is, on balance, acceptable and in accordance with the development plan. The justification for this is set out in detail in the original appended report.

Since the planning committee's decision to approve this application on the 5th February 2025, further information has been submitted in relation to the sensitive noise receptor proposed on this site and the existing neighbouring padel tennis courts to the north.

The application has been amended a number of times, firstly to remove the balconies on the northern elevation and to replace with Juliet balconies (plan number 3002 P10 - submitted 30/4/25). This was to reduce potential noise impact from the padel courts on the occupiers of the new accommodation. There were still concerns in relation to the nature of the Juliet balconies and their full openings on this elevation and the potential noise from the padel courts. Therefore, it was considered that further changes were needed on this elevation. The Juliet balconies were then removed to accommodate this (plan number 3002 P11 – submitted 19.06.25).

In addition to this a further noise technical note and a building ventilation strategy and overheating assessments have been submitted.

This application has therefore been referred to committee again due to the proposed plan changes and the additional information submitted for further consideration.

The amendments have been re-advertised.

Representations

A further 3 objections were received in relation to the revised information.

- Impact from the development to the trees
- The padel tennis courts would result in a noise impact on the residents of this development
- This results in windows overlooking the neighbours
- The proposal results in overdevelopment of the site

City of Winchester Trust – No objection

Planning assessment

The previous report has been appended to this addendum report. Additions to the addendum report in relation to noise and a change to the plans condition are outlined below:

Noise

Amendments have been made to remove the balconies altogether from the northern elevation of the proposed development. Further balconies have been proposed on the western elevation with screens on the northern elevation of the balconies, which face the service road that leads to the racquet club

Policy DM17 requires all new development to be satisfactory in terms of its impact, both on and off site. Specifically, development should not cause unacceptable levels of pollution to neighbours by means of noise, smell, dust or other pollution.

Furthermore paragraph 200 of the NPPF (2024) considers the agent of change considerations, which states:

‘Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or ‘agent of change’) should be required to provide suitable mitigation before the development has been completed.’

The proposed changes have been assessed in relation to the relevant local plan policy and the NPPF as stated above.

The starting point is that there are already receptors associated with the current nursing home use of the site, therefore the changes that the proposed development introduces to these receptors was assessed.

Assessment was carried out in relation to the relevant policies and additional government noise guidance on how planning can manage potential noise impacts in new development.

The proposed changes have been made:

- Revised specification of the northern boundary fencing, including an increase in height from 1.5 to 1.8 metres and the use of a denser timber to provide enhanced acoustic screening (Section through the northern boundary BER-UBU-XX-XX-DR-L-2000 P01). This is proposed to be conditioned.
- Removing the balconies and Juliet balconies serving the dwellings on the northern elevation of this proposed block
- The addition of two balconies on the western elevation. These would have acoustic screens on the northern elevations (3176-APLB-XX-XX-DR-A-3000 P12)

- Amended glazing specification of the northern elevation and part of the flank elevations with glazing systems with enhanced acoustic properties, and amendments to some window positions.

Further information has been submitted in the form of an amended noise technical note, an overheating analysis and a building ventilation strategy.

The alterations proposed by the applicant are necessary additional measures to ensure that noise levels from the neighbouring padel courts are mitigated to acceptable levels.

Further comments have been made in relation to the proposed amendments from the Environmental Health Officer –

Environmental Health are now in a position not to raise concerns subject to appropriate conditions relating to the provision of the acoustic fence as per submitted drawings and a ventilation strategy (Passive and MVHR) as detailed in the overheating analysis and improved glazing to the north facade. In the revised noise report (table 3.2) this now references enhanced thermal glazing to the first and second floors of the Northern facade with an R_w of 35 dB – this will need to be conditioned.

Conclusion

The changes presented in the amended plans and reports amount to a change from the original proposal. In accordance with the NPPF para 200 this goes towards addressing the concerns of the Racquets Club. The Applicant as the Agent of Change has amended its proposals to ensure that adverse significant effects have been mitigated. It is therefore considered that the additional proposed measures/changes are now compatible with the Agent of Change principle in the NPPF and planning policy DM17 of the Local Plan Part 2.

Conditions

As a result of the changes to the plans, condition 2 has been updated:

2. The development hereby permitted shall be carried out in accordance with the plans listed below unless otherwise agreed in writing by the local planning authority:

- Location Plan: 3176-APLB-XX-XX-DR-A-1000_P5
- Location Plan with Tree Survey: 3176-APLB-XX-XX-DR-A-1001_P5
- Location Plan with Topography: 3176-APLB-XX-XX-DR-A-1002_P4
- Proposed Site Plan: 3176-APLB-XX-XX-DR-A-1003_P7
- Proposed Block Plan: 3176-APLB-XX-00-DR-A-1004_P5
- GA Plan Proposed Ground Floor: 3176-APLB-XX-00-DR-A-2000_P17 GA
- GA Plan Proposed First Floor: 3176-APLB-XX-01-DR-A-2001_P12 GA
- GA Plan Proposed Second Floor: 3176-APLB-XX-02-DR-A-2002_P13
- GA Plan Proposed Roof Level: 3176-APLB-XX-03-DR-A-2003_P9
- Proposed Bin Store & Substation: 3176-APLB-XX-XX-DR-A-2010_P5
- Proposed West Elevation: 3176-APLB-XX-XX-DR-A-3000_P12
- Proposed East Elevation: 3176-APLB-XX-XX-DR-A-3001_P13

- Proposed North Elevation: 3176-APLB-XX-XX-DR-A-3002_P11
- Proposed South Elevation: 3176-APLB-XX-XX-DR-A-3003_P10
- Proposed Elevation Bay – Type A: 3176-APLB-XX-XX-DR-A-3020_P2
- Proposed Bay Elevation Type B & Section through Balcony: 3176-APLB-XX-XX-DR-A-3021_P3
- Proposed Elevation Bay – Type C: 3176-APLB-XX-XX-DR-A-3022_P3
- Proposed Contextual Street Elevation with Existing Building Outline: 3176-APLB-XX-XX-DR-A-3040_P4
- Proposed Contextual Street Elevation: 3176-APLB-XX-XX-DR-A-3041_P1
- **Section through the northern boundary – BER-UBU-XX-XX-DR-L-1000-P1**
- **Landscape layout – BER-UBU-XX-XX-DR-L-P10**

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.

A further condition in relation to the submitted noise information is proposed:

24. Development shall proceed in accordance with the measures set out in the submitted overheating analysis (dated 10.06.25 Rev B) and technical noise report (2501220-ACE-XX-00-RP-C-0611BE). Thereafter, the measures as set out in these reports shall be permanently maintained and retained in accordance with the approved details.

Reason: To ensure that acceptable noise levels within the dwellings and the curtilages of the dwellings are not exceeded.

In line with the update sheet from the previous committee in February 2025, there were changes to be made to previously proposed conditions:

Change condition 7:

7. Prior to the commencement of the development hereby permitted above damp-proof course level, detailed information demonstrating that the development will achieve a dwelling emission rate (DER) at least 19% lower than the 2013 Part L Target Emission Rate (TER) (Equivalent of Code for Sustainable Homes Level 4 for Energy) and no more than 105 Litres per person per day predicted internal water use (110 Litres per person per day total) (Equivalent of Code for Sustainable Homes Level 3 / 4) in the form of a 'design stage' Standard Assessment Procedure (SAP) calculation and a water efficiency calculator shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2018 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

Remove repetition of reason to condition 19:

No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person

suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

A pre-commencement meeting will be held on site before any of the site clearance and construction works begins. This will be attended by the site manager, the Arboricultural consultant and the LPA tree officer.

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

Remove wording to condition 20:

20. Following the removal of the trees hereby consented, new trees shall be planted as shown in the planting plan ref:- BER-UBU-XX-XX-DR-L-3000 P06 provided by UBU design and within a period of 2 years. Planting of the new trees shall take place during the planting season between November and February. If, within a period of 2 years from the date of planting, the trees (or any other trees planted in replacement for them) are removed, uprooted, destroyed or die, new trees of the same size and species shall be planted at the same place, or in accordance with any variation for which the local planning authority give their written consent.

Reason: To maintain the tree cover and the contribution that trees make to the character and amenity of the area.

Amend condition 22:

22. Prior to the occupation of the development hereby permitted a parking management plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include the allocation of bays for the housing sold with permission to park, and details of the parking for delivery vehicles and an enforcement strategy for any unpermitted parking. The approved details shall be fully implemented for the lifetime of this use before development commences.

Reason: To take account of the limited parking provision for the site and to ensure that the operation of the site is undertaken to minimize its impact on the surrounding area, its residents and the local highway network.

Appendix 1 – officer report

Case No: 23/02001/FUL

Proposal Description:	Demolition of redundant care home and associated outbuildings, redevelopment of the site to provide 32 apartments including 50% affordable housing and associated alterations to site access, sub-station, hard and soft landscaping, car parking, cycle store, plant room, refuse and recycling store, drainage, boundary treatments and other associated works.
Address:	Berewecke Court Nursing Home, Berewecke Road Winchester Hampshire SO22 6AN
Parish, or Ward if within Winchester City:	St Barnabas
Applicants Name:	Mr Jamie Pearson
Case Officer:	Mrs Megan Osborn
Date Valid:	7 September 2023
Recommendation:	Permit
Pre Application Advice	Yes

Reasons for Recommendation

The development is recommended for permission as it is considered that the proposal would not result in a harmful impact on the character of the surrounding area or result in any material planning harm to the neighbouring amenities. The proposal provides a development in a sustainable location with no harm to highway safety. This development is proposing 50% affordable housing on the site. Therefore, this development is, on balance, acceptable and in accordance with the development plan.

General Comments

The application is reported to Committee due to the number of letters of objection received contrary to the Officer's recommendation.

Amendments to Plans Negotiated

Revisions were made in March 2024 after comments from officers requesting amendments. The amendments proposed:

- The reduction of units from 36 to 32 still including 40% affordable housing,
- An increase in parking from 16 space to 18 space,
- Access to car club provision,
- More provision of cycle storage,
- Inclusion of exhaust air heat pumps,
- Inclusion of PV panels on the roof,
- Increased planting on site, including five replacement trees,
- 10% Biodiversity net gain,
- A change in the overall design of the building.

The amended plans were readvertised for 21 days.

Further amendments were made to include:

- A car club space, off site,
- 50% affordable housing
- Update to the phosphate and nitrate mitigation calculations.
- Suite of information regarding policy CP6

Site Description

This site is located within the city of Winchester on the northern site of Bereweeke Road. The site is 3006.68 m2.

To the west of the site is the access road to the Bereweeke Road Tennis Club with padel tennis courts directly to the rear, north, of the site. To the eastern boundary of the site there are residential dwellings, no.5 fronting onto Bereweeke Road and two houses on Bereweeke Close to the rear. The area is mainly made up of residential properties.

There is an existing building on the site which is currently unoccupied. The building was last used as a 50 bed care home with 18 parking spaces some landscape areas around the building and a small amount of parking to the front. The building has been used as a care home for over 25 years.

The site is accessed via two vehicle crossovers which both lead into Bereweeke Road.

Proposal

Demolition of redundant care home and associated outbuildings, redevelopment of the site to provide 32 apartments including 50% affordable housing and associated alterations to the site access, sub-station, hard and soft landscaping, car parking, cycle store, plant room, refuse and recycling store, drainage, boundary treatments and other associated development.

Relevant Planning History

72/03014/OLD - Erection of administrative block to existing nursing home following demolition of old house (revised elevation). Construction new vehicular access. The scene being laid out and construction to the satisfaction of the Highway Authority. Approved 7th July 1972.

76/01138/OLD - Erection of extension to provide x-ray unit and dark room. Permitted 22nd July 1976.

87/00327/OLD - First floor rear extension. Refused 24th November 1986.

93/00249/OLD - First floor rear extension. Permitted 18th November 1993.

94/00320/OLD - Enclosure of porch to form office, ramps, planters and associated landscaping. Permitted 18th March 1994.

00/02007/FUL - Provision of new external lift shaft and escape stair. Permitted 7th November 2000.

Consultations

Service Lead – Built Environment (Urban Designer) –

- 25th October 2023 – objection
- 16th April 2024 – amendments have been made and no objections are raised.

Service Lead – Engineering (Drainage) -

- No objections (condition 9)

Service Lead – Sustainability and Natural Environment (Ecology) –

- No objections, subject to a condition relating to the ecology report (condition 10)

Service Lead – Sustainability and Natural Environment (Landscape) –

- No objections

Service Lead – Sustainability and Natural Environment (Trees) –

- 28th September 2023 – objection due to lack of information
- 8th November 2023 - New information was submitted
- 15th November 2023 – no objections, subject to conditions. (conditions 14-20)

Service Lead – Public Protection (Environmental Health) –

- No objection, subject to conditions relating to lighting and a Construction (conditions 11 and 12) Management Plan

Service Lead – New Homes Delivery (New Homes) –

- No objections

Hampshire County Council (Flood Authority) –

- No objections

Hampshire County Council (Highway Authority) –

- 18th October – objection
- 21st June – holding objection
- 21st August – no objection, subject to S106 for contribution and car club space

Natural England -

- No objection subject to an HRA being carried out

Southern Water -

- No objection

Representations:

Councillors – Cllr Learney, Cllr Batho, Cllr Morris – comments made before the amended plans were submitted.

‘I am writing to object to this application as one of the ward Councillors for St Barnabas on behalf of myself and fellow Councillors, James Batho and Jonny Morris who all believe the proposal represents overdevelopment of the site.

Height and massing: While the existing building extends close to the edges of the plot it is currently at one/two storey height with varied rooflines which help the building recede into the background with no sense of overlooking neighbouring properties.

The proposal for three stories plus a pitched roof is a considerable increase on the existing mass and is in the form of a fairly solid block, increasing the impact on the street scene and neighbouring properties. The orientation of the roof adds to the imposing and blocky nature of the proposed development. The roof orientation also fails to make best use of the solar panels proposed.

The development will loom over neighbours' homes and gardens, particularly number 5 Bereweke Road. While private outdoor space is important for flats the balconies will increase the degree of overlooking into neighbouring gardens as well as increasing light at night.

Topography: The topography of the road is important when considering the appropriate height and massing and the effect on the street scene. The northern side of the road rises up from the road increasing the effective height and mass of any significant development. Most of the large buildings used as precedents are on the southside where the land falls away reducing their height and mass from the street.

Character of the area: The design is unsympathetic to the area -while there have been a couple of modern style developments in the road these are either individual homes or well concealed at street level. The general effect is of traditional individual large houses well-spaced from neighbours and with ample outside space. Where housing was originally built, or redevelopment has taken place to three stories the upper story has typically been in the eaves reducing the height and mass. Hipped roofs are also very common further reducing the massing. Bereweke House opposite is a good example. Bizarrely page 11 of the design and access statement has an illustration much more in line with local character but totally different to the design proposed. We support the comments of the tree officer with regard to the proposals for the trees - this is a very leafy area with mature tree cover which should be maintained. Overall, the amenity space is very little for the number of flats and fails to cater for any children who might live there, again not reflecting the open nature of the area.

Parking and access: While the site is in a sustainable location, close to shops, schools and public transport and we welcome proposals that minimize parking levels we question how realistic the number of parking spaces is for a suburban rather than city centre location designed to be capable of housing over 100 people. There is no provision indicated for visitor and delivery vehicles despite the proposal within the travel plan to promote home delivery services. The levels of trip generation

considered are out of date should allow for a significant number of deliveries to be made and appropriate provision made. There are very limited on-street parking spaces, and these are well used. The County Council has indicated it will continue the practice of not allowing new developments additional on-street parking permits.

Visibility: from the access point is very important as this is a road with very heavy pedestrian use, the landscaping should allow for this and either separate provision for pedestrian access made or the shared space increased. The proposal for the bin stores to open directly onto the area of the access road marked for vehicles is very unsatisfactory and potentially dangerous.

Principle of development: The three ward Councillors do not object to the principle of redeveloping the site and welcome the proposed inclusion of affordable homes but object to the proposed scale of the development and its design.

We believe this development is contrary to local plan policies: Policy CP13 (High Quality Design), Policy CP15 (Green Infrastructure) & CP16 (Biodiversity), CP20 (Heritage and Landscape Character) DM6 (Open space provision) DM15 (Local Distinctiveness) & DM16 (Site Design Criteria) DM 17 (Site development principles) DM18 (Access and Parking).'

City of Winchester Trust:

Comments made before amended plans:

The Trust feels that the demolition of the existing building requires justification. We also question the size of the proposed building and feel that the application is an overdevelopment of the site. The number of car parking spaces is inadequate for the number of dwellings and will create more parking clutter in Berewecke Road, and the development itself will create a considerable increase in vehicle movements.

Comments made after amended plans:

Any development represents a balance of elements in terms of viability, housing provision, design, environmental impact, parking and transport. The changes made to the original application address most of the Trust's concerns. However, there remains the question of possible over-development on a relatively constrained site, and we continue to have reservations about the amount of parking provided.

54 Objecting Representations received from different addresses citing the following material planning reasons:

- Overlooking
- Overshadowing
- Traffic
- Lack of parking
- Noise
- Lighting impact
- Too dense
- Out of character
- Impact on community and services
- Over development
- Too high

- Loosing diversity to the area
- Environmental impact

11 Objections after the amended plans were submitted citing the following reasons (the previous comments still apply):

- Too high still
- Still too dense
- Overlooking
- Impact on privacy
- Out of character
- Traffic
- Lack of parking

52 Supporting Representations received from different addresses citing the following material planning reasons, 27 of the supporting comments we made from an address within the Winchester District:

- This application is providing much needed affordable housing
- The building is more sustainable
- This is a good use of a brownfield site.

Winchester and Eastleigh design review panel – 14th November 2023 – the panel were not reconsulted on the amended plans.

Comments made before amended plans were submitted:

- The proposals are seen as an overdevelopment of the site,
- Good habitable spaces for people are not being achieved,
- The design is not successful in providing well designed dwellings nor in its aesthetic and material qualities due to the pressures to achieve the number of units on the site resulting in too high a density and in decision over the nature of the building design (modern, vernacular modern, traditional?); and,
- The lack of design cohesiveness has led to a lack of design quality.

Relevant Government Planning Policy and Guidance

National Planning Policy Framework

Section 2 Achieving Sustainable development

Section 4 Decision Making

Section 8 Promoting healthy and safe communities

Section 12 Achieving well designed places

Section 14 Meeting the challenge of climate change, flooding and coastal change

National Planning Practice Guidance

Climate Change

Consultation and pre-decision matters

Design: process and tools

Environmental Impact Assessment

Flood risk and coastal change

Planning Obligations

Use of planning conditions

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1)

Policy DS1 – Development Strategy and Principles

Policy MTRA1 – Development strategy market towns and rural area

Policy MTRA2 – Market Towns and Large Villages

Policy CP2 – Housing mix and provision

Policy CP3 – Affordable housing provision on market led housing

Policy CP6 – Local services and facilities

Policy CP10 - Transport

Policy CP11 – Sustainable Low and Zero Carbon Built Development

Policy CP13 – High Quality Design

Policy CP14 – The effective use of land

Policy CP16 – Biodiversity

Policy CP17 – Flooding, Flood Risk and the Water Environment

Policy CP20 – Heritage and Landscape Character

Winchester District Local Plan Part 2 – Development Management and Site

Allocations

DM1 – Location of New Development

DM2 – dwelling sizes

DM15 – Local Distinctiveness

DM16 – Site Design Criteria

DM17 – Site Design Principles

DM18 – Access and Parking

Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

Other relevant documents

Winchester District Local Plan 2020-2040: Regulation 19 Consultation

Climate Emergency Declaration Carbon Neutrality Action Plan 2020 – 2030

Statement of Community Involvement 2018 and 2020

Landscape Character Assessment December 2021

Biodiversity Action Plan 2021

Position Statement on Nitrate Neutral Development – March 2022

Nature Emergency Declaration

Planning Considerations

Principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 48 of the National Planning Policy Framework (NPPF, 2024) require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The Regulation 19 Local Plan, as now agreed by Full Council, can be given appropriate and increasing weight in the assessment of development proposals in advance of Examination and Adoption as set out in paragraph 49 of the NPPF

The site is located within the area of Winchester. Winchester has its own settlement boundary where the principle of development for housing is considered acceptable. This site is located within this boundary and the proposals are in accordance with policy DM1 of the Local Plan Part 2.

Policy CP2 of the Local Plan Part 1 considers housing mix. The policy requires that there should be a majority of 2 & 3 bed dwellings, unless local circumstances indicate an alternative approach should be taken.

The mix of apartments comprise of:

- 10x1 bedroom apartments
- 20x2 bedroom apartments
- 2x3 bedroom apartments

This provides over 50% 2 and 3 bedrooms. It is therefore considered that this proposal would sufficiently meet the criteria of policy CP2 of the Local Plan Part 1.

The number of affordable homes the applicants are proposing is 16, which is 50%, this is over the required quantum of the provision of 40% affordable housing, in line with CP3 of the Local Plan. 50% is therefore proposed and is to be secured via a S106 Legal Agreement. This additional provision is a significant contribution above the requirements of the policy and is to be considered in the planning balance.

Policy CP6 in LPP1 is also relevant to this proposal. This policy resists the loss of premises or sites that provide services and facilities, such as this, unless it can be demonstrated that:

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

Account would be taken of:

- Whether the loss of the service or facility would cause harm to those living within the neighbourhood.
- Whether the loss of facility would have a detrimental impact upon the overall vitality and viability of the settlement.
- Whether the loss is part of an agreed plan to provide improved local service in equally accessible locations.

The main thrust of this policy is to ensure the provision of local services and facilities throughout the district, especially those that provide opportunities for communities to access them without having to travel excessive distances. Such local services fall into the following categories:

- Community centres and village halls;
- Indoor sports and recreation facilities, including allotments;
- Educational, health and care establishments (including nursing /care homes);
- Premises for the emergency services, public utilities and infrastructure;

- Local pubs and shops;
- Libraries, cultural and arts facilities;
- Churches, places of worship and cemeteries/burial grounds.

These facilities are vital in providing overall sustainability of a neighbourhood. Therefore, it is important to retain these facilities and services and the land use of the sites that provide for them, where possible, and encourage new facilities where the existing use is not viable/acceptable. Policy CP6 looks to resist the loss of these facilities for this reason.

The applicant has submitted a supporting document in relation to this policy and the requirement to keep a facility or service on the site, in this case a care home. The report explains that a marketing process has taken place for this site in relation to policy CP6. The relevant information is as follows:

- The site was marketed in April 2022, but was not marketed to the open market and was put forward to prospective purchases only, with an amount of time more limited than would normally be expected. The applicant has set out the economic factors for this and constraints of the pandemic.
- The owner settled upon a shortlist of criteria with a primary focus on both care and later living sectors and also approached a few parties that might consider the purchase of the site for residential use (C3 use class);
- 10 parties were approached, 5 of which were care providers;
- In June 2022 a total of 8 offers were received, 3 were unconditional and 5 were subject to planning, with 2 parties considering a care use on a subject to planning basis;
- The owners, due to timings, proceeded on the best and final offers on the basis of unconditional offers only;
- 4 unconditional offers were received, none of which were care home developers due to the conditional nature of their offers.

The report goes on to state that the existing site is not fit for purpose for a care facility due to the design and care standards needed for modern care homes. It highlighted that there were clear operational constraints that create inherent financial burdens and inefficiencies for its use as a care home facility. It goes on to state that the LPA has a considerable supply of approximately 900 bed spaces for the elderly which Winchester City Council considered is a surplus of 261 beds.

In addition to this the report states that, no care providers wanted to take the building on in its current form. The report states that, 'care providers are looking for sites where a provision of around 70 beds can be provided and it is unusual for them to go below 60 beds.' The applicant also states that the site is not large enough to accommodate 'facilities of this size', with the care standards needed.

This might be the case, however, there was interest in this site from care home providers, and no evidence was provided regarding what their conditional offers were.

CP6 asks applicants to demonstrate that 'the site is not required because the service or facility has been satisfactorily relocated or is no longer needed to serve the

locality'. The existing facility has not been relocated, however some evidence has been set forward that shows that it is no longer needed to serve the community.

The applicant has drawn attention to another care home site, Brendon House on Park Road in Winchester, which has recently closed and is now on the market, as evidence that similar sites are not viable. However, officers have examined the marketing process being undertaken at the Brendon House site and note that this is an open and transparent process, inviting both conditional and unconditional offers from various uses. Whereas, based on the information provided, the Berewecke Court marketing did not expose the site to the widest market and an unconditional offer was accepted by the owners for a residential use despite the site currently not having a residential planning use.

Even if it had been demonstrated that a Care Home was not viable on this site then policy CP6 still requires that the applicant investigates the prospect of the site being used for an alternative service or facility which would benefit the local community. The supporting text of policy CP6 lists a range of facilities and services that could be an alternative for sites such as this. Again, this would be expected to be explored through an open marketing exercise which does not appear to have happened but rather the application has provided comments on each one of these uses in their supporting information.

Each of the suggested facilities and services have been commented on as follows:

- Community centres, village halls, indoor sports and recreation facilities – the applicant considers these uses to be unneighbourly and would be unviable.
- Educational, health and care establishments (including nursing and care homes) – the applicant considers these are not viable.
- Premises for emergency services, public utilities and infrastructure – the applicant considers the site to be too remote from main arterial routes.
- Local Pubs and shops, Libraries, cultural and art facilities or a church or place of worship and cemeteries – the applicant considers that the site is not well connected to a residential population of sufficient size and scale to merit these uses.

It is considered that there is insufficient evidence to establish that this site is not wholly acceptable for the above uses and therefore there is a conflict with policy CP6. This is afforded moderate weight in the planning balance and final assessment. Failing to complete these exercises completely and robustly does therefore lead to material planning harm however it is clear that there has been a lot of work undertaken to explore the options and some significant constraint to how the marketing was led. It is acknowledged that most modern care home providers would be looking at larger sites than this one.

This in itself would be enough to substantiate a reason for refusal and emerging policy E8 also supports this approach now with a written outline of how these assessments are to be fully undertaken.

The emerging local plan (The Regulation 19 Local Plan), which has been submitted for examination, as noted has a specific policy E8 Local Shops, Services and

Facilities. The revised NPPF (2024) in paragraph 49 sets out that Local planning authorities may give weight to relevant policies in emerging plans according to:

- (a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- (b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- (c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)

The emerging plan has been agreed by Full Council and the public examination of the plan is imminent. At this stage there have been minimal objections to policy E8. It is therefore considered that policy E8 can be given moderate weight in assessing this application.

In light of this the applicants provided a further suite of information about the marketing and their model for affordable housing and delivery of that, with the proposal now having been amended to propose 25% more affordable housing than policy CP3 requires. This is a very significant factor in balancing the harm and the benefits.

The scheme is now providing 50% affordable housing on site. This will be a considerable benefit for the community and needs to be weighed against the harm arising due to the lack of thorough marketing of this facility as noted above. In conclusion, it is considered that the benefits of granting planning permission to providing 50% of the site's residential accommodation as affordable housing outweighs the harm caused by the loss of the facility site and therefore approval is recommended. In addition to this the in weighing up all the considerations, the proposal is located within the development boundary of Winchester, it meets the housing mix and is sustainably located.

Assessment under 2017 EIA Regulations.

The development does not fall under Schedule I or Schedule II of the 2017 Environmental Impact Assessment Regulations, therefore an Environmental Impact Assessment is not required.

Impact on character and appearance of area

The character of the area is made up primarily of large buildings, the majority of which are residential dwellings with some buildings being in use for educational, recreation and community facilities. The grain of the road is made up of large buildings set back from the road with the vegetated frontages, with mature trees.

The proposal is for the demolition of this existing building on site and its replacement with one large building to house 32 apartments. Amended plans have been submitted as a direct response to the comments made by the urban design and planning officers. It was considered that the site was over developed, and although three storeys could be accepted on this site, it was thought that this should be confined to the western arm and the north western corner, taking that bulk away from the front south eastern corner on the street scene and away from the neighbouring

property at no.5 Bereweek Road. It was also felt that the three gables proposed to the front was incongruent with the street scene.

As a result of the comments made, amendments were made to the number of units on the site from 36 to 32, changes to the overall mass and bulk of the building by removing the third gable to the front, and a change in the architectural features of the building.

The removal of the third gable to the front has resulted in a more coherent design in the street scene. The main bulk of this building is now set back within the site, which addresses the character of the area. Although higher than other dwellings along the street the width is more in keeping and the one prominent gable to the front is more consistent with the widths of neighbouring buildings, resulting in a more consistent design in the street.

The changes made to the architectural features of this building are also considered acceptable. The change in materials on the elevations softens the building overall and results in a building that is more consistent with the character of the area and responds to the spatial characteristics of this site and the surrounding area.

Amendments were also made to the bin store, proposed to the front of the site. It was considered that the proposed pitched roof is unnecessary as it was too prominent in the street. The pitched roof was amended to a flat roof with more planting proposed to the front. It is considered that this results in a more subservient building in relation to the main building and is acceptable.

Overall, it is considered that, although this is still a large building, the design is well worked through and of high quality. It has successfully evolved from its original iteration through collaboration between the applicant and council officers. No major issues with the design remain and the bulk, scale and mass have been generously sculpted to respect neighbouring buildings and the wider context.

Therefore, it is considered that the proposal complies with policies CP13 of the LPP1, DM15, DM16 and DM17 of the LPP2 and the supplementary planning document High Quality Places in that the design, layout, mass and bulk of the proposed dwellings is acceptable.

Development affecting the South Downs National Park

The application site is located 1.14km from the South Downs National Park.

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) updated 2024. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 189 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

Due to the distance and intervening features, an adverse impact on the National Park and its statutory purposes is not identified.

In conclusion therefore the development will not affect any land within the National Park and is in accordance with Section 11a of the National Parks and Access to the Countryside Act 1949.

Historic Environment

No Impact, the works do not affect a statutory Listed building or structure including setting; Conservation Areas, Archaeology or Non-designated Heritage Assets including setting.

Neighbouring amenity

The rear elevation backs onto the paddle tennis courts at the Winchester Racquets Club. There are balconies and windows on this elevation, which are approximately 4m away from the rear boundary with the club are considered acceptable as they wouldn't result in any unacceptable overlooking towards private residential amenities.

The rear, north eastern corner of the eastern elevation projects within 4m of the side boundary with the houses on Bereweek Close. There is a total distance of approximately 33m between the proposed development and the dwellings on Bereweek Close. There are three windows on the first floor and these are to living rooms and one to a bedroom. There is one further bedroom window on the second floor. Due to the distances between these buildings, it is considered that the proposed windows would not result in an unacceptable level of overlooking towards to amenities of the dwellings on Bereweek Close that would warrant the refusal of this application.

The building then steps away from the eastern boundary by a further 11m resulting in a gap between the building and the boundary of 15m. The neighbouring property to the east, no 5 Bereweek Road, is closer than the other dwellings on Bereweek Close. There are windows on the side elevation of this dwelling, which is approximately 7m from the boundary with the site. The set back in the building in this location has reduced the harm from proposed windows on this elevation. It is therefore considered that the proposed windows on the eastern elevation do not result in any material planning harm to the amenities of the neighbouring properties to the east.

There will be no impact on the amenities of neighbouring properties to the south of the site.

There are proposed windows and balconies on the western elevation, however the access road to the Winchester tennis club, Lynch Road, is between the proposed building and neighbouring dwellings on Pinehurst Place and therefore an overlooking and overbearing impact will be avoided.

A Daylight and Sunlight report has been carried out by the applicant. It assessed the impact of the building in relation to the effect this would have on the daylight and sunlight of the neighbouring buildings. It concludes 'the proposals will not have a

substantial effect on the daylight and sunlight they enjoy and will achieve the BRE guidelines. Therefore, it is considered that this development would not result in any material planning harm in relation to overshadowing and is found acceptable.

Therefore, it is considered that the proposal complies with policy DM15, DM16 and DM17 of the LPP1.

Sustainable Transport

Bereweeke Court is a classified road, subject to a 30mph speed limit, benefiting from on street parking and a road wide enough to benefit two-way traffic when on street parking is not utilised. The site is located to the west of Peter Symonds college, north of the University of Winchester and north-west of the City Centre and Railway Station.

Bereweeke Road provides access to Stockbridge Road, Cheriton Road to the west and B3420 Andover Road to the east. The site is currently bound by residential properties to the south and east, with Lynch Road to the West and Winchester racquets and fitness to the north. Lynch Road is a classified road, subject to a 10mph speed limit. It is a single carriageway, providing connections to Lynch Close and Kyneglis Road.

Stockbridge Road, which is situated to the west of the site, is accessed via a mini roundabout providing further routes to the town centre to the south and Stockbridge to the north. Stockbridge Road is subject to a 30mph speed limit and benefits from continuous footways along both sides of the carriageway.

Cheriton Road also links directly to Stockbridge Road and Bereweeke Road via a mini roundabout providing further access to Romsey Road. These are residential streets, providing connections to Winchester City Centre to the east and the A3090 to the west. Just beyond the site is Andover Road. Andover Road is a classified road and is subject to a 30mph speed limit within the vicinity of the site, providing further links to Winchester City Centre to the south and access to the A34, A30 to the north.

Personal Injury Accident (PIA) data: The applicant has supplied accident data from Hampshire Constabulary. The data covers the Bereweeke Road corridor and indicates a cluster of accidents around the access into Peter Symonds College. The accident record has been checked with Hampshire County Council's Safety Engineering Team who have confirmed that they are not currently monitoring Bereweeke Road, and the identified accidents do not have a similar causation factor which requires mitigation. The Highway Authority are therefore satisfied that the trip generation associated with the proposed site will not exacerbate any existing accidents in the area.

Walking: There are a number of footways in the vicinity of the site as summarised in the Transport Assessment (TA), which provides links to the facilities in the surrounding area. These include links to the dental surgery, local shopping facilities, schools and colleges.

Cycling: There is currently no dedicated cycle route in the vicinity of the site, but the majority of the roads surrounding the proposed development are subject to 30mph, with good forward visibility, which provide suitable roads for cycling.

National Cycle Network (NCN) Route 23 is the closest cycle route to the site, located to the south of Winchester. The cycle route can be accessed along Water Lane, circa 1.5km from the site, running between Reading and Southampton via Basingstoke, Alresford, Winchester and Eastleigh.

Bus: The closest bus stop is located on the western end of Bereweek Road, 300m from the site, this stop provides services between Winchester and Kings Somborne up to three times a day Monday – Friday. A more regular service providing access to Winchester 5 times a day on Saturdays and services to Broughton 3 times a day on Saturday is also served by this stop.

The second closest bus stop is located on Stockbridge Road situated 0.3km from the site. This stop provides a frequent service between Winchester and Winnall, every 20 minutes, and hourly services available to Sparsholt and Salisbury available Monday – Friday.

Rail: Winchester Railway Station is located circa 1.3km from the site. Winchester Rail Station provides frequent hourly connections to London Waterloo, Portsmouth Harbour and connections to Bournemouth every forty minutes.

WCHAR (walking, cycling, riding assessment review): To assess the walking and cycling facilities available from the site to nearby facilities and amenities, the applicant has undertaken a WCHAR, which is considered acceptable. The WCHAR summarises that there are opportunities to upgrade the walking and cycling provision from the site towards the identified facilities. The Highway Authority has reviewed the proposed improvements and agrees that there are measures which could be implemented as per the WCHAR recommendations and ongoing work to review improvement measures within the Winchester area.

Access: The vehicular access to the proposed new 32 homes will be via a new singular vehicle access, with the closure of the two existing vehicular accesses. The new access is to be located east of the site frontage and between the two existing access points.

Visibility splays for the new access have been shown on the proposed site layout plan. The Highway Authority is satisfied appropriate visibility can be achieved subject to a condition that any vegetation within the splay to be either lowered to 0.6m or set back appropriately into site for any section set within the splay.

The pedestrian access to the site is proposed to remain as existing, however an additional pedestrian footpath will be provided along the access road, providing connections to the car park and main entrance of the building of Bereweek Road. The Highway Authority support the additional pedestrian footpath.

Parking: The proposed development falls significantly short of WCC's adopted parking standards. The Highway Authority previously requested a parking survey of

Bereweeke Road to understand whether there was any on-street parking availability in the locale, which has been provided within the Transport Statement (TS), along with further justification behind the under provision of parking on site.

Against WCC's parking standards, the site would require a total 48 unallocated or 62 allocated parking spaces (including for visitors). The development only proposes a total of 18 parking spaces, with 2 spaces allocated to visitors and 2 disabled spaces. It is noted that 16 of the units will be sold as 'car free', which results in an adjusted parking requirement of 39 spaces. This is tabulated below for clarity.

No. of units	Parking Requirement	Proposed Parking Provision	Shortfall
32	62	18	44
16 (adjusted for car free units)	39	18	21

To justify the under provision in parking, the TS sets out the following rationale:

- The accessibility of the site to bus and rail facilities,
- Half of the development will be marketed as car free,
- The applicant is offering to fund the provision of a car club space on Bereweeke Road,
- Census data indicates that flats have a lower car ownership than houses, which is a nuance not picked up within WCC parking standards; and
- There are parking spaces available within the vicinity of the site on Bereweeke Road to account for the lack of visitor spaces.

A parking survey on Bereweeke Road has been undertaken to determine the occupancy of on-street parking spaces. The survey indicates that 2 bays are free, which the applicant has incorporated into the total parking provision for the site, totalling 20 bays. Officers do not agree that these spaces can be considered as part of the overall parking provision for the site because the spaces will not necessarily be available at all times, particularly because the survey did not review parking availability during daylight hours when visitors are likely to travel to the site.

The TS also sets out that there are parking spaces available within zone E; however, permits are currently unavailable to new residents and therefore cannot be considered as part of the parking provision for this site. This would also need to be made clear to any future occupants of the site.

A further solution of providing a car club space is provided. As requested, a plan showing the car club space has been submitted. This is on the southern side of Bereweeke Road. Officers considered this to be acceptable and would require a payment of a £15,000 contribution to fund the Traffic regulation order (TRO), which will need to be paid prior to commencement of the development.

The applicant has also undertaken further work to mitigate against the under provision in parking.

A Car Parking Management Plan will be provided which ensures that only properties sold with a parking space can park on site, and any units which are sold on and no longer require the parking space can be reassigned (condition 22).

Furthermore, the needs of sustainable transport have been prioritised by providing ample, covered cycle parking facilities. The applicant has justified, sufficiently, that the level of parking provided on this site is acceptable.

The emerging local plan (The Regulation 19 Local Plan), which has been submitted for examination, does have a specific policy T2 covering Parking for New Development. The revised NPPF (2024) in paragraph 49 sets out that Local planning authorities may give weight to relevant policies in emerging plans according to:

- (a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- (b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- (c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)

The emerging plan has been agreed by Full Council and the public examination of the plan is imminent. At this stage there have been objections to the policy although it is consistent with the aims of the NPPF to promote sustainability. It is therefore considered that policy T2 can only be afforded very limited weight in assessing this application.

Having taken all the information submitted into consideration, it is concluded that although the proposals do under provide in relation to the current Winchester Parking Standards, the proposal is considered, on balance, acceptable. The applicant has demonstrated, in the supporting information, that the site is located within easy walking distance of a range of facilities and services and there is suitable access to busses and are proposing a car club facility for the site.

Therefore, although this proposed development does not meet the requirements of in policy DM18 (i) of the LPP2, in that it doesn't provide parking in accordance with the parking standards, it does meet the requirements of the other sections of this policy and will provide an active, sustainable development in this location. This development forms part of a movement away from private car dependence by making car parking lower down the travel hierarchy than active travel and access to public transport.

The other transport elements of the proposal, such as access and connectivity are acceptable as detailed above and in accordance with policy DM18 (ii) and (iv).

Ecology and Biodiversity

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the application was made before 2nd April 2024. This is a statutory exemption (as set out in paragraph 17 of Schedule 7A of the Town and Country

Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024).

The submitted Ecological Impact Assessment by ECOSA (August 2023) confirms the building to be demolished to be a day roost of common pipistrelle and soprano pipistrelle bats. The proposed mitigation in the form of sensitive timing of the works, provision of a toolbox talk, installation of bat boxes, supervised soft strip of the building and provision of four bat access tiles into the new building are acceptable. Therefore, if this application was recommended for approval, then conditions would be recommended relating to this ecology report.

The presence of a protected species on site has therefore been addressed and the submitted reports are acceptable. The proposal therefore complies with policy CP16 of the LPP1.

Appropriate Assessment.

The proposal is to replace an existing 50 bedroom care home with a 32 unit development.

The supporting nutrient neutrality statement sets out that the proposals to demolish the existing 50 bed care home and replace with 32 apartments will result in a reduction of total nitrogen (TN) and total phosphorus (TP) being generated by the site. A Habitats Regulation Assessment (HRA) has been carried out by the LPA setting this out.

The authority's assessment is that the application has demonstrated nitrate neutrality, complying with the Council's strategy and resulting in nitrate neutral development. It can therefore be concluded that there will be no adverse effect on the integrity of the designated sites identified above in this regard.

This represents the authorities Appropriate Assessment as Competent Authority in accordance with requirements under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Article 6 (3) of the Habitats Directive and having due regard to its duties under Section 40(1) of the NERC Act 2006 to the purpose of conserving biodiversity. Consideration of the Ramsar site/s is a matter of government policy set out in the National Planning Policy Framework 2018.

Sustainability

Developments should achieve the lowest level of carbon emissions and water consumption which is practical and viable. Policy CP11 expects new residential developments to achieve Level 5 for the Energy aspect of the Code for Sustainable Homes and Level 4 for the water aspect. Conditions 7 and 8 secures the submission of design-stage data prior to the commencement of development to ensure this is complied with.

The site is located with the Air Quality SPD area. An Air Quality Statement was submitted with this application which agreed to all items.

Condition 21 is proposed to ensure there is an electric vehicle point installed on this property. This would be in line with the Air Quality SPD Appendix F.

The proposal therefore complies with policy CP11 of the Local Plan Part 1.

Sustainable Drainage

The proposal will have no impact on this because the site is in Flood Zone 1 and has a very low risk of surface water flooding.

The PBA Drainage Technical Note Rev. 5 (25/2/24).

The nearest watercourse is the River Itchen and is located 0.6 miles away from the site. Due to the intervening distance the accidental input of contaminants into the watercourse is not likely. In addition, the application is using a connection to the formal sewerage system and the site will connect to the Harestock WW treatment works. Southern Water have supplied the level of sewage discharge from this site into nearby watercourses.

Therefore, the proposal complies with policy CP17 of the LPP1.

Trees

Policy DM24 of the LPP2 allows development which does not result in the loss or deterioration of ancient woodlands, important hedgerows, special trees, ground flora and the space required to support them in the long term.

The application has been supported by Arboricultural assessments which assess the impact on surrounding trees and protect them during construction. This would be secured by condition if this application was approved.

The proposal will therefore comply with policy DM24.

Equality

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of our duty.

Planning Balance and Conclusion

In conclusion the proposal is located within the development boundary of Winchester, where new residential development, is in principle acceptable, it meets the housing mix and exceeds the affordable housing policy requirement. The design is now acceptable in relation to the character of the surrounding area, and it would not result in any unacceptable impact towards neighbouring amenities. The parking provision, whilst low, is considered acceptable through mitigation which should be encouraged in one of the most accessible locations in the District and follows the direction of travel in respect of emerging policy T2. The location of the site needs to be taken into account as one of the most accessible locations within the District.

Considering these positive aspects above the benefits of the scheme, and weight to be afforded to 50% affordable housing provision, are considered sufficient to outweigh the harm from the deficiencies in requirements for meeting CP6. The application is therefore recommended for approval subject to a S106.

Recommendation – Permit

Subject to the following conditions:

Legal Agreement – Heads of Terms

- The provision of 50% affordable social housing units
- Payment of a £15,000 contribution to fund the Traffic regulation order (TRO) for car club space and plan showing its location.

Conditions

1. The development hereby permitted shall begin no later than 3 years from the date of this decision.

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

2. The development hereby permitted shall be carried out in accordance with the plans listed below unless otherwise agreed in writing by the local planning authority:

- Location Plan: 3176-APLB-XX-XX-DR-A-1000_P5
- Location Plan with Tree Survey: 3176-APLB-XX-XX-DR-A-1001_P5
- Location Plan with Topography: 3176-APLB-XX-XX-DR-A-1002_P4
- Proposed Site Plan: 3176-APLB-XX-XX-DR-A-1003_P6
- Proposed Block Plan: 3176-APLB-XX-00-DR-A-1004_P5
- GA Plan Proposed Ground Floor: 3176-APLB-XX-00-DR-A-2000_P13
- GA Plan Proposed First Floor: 3176-APLB-XX-01-DR-A-2001_P9
- GA Plan Proposed Second Floor: 3176-APLB-XX-02-DR-A-2002_P9
- GA Plan Proposed Roof Level: 3176-APLB-XX-03-DR-A-2003_P5
- Proposed Bin Store & Substation: 3176-APLB-XX-XX-DR-A-2010_P5
- Proposed West Elevation: 3176-APLB-XX-XX-DR-A-3000_P9
- Proposed East Elevation: 3176-APLB-XX-XX-DR-A-3001_P9
- Proposed North Elevation: 3176-APLB-XX-XX-DR-A-3002_P8
- Proposed South Elevation: 3176-APLB-XX-XX-DR-A-3003_P9
- Proposed Elevation Bay – Type A: 3176-APLB-XX-XX-DR-A-3020_P2
- Proposed Bay Elevation Type B & Section through Balcony: 3176-APLB-XX-XX-DR-A-3021_P3
- Proposed Elevation Bay – Type C: 3176-APLB-XX-XX-DR-A-3022_P3
- Proposed Contextual Street Elevation with Existing Building Outline: 3176-APLB-XX-XX-DR-A-3040_P4
- Proposed Contextual Street Elevation: 3176-APLB-XX-XX-DR-A-3041_P1

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.

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

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

4. A detailed scheme for landscaping and landscaping management, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development above damp proof course level commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. 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.

Reason: To improve the appearance of the site in the interests of visual amenity.

5. No development above damp proof course level shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development hereby permitted is occupied. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the area.

6. No development, or works of site preparation, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

7. Prior to the commencement of the development hereby permitted, detailed information demonstrating that the development will achieve a dwelling emission rate (DER) at least 19% lower than the 2013 Part L Target Emission Rate (TER) (Equivalent of Code for Sustainable Homes Level 4 for Energy) and no more than 105 Litres per person per day predicted internal water use (110 Litres per person per day total) (Equivalent of Code for Sustainable Homes Level 3 / 4) in the form of a 'design stage' Standard Assessment Procedure (SAP) calculation and a water

efficiency calculator shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2018 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

8. Prior to the occupation of the dwelling hereby permitted detailed information demonstrating that the development will achieve a dwelling emission rate (DER) at least 19% lower than the 2013 Part L Target Emission Rate (TER) (Equivalent of Code for Sustainable Homes Level 4 for Energy) and no more than 105 Litres per person per day predicted internal water use(110 Litres per person per day total) (Equivalent of Code for Sustainable Homes Level 3 / 4) in the form of an 'as built' stage SAP calculation and a water efficiency calculator shall be submitted to the Local Planning Authority for its approval. The development shall be occupied in accordance with the approved details.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirement of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

9. Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before development commences.

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

10. Development shall proceed in accordance with the measures set out in Section 5.4.2 'Mitigation Measures' of the submitted ECOLOGICAL IMPACT ASSESSMENT by ECOSA (August 2023), unless varied by a European Protected Species (EPS) licence or a Bat Mitigation Class Licence issued by Natural England. Thereafter, the replacement bat roost features shall be permanently maintained and retained in accordance with the approved details.

Reason: to ensure the favourable conservation status of bats.

11. Details of any external lighting of the site shall be submitted to, and approved in writing, by the Local Planning Authority prior to the use commencing. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation. The external lighting will not be switched on between the hours of 22:00 in the evening and 07:00 the following morning.

Reason To protect the appearance of the area, the environment and local residents from light pollution.

12. Prior to work commencing on the site a Construction Management Plan shall be submitted to and approved in writing by the local planning authority. The Construction Management Plan shall include the following details:

- Development contacts, roles and responsibilities
- Construction parking
- Public communication strategy, including a complaints procedure.
- Dust suppression, mitigation and avoidance measures.
- Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- Use of fences and barriers to protect adjacent land, footpaths and highways.
- Details construction traffic management measures including the provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development
- Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway
- Avoidance of light spill and glare from any floodlighting and security lighting installed.
- Pest Control

Works shall be undertaken in accordance with the approved details and remain in force for the duration of the construction period.

Note to applicant: Further information and guidance for developers on the bullet points above can be found on the Winchester City Council website:

<http://www.winchester.gov.uk/environment/pollution/construction-sites/>

Reason: To ensure that all demolition and construction work in relation to the application does not cause materially harmful effects on nearby land, properties and businesses.

13. Development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before a site assessment 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. NB - potentially contaminated ground conditions include infilled ground, visual evidence of contamination or materials with an unusual odour or appearance.

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

14. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Implications Assessment and Method Statement ref:- CBA11451 v1C January 2024 written by Stefan Rose (CBA Trees) and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

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

15. The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with the Arboricultural Implications Assessment and Method Statement Ref:- CBA11451 v1C January 2024 and Tree Protection Plan, CBA11451.02F TPP Telephone – Tree Officer. 01962 848360

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

16. The Arboricultural Officer shall be informed prior to the commencement of construction of specialist foundations under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 8484360

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

17. No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Implications Assessment and Method Statement Ref:- CBA11451 v1C January 2024

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

18. Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Implications Assessment Appraisal and Method Statement Ref:- CBA11451 v1C January 2024: shall be agreed in writing to the Local Planning Authority.

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

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

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

A pre-commencement meeting will be held on site before any of the site clearance and construction works begins. This will be attended by the site manager, the Arboricultural consultant and the LPA tree officer.

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

20. Following the removal of the trees hereby consented, new trees shall be planted as shown in the planting plan ref:- BER-UBU-XX-XX-DR-L-3000 P06 provided by UBU design and within a period of 2 years. Planting of the new trees shall take place during the planting season between November and February.

The precise size, species, location or period of time will be agreed in writing with the council.

If, within a period of 2 years from the date of planting, the trees (or any other trees planted in replacement for them) are removed, uprooted, destroyed or die, new trees of the same size and species shall be planted at the same place, or in accordance with any variation for which the local planning authority give their written consent.

Reason: To maintain the tree cover and the contribution that trees make to the character and amenity of the area.

21. An electric vehicle charging point (EVCP) in accordance with the Air Quality SPD (September 2021) Appendix F - Electric Vehicle Infrastructure Specification shall be installed prior to the commencement of the parking hereby approved, and thereafter maintained and kept in good working order for the lifetime of the permission.

Reason: To ensure a satisfactory standard of development which meets the needs of current and future generations, and in accordance with WCC Air Quality SPD and LPP1 Policy CP13 which requires measures to minimise carbon emissions and promote renewable energy.

22. Prior to the occupation of the development hereby permitted a parking management plan shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented for the lifetime of this use before development commences.

Reason: To take account of the limited parking provision for the site and to ensure that the operation of the site is undertaken to minimize its impact on the surrounding area, its residents and the local highway network.

23. The visibility splays of 2.4m by 43m, as shown on plan 186.0001-002 P06 in the Transport Statement, dated March 2024, by Paul Basham Associates Ltd shall be retained in perpetuity. No planting or structures above 0.6m shall be permitted within the visibility splay.

Reason: in the interests of highway safety.

Informatives

01. In accordance with paragraph 39 of the NPPF (December 2024), Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

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

In this instance the applicant was updated of any issues after the initial site visit.

02. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Winchester Local Plan Part 1 - Joint Core Strategy (LPP1). DS1 - Development Strategy and Principles

Policy DS1 – Development Strategy and Principles

Policy MTRA1 – Development strategy market towns and rural area

Policy MTRA2 – Market Towns and Large Villages

Policy CP2 – Housing mix and provision

Policy CP3 – Affordable housing provision on market led housing

Policy CP6 – Local services and facilities

Policy CP10 - Transport

Policy CP11 – Sustainable Low and Zero Carbon Built Development

Policy CP13 – High Quality Design

Policy CP14 – The effective use of land

Policy CP16 – Biodiversity

Policy CP17 – Flooding, Flood Risk and the Water Environment

Policy CP20 – Heritage and Landscape Character

Winchester District Local Plan Part 2 - Development Management and Site Allocations

DM1 – Location of New Development

DM2 – dwelling sizes

DM15 – Local Distinctiveness

DM16 – Site Design Criteria

DM17 – Site Design Principles

DM18 – Access and Parking

04. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs

Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

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

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

For further advice on this please refer the Construction Code of Practice

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

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

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

The name of the planning officer who dealt with application

The application case number

Your contact details

The appropriate fee.

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

08. A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

09. Replacement of trees is enforceable in law and failure to comply with the condition could result in the issue of a tree replacement notice and prosecution if the local planning authority believes that the criteria of the condition has not been met. Trees make an important contribution to the character of the landscape, creating a green environment which we all enjoy. Winchester City Council encourages the planting of new trees to replace any that are felled in order to maintain the positive benefits that trees provide.

10. Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements (as set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024) are considered to apply as follows:

- The planning application was made before 2 April 2024.

23/02001/FUL – Amendments to the planning application for the ‘Demolition of redundant care home and associated outbuildings, redevelopment of the site to provide 32 apartments including 50% affordable housing and associated alterations to site access, sub-station, hard and soft landscaping, car parking, cycle store, plant room, refuse and recycling store, drainage, boundary treatments and other associated works’

Bereweeke Court Nursing Home, Bereweeke Road
Winchester Hampshire SO22 6AN

Aerial plan of the rear of the site



Site plan



North elevation – with Juliet balconies

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North elevation – Juliet balconies removed



West elevation

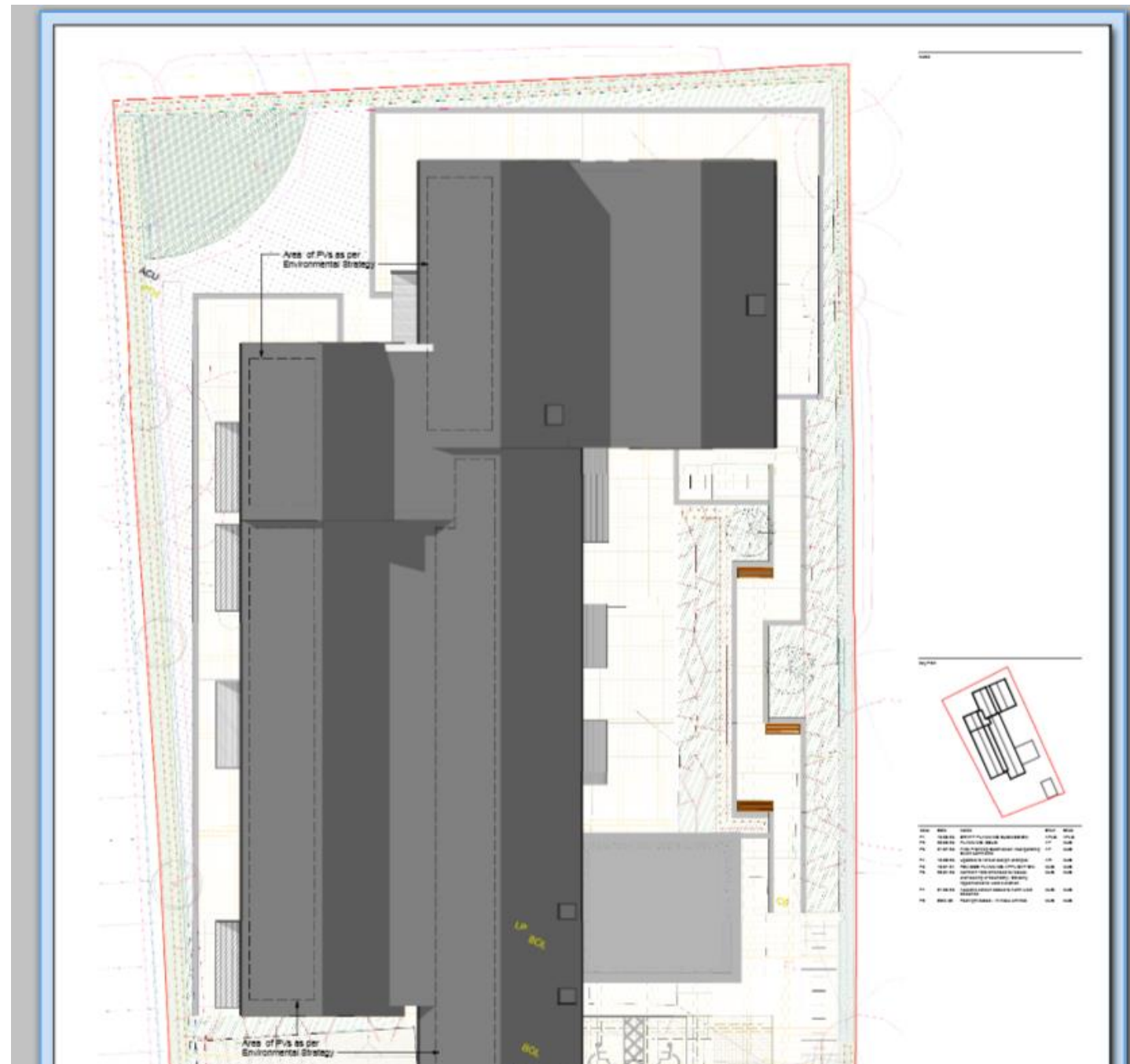
Page 66



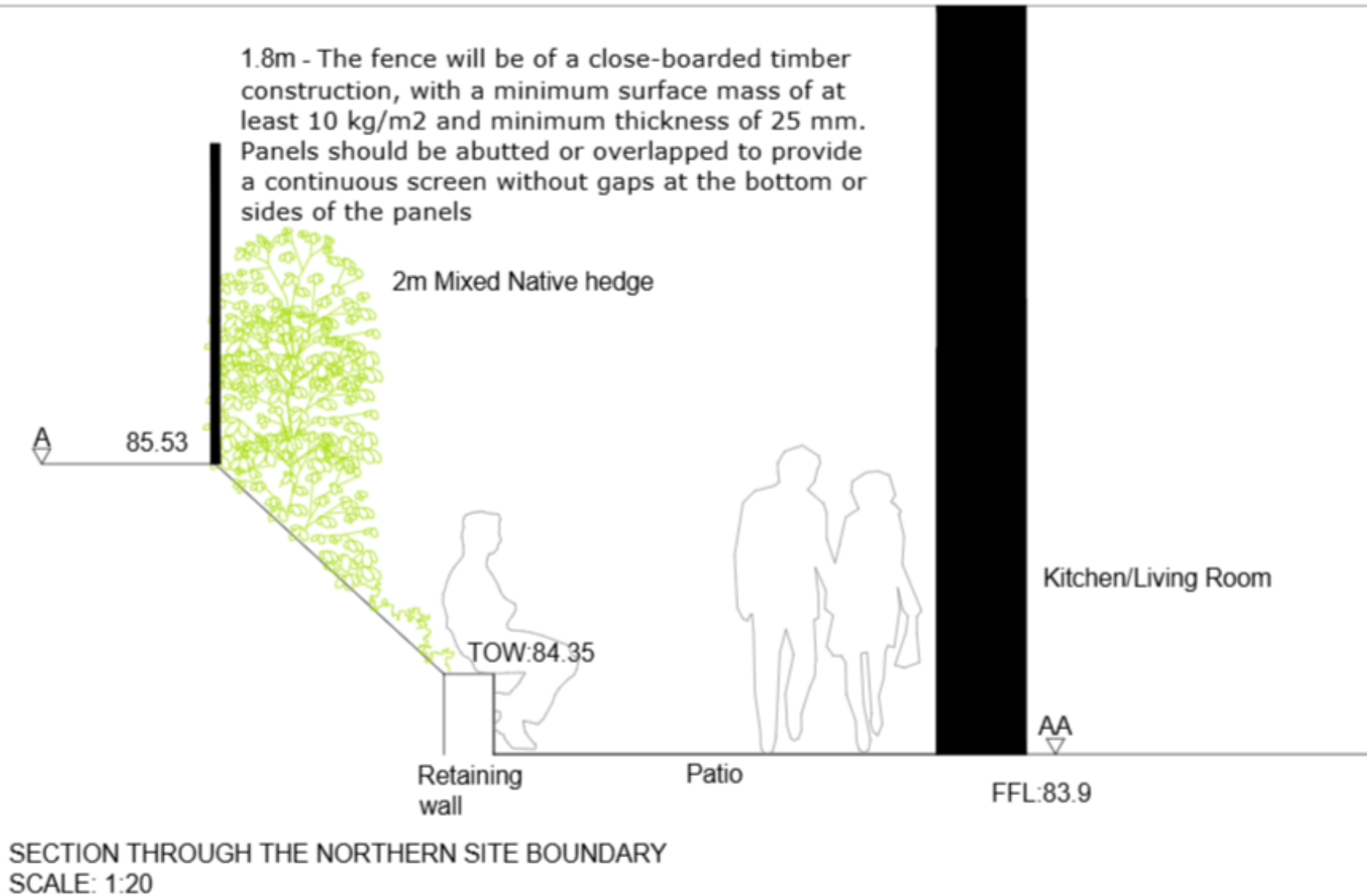
East elevation



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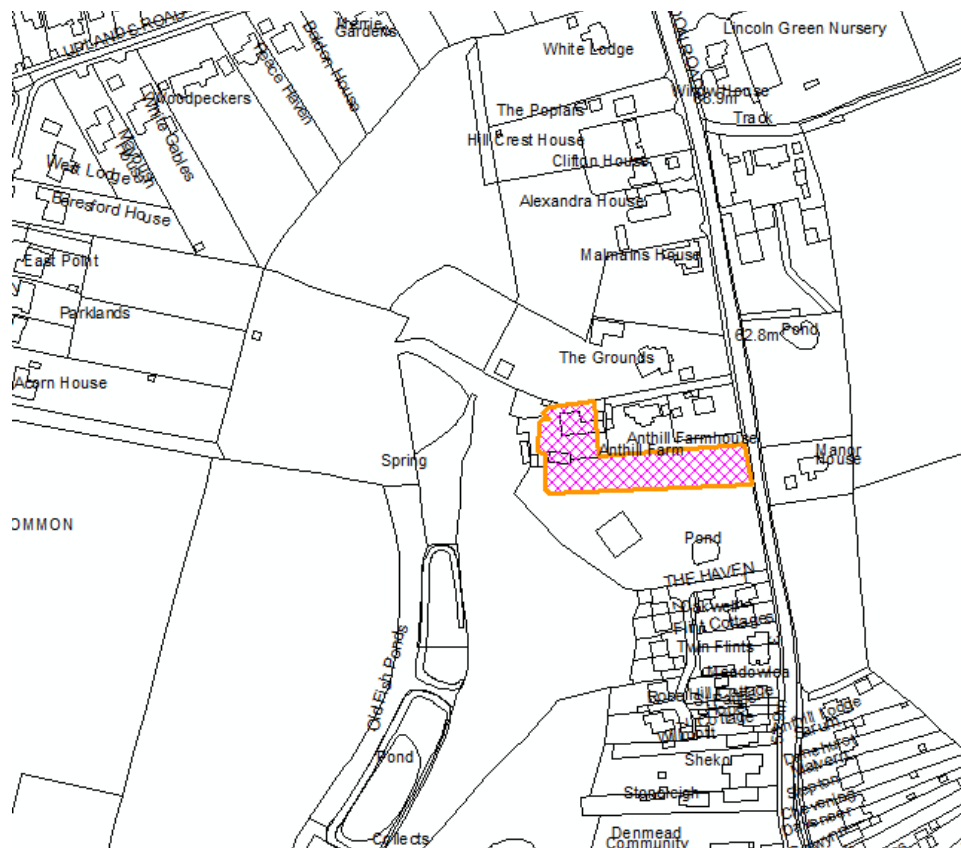


Section on the rear of the site



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Case No: 24/02402/OUT
Proposal Description: Two Self Build Dwellings.
Address: Anthill Farmlands Hambledon Road Denmead Hampshire
Parish, or Ward if within Winchester City: Denmead Parish Council
Applicants Name: Clive and Sandra Wakefield
Case Officer: Rose Chapman
Date Valid: 02 June 2025
Recommendation: Refuse
Pre Application Advice Yes



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100019531

Reasons for Recommendation

The development is recommended for refusal as it is considered the proposal would result in additional dwellings outside of the settlement boundary that would reduce the countryside gap and erode the rural character and setting of the village.

General Comments

The application is reported to Committee due to the number of comments received contrary to the Officer's recommendation.

Denmead Parish Council have requested for the application to be determined by Planning Committee, based upon material planning considerations is shown in Appendix 1

Amendments to Plans Negotiated

The application was made valid in November 2024. However, in May 2025 it was found that some of the submitted plans were not compliant with the national validation scheme and the application was invalidated. The amended Location plan was submitted on the 2nd June 2025 and the application was validated. It was decided by officers that all comments made previously would count toward the newly validated application to prevent further confusion for residents.

Additional Bat and Tree surveys were submitted following concerns raised regarding the lack of reports. As this dealt with technical information this was not readvertised.

Site Description

The application site is located off Hambledon Road. There is a pylon adjacent to the application site. The land is sloped to the south presenting a significant level change of approximately 7m from the application site to the Haven to the south. The application site is located at the top of the hill with the existing dwellings and farm buildings readily visible from medium distance views. The site benefits from 2 entrances, an existing farm entrance off Hambledon Road and a shared private access to the north.

The site is generally L shaped with plot 1 located to the rear of an existing cluster of dwellings and farm buildings that are separated from Denmead to the south by fields and woodland. To the north is The Grounds, Anthill Farm and Anthill Farmhouse. The settlement boundary is located approximately 88m from the application site to the north and approximately 50m from the settlement boundary to the south.

There is a patch of ancient woodland to the northwest of the site that forms part of Anthill Common SINC that lies adjacent to the east of the site. The ancient woodland is also covered by a TPO.

Proposal

The proposal is outline for two self-build dwellings, plot 1 would be located to the rear of Anthill Farm and accessed of a shared private driveway. Plot 2 would be accessed directly off Hambledon Road.

The application is in outline with all matters reserved except for access.

Relevant Planning History

78/01057/OLD - Erection of a dwelling and garage – refused 09.05.1978
78/01058/OLD - Erection of a dwelling and garage following demolition of existing dwelling – withdrawn 17.04.1978
79/00681/OLD - Erection of dwelling and garage following demolition of existing dwelling – refused 16.07.1979
87/01425/OLD - Residential development – refused 13.04.1987
14/01429/FUL - Erection of 1 no. two bedroom dwelling following demolition of existing workshops – refused 21.10.2014
15/00800/FUL - Demolition of existing former cow sheds and construction of new single storey two bedroom dwelling – refused, appeal dismissed 06.07.2015
18/02896/PNACOU - Conversion of barn into 2 bedroom dwelling – refused 09.04.2019
19/01090/FUL - Siting a caravan for use as a tea/rest room for private use (retrospective). - permitted 10.07.2019
20/00817/PNACOU - Conversion of existing barn to provide a single storey one bedroom dwelling. – refused, appeal dismissed June 2020

Consultations

Service Lead – Built Environment (Archaeology) -

- No objection

Service Lead – Built Environment (Urban Designer) –

- No objection

Service Lead – Engineering (Drainage) -

- No objection subject to condition

Service Lead – Sustainability and Natural Environment (Ecology) –

- Objection - Further information required.

Service Lead – Sustainability and Natural England (Landscape) –

- Concerns raised in regard to visual and physical impact of plot 2 and impact on hedge adjacent to plot 2 access.

Service Lead – Sustainability and Natural Environment (Trees) –

- Objection

Hampshire County Council (Highway Authority) –

- No objection subject to conditions

Natural England -

- None received

Southern Water -

- No objection

National Grid

- No objection

Portsmouth Water

- No objection subject to conditions

Representations:

Denmead Parish Council

Denmead Parish Council notes that on page 27 of the Planning Statement, it states that "the dwellings will be outside of the settlement boundary", and that there has been at least one previous planning application on the land, of which one was dismissed at appeal by the Planning Inspectorate. Lastly, the applicants have a right of access to the site to care for animals and no right of way to a potential dwelling (plot 1), which is a civil matter.

Denmead Parish Council raises A STRONG OBJECTION with a request that the application is put before the Winchester City Council Planning Committee on the following grounds if the Planning Officer is minded to approve the application:

- *The application is contrary to Policy MTRA4 of the Winchester District Local Plan Part 1 (2013) as it would result in new dwellings in a countryside location with no justification or operational agricultural need identified.*
- *The revised Denmead Neighbourhood Plan is looking to include self-build plots within the settlement boundary.*
- *A previous Planning Inspectorate report states that a proposed dwelling on plot 1 would be "an unwelcome intrusion".*
- *The Parish Council does not believe that both plots can be classified as self-build plots.*

2 Objecting Representations received from different addresses citing the following material planning reasons:

- Overbearing
- Not completely self build
- Plans not illustrative
- Increased traffic
- Poor layout

- Noise
- Loss of view
- Proximity to pylon
- Access to pylon
- Overshadowing
- Not in keeping with surrounding pattern of development
- Uncertainty of overall development
- Impact on SINC
- Land is agricultural not residential
- Enforcement issue on land
- Impact on TPO

7 Supporting representations received from different addresses within Winchester District citing the following material planning reasons:

- Would enhance character of the area
- Good reuse of brownfield land
- No adverse impacts on area or neighbours
- Beneficial for the farm
- Animal welfare

A further 6 supporting representations were received from outside the Winchester district regarding:

- Would enhance character of the area
- Good reuse of brownfield land
- No adverse impacts on area or neighbours
- Beneficial for the farm
- Animal welfare

Relevant Government Planning Policy and Guidance

National Planning Policy Framework (December 2024)

Achieving sustainable development

Decision- making

Delivering a sufficient supply of homes

Promoting healthy and safe communities

Promoting sustainable transport

Making effective use of land

Achieving well-designed and beautiful places

Meeting the challenge of Climate Change, Flooding and coastal change

Conserving and enhancing the natural environment

National Planning Practice Guidance

Appropriate Assessment

Climate Change

Consultation and pre-decision matters

Design: process and tools
Environmental Impact Assessment
Flood risk and coastal change
Light Pollution
Natural Environment
Open space, sports and recreation facilities, public rights of way and local green space
Planning Obligations
Use of planning conditions

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1)

- DS1 – Development Strategy and Principles
- MTRA1 – Development Strategy for Market Towns and Rural Area
- MTRA2 – Market Towns and Larger Villages
- MTRA4 – Development in the Countryside
- CP1 – Housing Provision
- CP2 – Housing Mix
- CP3 – Affordable Housing on Market Led Housing Sites
- CP7 – Open Space, Sport & Recreation
- CP8 – Economic growth and diversification
- CP9 - retention of employment land and premises
- CP10 – Transport
- CP11 – Sustainable Low and Zero Carbon Built Development
- CP13 – High Quality Design
- CP14 – Effective Use of Land
- CP15 – Green Infrastructure
- CP16 - Biodiversity
- CP17 – Flooding

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

- DM1 - Location of new development
- DM2 – Dwelling Sizes
- DM6 – Open Space Provision
- DM14 - Masterplans
- 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
- DM24 – Special trees, important hedges and ancient woodland
- DM26 – Archaeology

Denmead Neighbourhood Plan

- Policy 1 - A Spatial Plan for the Parish

- Policy 3 - Housing Design

Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

Residential Parking Standards December 2009

Affordable Housing SPD February 2008 with amendment 2012.

Other relevant documents

Climate Emergency Declaration, Carbon Neutrality Action Plan 2020-2023.

Nature Emergency Declaration.

Statement of Community Involvement 2018 and 2020

Winchester District Economic Development Strategy 2010-2020

Hampshire Economic Assessment

Landscape Character Assessment May 2022

Biodiversity Action Plan 2021

Waste Management Guidelines and Bin Arrangements

Position Statement on Nitrate Neutral Development – February 2020

Planning Considerations

Principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 48 of the National Planning Policy Framework (NPPF, 2024) require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The Regulation 19 Local Plan has been agreed by Full Council and the examination has completed. Therefore, the emerging policies can be given appropriate and increasing weight in the assessment of development proposals in advance of Adoption.

LPP1 Policy DS1 sets out the overarching Development Strategy for the district. Amongst various other requirements this policy states that development proposals will be expected to make efficient use of land within existing settlements and prioritise the use of previously developed land in accessible locations in accordance with the development strategies set out in Policies WT1, SH1 and MTRA1.

The application site is located outside of the settlement boundary of Denmead where countryside policies apply.

The Council published its Authorities Monitoring Report (AMR) in December 2024. This showed that a 9.3 year supply of housing land could be demonstrated for the 5-year period 2025-2030 (AMR 2024, para 4.1.3 and AMR Appendix 3.1).

This uses a Standard Method annual figure of 676 dwellings per annum, reflecting the fact that the existing Local Plan requirement is more than 5 years old. It also takes account of 'over-provision' against past requirements.

The NPPF was revised in December 2024 and advises that its 5-year land supply provisions apply with immediate effect (NPPF paras 78 and 231). The revised Standard Method published at the same time indicates a figure of 1,157 dwellings per annum for Winchester District (an increase of 481 dwellings per annum or 71%).

Winchester's new Local Plan 2040 is at an advanced stage with the Examination hearings having recently completed but the inspectors findings have not been released.

The Local Plan will be progressed in accordance with the NPPF's 'transitional arrangements', in particular paragraphs 234 and 235 (confirmed by Inspector's initial letter of 14 January 2025). These allow for a lower housing requirement to be included, and the Council expects to adopt the Local Plan on this basis in late 2025.

Therefore, it would not be appropriate to apply the NPPF Standard Method figure of 1,157 dwellings per annum for the full 5-year period, as there will be an up-to-date Local Plan in place from late 2025 with a lower housing requirement (773 dwellings per annum in the submitted Local Plan).

Taking account of the forthcoming adoption of the new Local Plan and housing requirement, the new Standard Method figure of 1,157 dwellings per annum should be only applied for the first year (2025-26), as it be replaced by the new Local Plan from the end of 2025. After this the new Local Plan will be in place for the remaining 4 years of the 5-year period, with an annual requirement of 773 dwellings per annum.

The NPPF normally requires a 'buffer' of 5% to be applied (NPPF para 78a). NPPF para 78b requires a 20% buffer where there has been 'significant under delivery', but this is not the case in Winchester where the latest Housing Delivery Test showed delivery of 171% of the requirement over the last 3 years. From July 2026 NPPF paragraph 78c applies a 20% buffer where Local Plans adopted in accordance with the transitional arrangements provide less than 80% of the new Standard Method figure (as in Winchester).

The appropriate calculation is set out in the table below which takes account of past 'over-provision' and applies a 5% buffer to the NPPF Standard Method figure for year 1 and a 20% buffer to the Local Plan requirement for years 2-5.

5 Year Period: 2025 - 2030			
a	2011- 2025 requirement (Local Plan trajectory & local housing need)		7,976
b	Completions to Apr 2025 (projected, incl. communal)		9,537
c	'Over-provision' at 2025	(a - b)	1,561

d	Remaining years of Plan		6 years
e	Annual 'over-provision' 2025-2031	(c / d)	260
f	5 Year over-provision	(e x 5)	1,300
g	Annual requirement 2025-26 (local housing need + 5%)	(1157 x 1 + 5%)	1,215
h	Annual requirement 2026-30 (Reg 19 Local Plan + 20%)	(773 x 4 + 20%)	3,710
i	Total 5 Year requirement with buffer	(g + h)	4,925
j	Minus over-provision	(i - f)	3,625
Therefore			
k	Average annual requirement for 5 years	(j/ 5)	725
l	Supply over 5 year period		3,888
m	District 5 year land supply	(l / k)	5.4 years

The Council can therefore demonstrate more than 5 years' housing land supply taking account of the position in Winchester regarding previous over-provision and the imminent adoption of a new Local Plan under the NPPF transitional arrangements.

As it stands, at this point in time, the City Council is able to demonstrate a five year housing supply and therefore there is no shortfall in housing to be rectified. Granting permission for the development at this stage would prejudice the outcome of the plan-making process contrary to the requirements contained within the NPPF. Specifically, this is because the soundness of the emerging plan has not yet been determined by the local plan inspector. However, it must be noted that the precise calculations may also be subject to change due to matters that are evolved throughout the Local Plan examination process.

The proposal includes two Self build dwellings. The Framework sets out that the needs of groups with specific housing requirements should be addressed and this includes people wishing to commission or build their own homes. Under Section 2A of the Self-Build Act and Custom Housebuilding Act 2015, local planning authorities are required to grant a sufficient number of permissions to meet the demand for self and custom-build housing within their area. This demand is to be measured by the number of new applicants entered on the local Self-Build Register in each base period; and that number must be matched by suitable new permissions granted within 3 years of the end of each relevant base period. Authorities must have regard to the Register when carrying out their planning functions, such as when deciding applications.

It is acknowledged that there is currently a requirement for 189 self build dwellings, as of October 2024. However, these are required to be located within the existing settlement boundaries in the first instance under the development plan. The Framework, published in December 2024, sets out that its new five year supply provisions should take immediate effect and include a revised standard methodology for calculating housing needs, along with the need for an appropriate buffer. As discussed above the council are meeting this need. As such it is not considered that the proposal would trigger paragraph 11(d) of the NPPF in this instance.

It is noted that the introduction of Self Build units would have a public benefit however due to the limited number this is given very limited weight.

Policy MTRA2 addresses larger settlements in the rural area including Denmead. This policy requires that development is located within the settlement boundary in the first instance. Development outside of the settlement boundary may be approved provided an assessment of capacity within the built-up area has been completed that demonstrates a need for this type of development within the area. This has not been completed.

The policy then allows for development that would meet a community need or realise local community aspirations. However, these would need to be identified through a neighbourhood plan or other process to demonstrate clear community support. The proposal is not within the existing Denmead Neighbourhood Plan and therefore it is not considered that the proposal would meet this need. The proposal therefore would not meet the requirements of policy MTRA2.

Policy 1 of the Denmead Neighbourhood Plan states that proposals outside of the Denmead Settlement Policy Boundary will be required to conform to development plan policies in respect of the control of development in the countryside. As such the proposal would not meet this policy.

Policy MTRA4 restricts development within the countryside to that which has an operational need, such as agriculture. The proposal is for new housing in the countryside for which there is not an operational need. The proposal would therefore not meet the requirements of MTRA4.

In summary, the proposal is for new dwellings outside the settlement boundary of Denmead. While it is acknowledged that there is a general need for self and custom build dwellings in the district it is not considered that paragraph 11d of the NPPF has been triggered. The proposal would not meet with the requirements of policies DS1, DM1, MTRA1, MTRA2 or MTRA4 of the Local Plan, nor with Policy 1 of the Denmead Neighbourhood Plan.

Assessment under 2017 EIA Regulations.

The development does not fall under Schedule I or Schedule II of the 2017 Environmental Impact Assessment Regulations, therefore an Environmental Impact Assessment is not required.

Impact on character and appearance of area

The application is for 2 dwellings within the countryside.

Illustrative layout plans have been submitted showing that there is ample space for 2 dwellings to be accommodated on the site. Further plans have been submitted in relation to the elevations and floor plans. However, as the application is outline with only access being considered these would require being considered under a reserved matters application.

Plot 2 would be located to the south of the existing line of development behind Anthill Farm and Anthill Farmhouse. The existing site is agricultural grazing land with an open character. The proposal would result in urban creep introducing built form into the countryside and constricting the gap between the 2 ends of the village and obstructing views into anthill common. The Denmead Neighbourhood Plan (page 45) identifies the application site as within a highly sensitive landscape area. Policy DM23 of the Local Plan Part 2 requires that development does not result in harmful visual and physical impacts. It is considered that the proposal would erode the limited countryside area and would further introduce physical and visual features into the countryside setting of the village. It is noted that the area to the north of the application site has a semi-rural character however this character changes at Anthill Common and the Farmlands to include more rural features including farm buildings, ponds and woodland.

In regard to plot 1 it is noted that this area of the site has existing farm buildings. Plot 1 would replace and remove a number of these structures. While it is acknowledged that this land would constitute previously developed land, it is considered that the existing farm buildings would be of a form and layout that would be expected within a countryside location. It is acknowledged that the details of design and layout would be considered under reserved matters however the introduction of residential uses would fundamentally change the character of this area. Given that the existing farm houses are evident in the street scene and wider views from Hambledon Road, the harm of replacing the existing buildings with residential development in this area of the site would not be to a degree that would, in itself, result in a reason for refusal.

In conclusion, it is considered that plot 2 would have an unacceptable harmful impact on the rural character of the area, however plot 1 would be screened from main views around the site and would replace existing buildings making use of previously developed land.

Therefore, the proposal fails to comply with policy DM15, DM23 and CP13.

Development affecting the South Downs National Park

The application site is located 480m from the South Downs National Park.

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) updated 2023. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 182 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

Due to the distance and intervening features, an adverse impact on the National Park and its statutory purposes is not identified.

Historic Environment

No Impact, the works do not affect a statutory Listed building or structure including setting; Conservation Areas, Archaeology or Non-designated Heritage Assets including setting.

Neighbouring amenity

The site is adjacent to 3 dwellings, The Grounds, Anthill Farm and Anthill Farmhouse.

As the application is in outline with the details of siting, design and layout reserved it is not possible to fully assess the impacts at this stage. However, it would be possible to design a scheme that is acceptable in relation to the residential amenity of neighbouring properties. Notwithstanding this, should the application have been considered acceptable in other ways a condition requiring a noise report would have been suggested to secure details at reserved matters stage, should air source heat pumps or mechanical ventilation be required.

Therefore the proposal complies with policy DM17 of the LPP2.

Sustainable Transport

The application site benefits from 2 existing accesses, one to the north which is a shared access to the 2 existing dwellings and an agricultural access to the south. The northern access would serve plot 1 and the southern access would serve plot 2 and provide access to the pylons for the national grid.

The lower access, serving plot 2, would require widening and the removal of a modest amount of hedge as well as cutting back the existing hedge to achieve the required visibility splays. It is noted that concerns have been raised from the Landscape architect in this regard however, as the trimming of the hedge would be minimal, this is not considered to be harmful to a degree that would warrant a reason for refusal under policy DM23.

Therefore the proposal complies with policy DM17 and DM18.

Ecology and Biodiversity

The proposal is for Development within, bordering or in close proximity to a European Protected Site (i.e. River Itchen SAC, The Solent SAC, SPAs, Ramsar Sites) and is for overnight accommodation affecting Nitrates.

The site is located adjacent to Anthill Common SINC. As such a preliminary roost assessment, bat survey and Greater Crested Newt Survey have been submitted. The GCN survey highlighted flaws with the methodology, with only 1 pond within the required buffer being tested for newts. A justification for this has been submitted, where the owners of the other ponds within a 250m radius were not responsive to requests for access. At this stage it is considered that this would be acceptable to justify the lack of surveys, however it is considered that further surveys and a precautionary approach should be taken should the application progress to reserved matters. As such should the application have been considered to be acceptable in other ways, further updates to the ecology and specifically Newts would have been considered appropriate.

Therefore the proposal complies with policy CP15 and CP16.

Appropriate Assessment.

The application will have a likely significant effect in the absence of avoidance and mitigation measures on European and Internationally protected sites as a positive contribution of **5.35 Kg/N/year** is made. The authority has concluded that the adverse effects arising from the proposal are wholly consistent with, and inclusive of the effects detailed in the Winchester City Council Position Statement on nitrate neutral development and the guidance on Nitrates from Natural England.

The authority's appropriate assessment is that the application coupled with a mitigation package secured by way of a Grampian condition complies with this strategy and would result in nitrate neutral development. It can therefore be concluded that there will be no adverse effect on the integrity of the designated sites identified above in this regard.

Should the application have been considered acceptable in other ways a condition requiring details of mitigation would have been proposed.

This represents the authority's Appropriate Assessment as Competent Authority in accordance with requirements under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Article 6 (3) of the Habitats Directive and having due regard to its duties under Section 40(1) of the NERC Act 2006 to the purpose of conserving biodiversity. Consideration of the Ramsar site/s is a matter of government policy set out in the National Planning Policy Framework (2023).

Under Reg 63(4) of the Habs Regs the Council considers that is not appropriate, to take the opinion of the general public, and have not therefore further advertised the Appropriate Assessment.

The development therefore complies with The EU Habitats Directive and Conservation of Habitats & Species (Amendment) Regulations 2011 and contains an Appropriate Assessment as Competent Authority.

Sustainability

Developments should achieve the lowest level of carbon emissions and water consumption which is practical and viable. Policy CP11 expects new residential developments to achieve Level 5 for the Energy aspect of the Code for Sustainable Homes and Level 4 for the water aspect. Should the application have been considered acceptable in other ways a condition to secure the submission of design-stage data prior to the commencement of development to ensure this is complied with.

The proposal therefore complies with policy CP11 of the Local Plan Part 1.

Sustainable Drainage

The application is located within flood zone 1 and therefore is considered to be at low risk of flooding via rivers and sea. No areas of surface water flooding have been highlighted on the EA flood maps.

No details of drainage have been submitted and therefore should the application have been considered acceptable in other ways a condition securing details of foul and surface water drainage would have been recommended.

Therefore the proposal complies with policy CP15 and DM15

Other Topics

Trees

There are a number of mature trees adjacent to the application site, as such a tree report has been submitted. The illustrative plans demonstrate that some development may be situated within the root protection areas of the trees. Trees 1 and 2 to the north of the site, located within the garden area of The Grounds, are already impacted by the existing development and access paths in and around the site. However, in regard to tree 7, located within the garden of Anthill Farm, the submitted report highlights this tree as a B class tree. It is considered that the age, health and visual prominence of this tree would warrant an A class rating for this tree. It is noted that the proposal would result in the removal of some existing buildings to accommodate the proposed development on site and that the final layout is reserved. As such should the application have been considered acceptable in other ways a condition requiring that no build should take place within the root protection area of T7 would have been recommended. In these circumstances the proposal is considered to comply with policy DM24 of the LPP2.

Equality

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the

other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of our duty.

Planning Balance and Conclusion

The application would see 2 self build dwellings located outside of the settlement boundary of Denmead. It is noted that there is currently a shortfall of self and custom build dwellings however, the council can demonstrate a 5 year housing land supply and therefore the tilted balance has not been triggered. The proposal is therefore contrary to policies MTRA2, MTRA3 and MTRA4 of the Local Plan Part 1 and policy 1 of the Denmead Neighbourhood Plan.

The proposal would result in visual and physical harm to the countryside and rural character of the area around Denmead contrary to policy DM23.

Recommendation

Refuse for the following reasons:

1. The application would be contrary to policies DS1, MTRA2, MTRA3, and MTRA4 of the Local Plan Part 1 and policy 1 of the Denmead Neighbourhood Plan, in that it would result in additional dwellings outside of the settlement boundary with no justification.
2. The proposal is contrary to policies DM15(i) and DM23 of the Local Plan Part 2 in that it would result in visual and physical harm to the rural character of the area specifically in relation to plot 2 resulting in encroachment into the countryside.

Informatives

1. In accordance with paragraph 39 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.

2. This permission is refused for the following reasons:

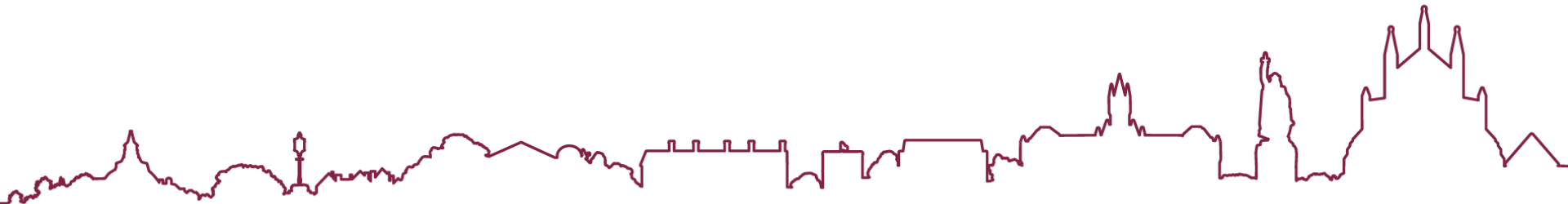
The development is not in accordance with the Policies and Proposals of the Development Plan set out above, and other material considerations have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be refused.

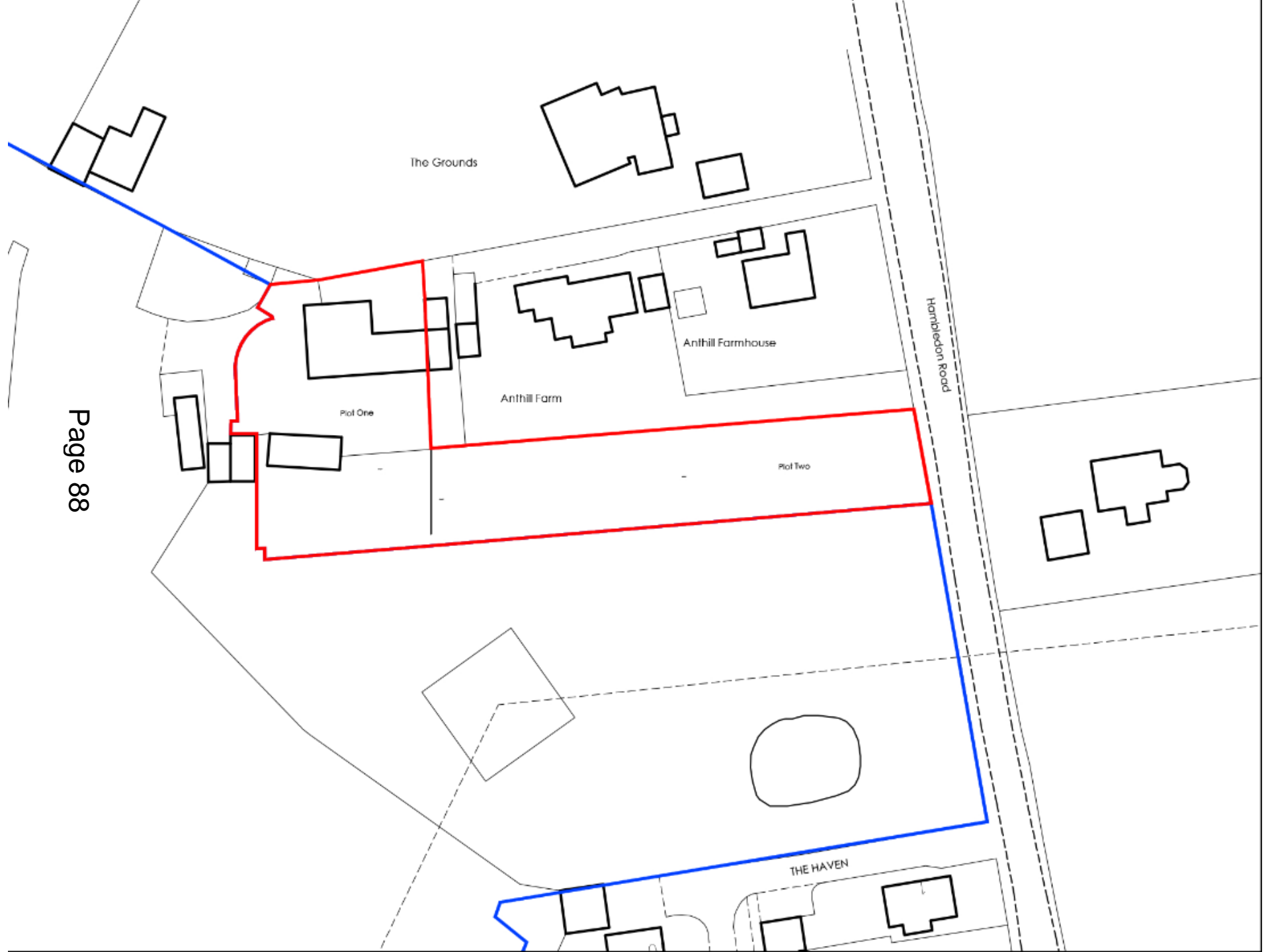
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24/02402/OUT

Anthill Farmlands, Hambledon Road, Denmead, Hampshire

Two Self Build Dwellings.





The Grounds

Anthill Farmhouse

Anthill Farm

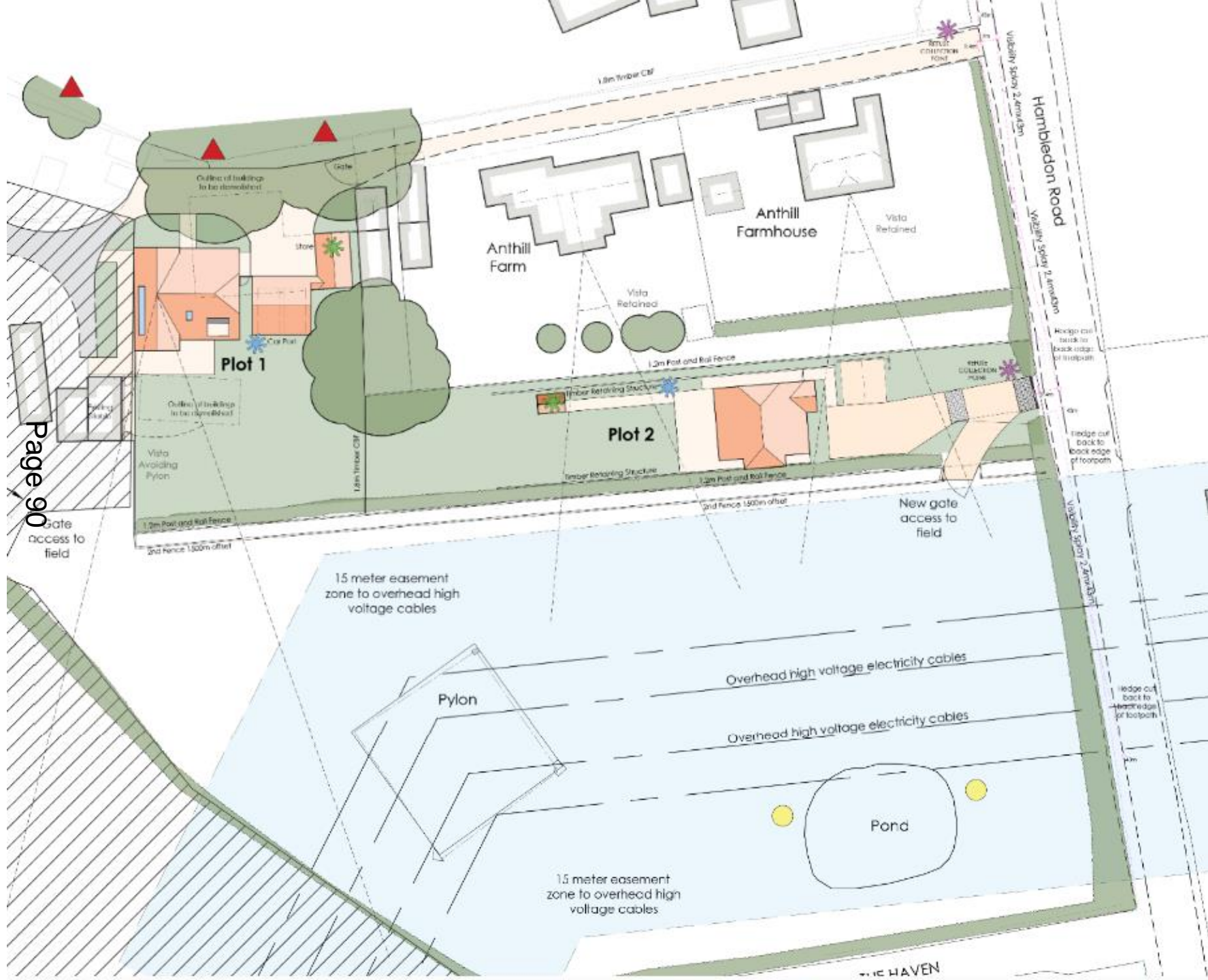
Plot One

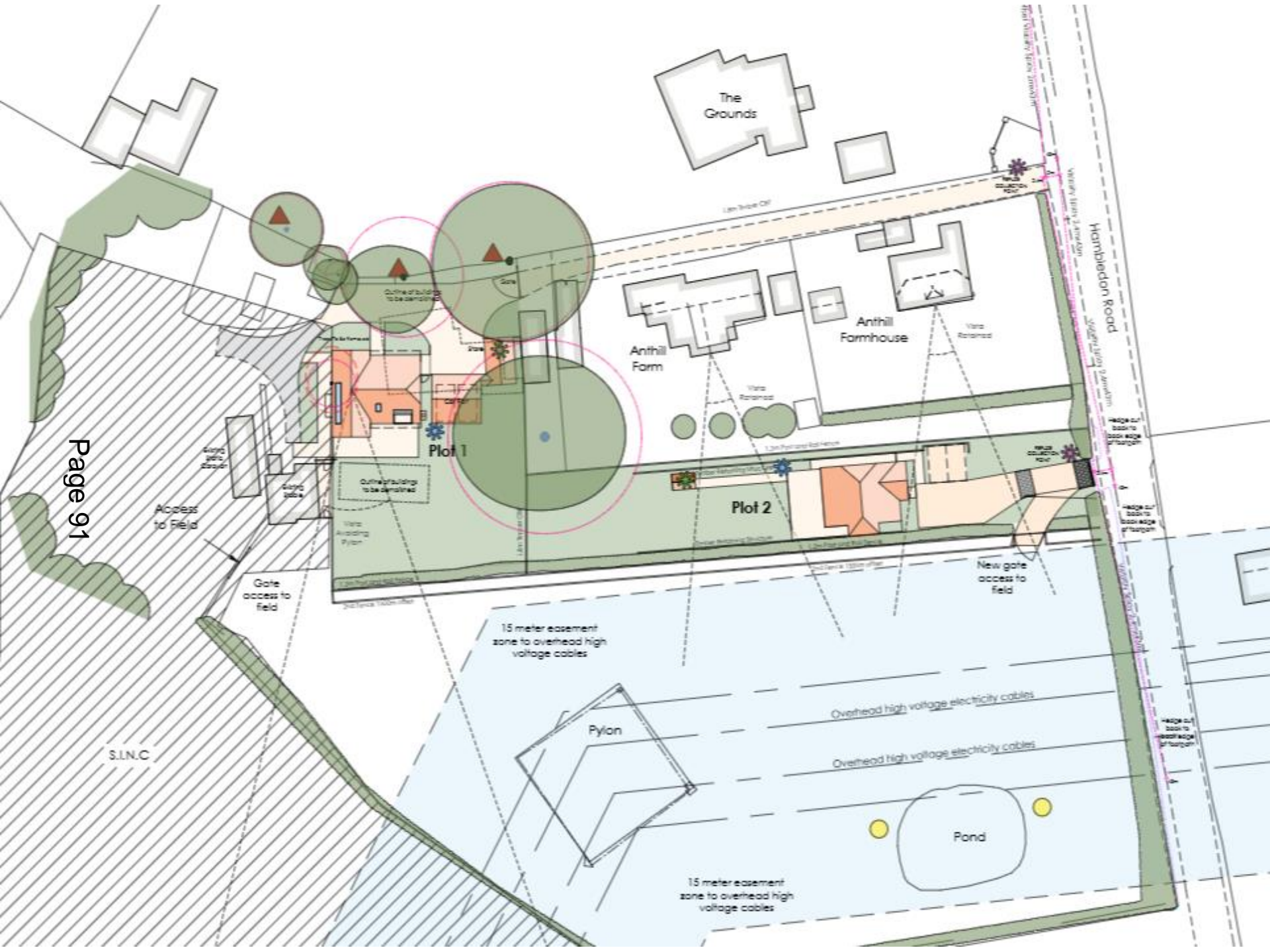
Plot Two

Hambleton Road

THE HAVEN









View of plot 2 from
Hambledon Road Access



View Of Access for plot 1



View of plot 1 from
Anthill Farm living room



View of plot 1 from Anthill
Farmhouse Amenity area



View of outbuildings to be replaced and large tree
(Plot 2)



View of barn to be replaced
(Plot 2)



View of large tree
(Plot 2)



View of plot 1 from rear of
plot 2



View of plot 1 from the rear
looking toward Hambledon
Road



View of site from The Haven

RECOMMENDATION - REFUSE

Proposal fails to comply with Local Plan policies as is laid out within the report.

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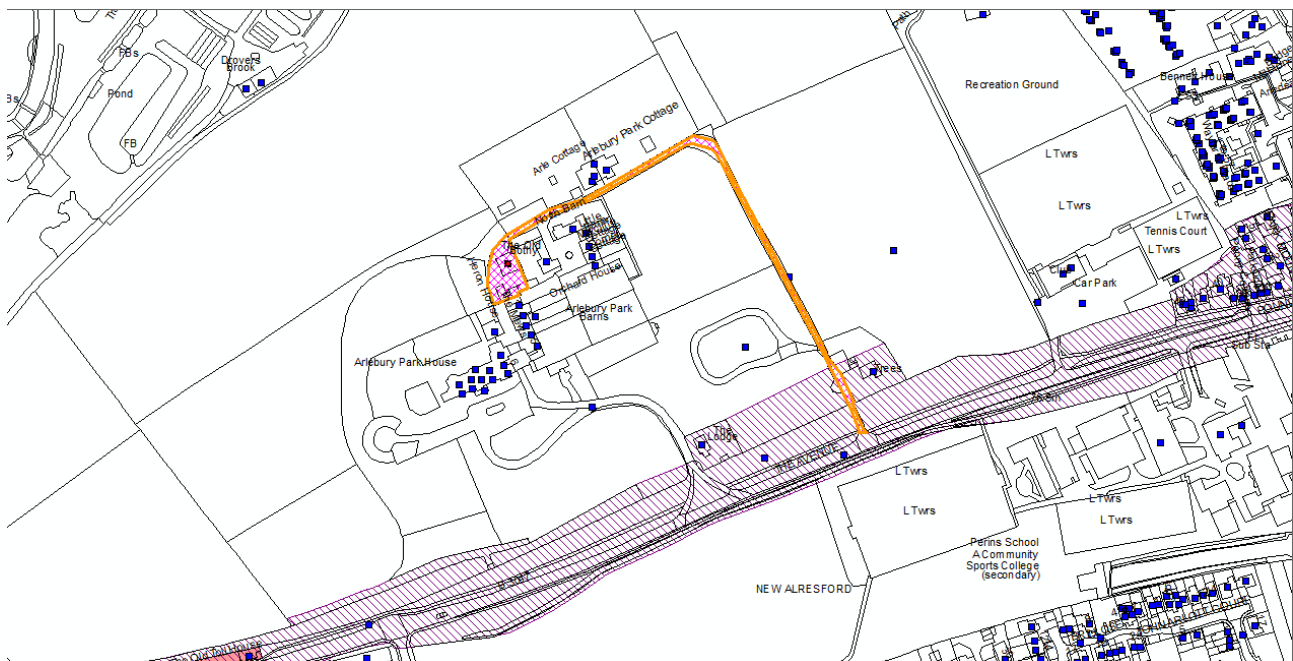
WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No:	24/00715/FUL
Proposal Description:	Demolition of an existing farm building; and the erection of a dwelling; landscaping; parking; and associated works. (amended plans received 29 May 2024) (updated details received 12 February 2025)
Address:	Arle Barns Arlebury Park Barns Alresford Hampshire
Town Council:	New Alresford Town Council
Applicants Name:	Dr Bill Cuthbert
Case Officer:	Matthew Rutledge
Date Valid:	28 March 2024
Recommendation:	Permit
Pre Application Advice	No

Link to Planning Documents

[Link to page – enter in reference number: 24/00715/FUL](https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple)

<https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple>



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Reasons for Recommendation

The development is recommended for permission having considered all relevant aspects and reaching a conclusion based on the overall planning balance.

The scheme is contrary to policy MTRA4 of the Local Plan Part 1, as it would result in the addition of a new dwelling in the countryside. However, the applicant has previously secured prior approval for the conversion of the existing barn to a residential dwelling under Class Q, Part 3, Schedule 2 of the General Permitted Development Order. It is

Case No: 24/00715/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

considered that the prior approval scheme has a high probability of being implemented and therefore represents a valid fall-back position which effectively gives the applicant a residential consent on the site. In these circumstances replacement of this residential use with an alternative scheme is considered to be acceptable, and the scheme under consideration here provides several benefits and enhancements compared to what could be achieved under permitted development, such as nutrient mitigation, the construction of a more sustainable dwelling than could be achieved by conversion, landscaping, and securing the ongoing maintenance of the package treatment plant.

Other elements of the proposal are considered to comply with relevant Local Plan Policies such as DM16, DM17, DM18, DM23, and DM24 of the Local Plan Part 2.

General Comments

The application is reported to Committee due to the number of Objections received contrary to the Officer's recommendation.

Amendments to Plans Negotiated

Revised plans were received on 29 May 2024 following the applicant's own engagement with neighbours. The revised plans are listed below and are a reduction in scope to the proposed dwelling, particularly with regards to the roof form and glazing used.

224981-108 – Proposed GF Plans Rev B
224981-109 – Proposed FF and Roof Plans Rev A
224981-110 – Proposed N&W Elevations Rev B
224981-111 – Proposed S&E Elevations Rev A

A number of further details were requested by the Council in order to clarify elements of the proposal, including concerns raised by members of the public. The following documents were received on 12 February 2025:

224981-104 - Block Plan Proposed Rev B
224981-113 - Outbuilding Plan & Elevation Rev A
224981-112 - Landscaping Plan Proposed Rev A
Additional Planning Statement/Letter dated 12 February 2025

Neighbours were reconsulted regarding all updates on 14 February 2025.

Site Description

The application site is positioned to the west of the main town centre of New Alresford, outside of defined settlement boundaries. Access to the site is from the northern edge of The Avenue, and the site lies at the end of a long private road that grants access to various residential dwellings in close proximity to the site.

Adjacent and east of the is the Arlebury Park Barns development, consisting of 6 dwellings converted from former agricultural buildings. These dwellings, along with Arle Cottage and Arlebury Park Cottage to the north east, are accessed from the same private road.

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Adjacent and south of the site is the Arlebury Park Mews development, which consists of another 5 dwellings. Heron House is a further residential dwelling positioned south west of the application site, and further south is the residential flats within Arlebury Park House, a former Georgian house and estate created by William Harris circa 1780.

Land associated with the flats at Arlebury Park House appears to stretch north ending alongside the west boundary of the application site. This area of land appears to be relatively informal grassland, while a more formal communal garden is laid out further south from the application site, immediately adjacent to Arlebury Park House's north and west elevations.

Agricultural land surrounds the application site and Arlebury Park House to the north and west.

Within the application site itself is a steel framed agricultural barn with a row of dilapidated brick outbuildings forming the southern site boundary and adjoining 1 Arlebury Park Mews. To the east, a brick wall forms the boundary with the curtilage of The Old Bothy in Arlebury Park Barns. The agricultural land to the north is separated from the site by a substantial row of what appear to be self-seeded sycamore trees atop a small bank of earth. The barn and outbuildings are set on an area of existing hardstanding.

The character of the area is rural and the dwellings in the immediate surroundings are attractive, brick and flint, cottages.

Proposal

The proposal is for the demolition of the existing, redundant, agricultural building and the erection of one three bedroom dwelling in its place. A mezzanine level will be added to create the three bedrooms at first floor level.

The proposal includes landscaping, the installation of a package treatment plant, and repairs to the roof of one of the outbuildings.

It is intended that the outbuildings are used for ancillary domestic storage such as a bike and bin store.

Relevant Planning History

00/01680/FUL - Detached five bedroom dwelling with double garage. Refused 16 November 2000. Subsequent appeal dismissed 17 July 2001.

01/01446/FUL - Conversion of existing building into a three bedroom dwelling and erection of a double garage. Refused 13 August 2001.

23/02290/PNACOU - Arlebury Park Barn - Proposed barn conversion, Natural light via existing & proposed new openings. Prior Approval Required and Approved 23rd November 2023.

Consultations

Service Lead – Engineering (Drainage) –
Case No: 24/00715/FUL

WINCHESTER CITY COUNCIL
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- No issue with replacement building being used for residential purposes on flood risk grounds.
- Satisfied with management and maintenance plans for the proposed package treatment plant.
- Satisfied with drainage strategy document.

Service Lead – Sustainability and Natural Environment (Ecology) –

- Barn has negligible potential for roosting bats.
- Majority of site on existing hardstanding.
- No concerns. Recommends condition to secure biodiversity enhancement.

Service Lead – Sustainability and Natural Environment (Landscape) –

- Satisfied landscape plan is appropriate.
- Recommended condition to ensure landscape works carried out appropriately.
-

Service Lead – Sustainability and Natural Environment (Trees) –

- Requested further detail to ensure protection of trees.
- Applicant requested this is secured by condition.
- Tree Officer satisfied with that approach and provided suitable condition.

Natural England –

- Agrees with conclusions of the appropriate assessment.
- No objection subject to appropriate mitigation secured by condition.

Representations:

New Alresford Town Council – No objection.

7 Objecting Representations received from different addresses citing the following material planning reasons:

- Development in countryside
- Access to site
- Impact on rural character
- Scale of proposed dwelling
- Ecology & trees
- Light pollution
- Use of outbuildings
- Commercial use of site

1 Supporting Representation received citing the following material planning reasons:

- No reasons given.

Relevant Government Planning Policy and Guidance

National Planning Policy Framework (December 2023)

4. Decision-making

5. Delivering a sufficient supply of homes

12. Achieving well-designed places

14. Meeting the challenge of climate change, flooding and coastal change

15. Conserving and enhancing the natural environment

Case No: 24/00715/FUL

WINCHESTER CITY COUNCIL
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16. Conserving and enhancing the historic environment

National Planning Practice Guidance

- Appropriate assessment
- Climate change
- Community Infrastructure Levy
- Design: process and tools
- Determining a planning application
- Flood risk and coastal change
- Housing supply and delivery
- Light pollution
- Making an application
- Natural environment
- Neighbourhood planning
- Noise
- Planning obligations
- Renewable and low carbon energy
- Rural housing
- Tree Preservation Orders and trees in conservation areas
- Use of planning conditions
- Waste
- Water supply, wastewater and water quality

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1)

- CP11 – Sustainable low and zero carbon built development
- CP13 – High quality design
- CP16 – Biodiversity
- CP20 – Heritage and landscape character

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

- DM1 – Location
- DM15 – Local distinctiveness
- DM16 – Site design criteria
- DM17 – Site development principles
- DM18 – Access and parking
- DM23 – Rural Character
- DM24 - Trees

Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

Air Quality Supplementary Planning Document 2021

Residential Parking Standards 2009

New Alresford Design Statement

Other relevant documents

Climate Emergency Declaration, Carbon Neutrality Action Plan 2020-2023

Nature Emergency Declaration

Statement of Community Involvement 2018 and 2020

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Planning Considerations

Principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 48 of the National Planning Policy Framework (NPPF, 2024) require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The proposed development results in the creation of a new residential dwelling in a countryside location. This is contrary to Policy MTRA4 of the Local Plan Part 1, which states that development will only be permitted if it has an operational need for a countryside location, and states that proposals for the reuse of existing rural buildings should be for employment, tourist accommodation, community use, or affordable housing only. The proposal meets none of the stipulations of MTRA4.

The applicant has already secured prior approval for the conversion of the existing barn to a residential dwelling under Class Q, Part 3, Schedule 2 of the General Permitted Development Order, demonstrated by the application with reference 23/02290/PNACOU.

The successful prior approval application means there is existing permission for a residential dwelling on the site, albeit by conversion of the existing barn rather than replacement of the barn entirely, as proposed here. It also represents a viable fallback position that is likely to be implemented by the applicant should this current planning application be refused. On 8 September 2017 the Court of Appeal upheld a judgement of the High Court that permitted development rights can be taken into account as a fallback position where some alternative form of development is subsequently proposed (*Mansell v Tonbridge and Malling BC* [2017] EWCA Civ 1314). As such, the Council gives substantial weight to the fallback position and considers that, should this scheme be compliant with the remainder of the Development Plan and all other material planning considerations, while also providing clear benefits when compared to the Class Q conversion under permitted development, it would be capable of achieving support.

It is considered that the prior approval scheme has a high probability of being implemented and therefore represents a valid fall-back position which effectively gives the applicant a residential consent on the site. In these circumstances replacement of this residential use with an alternative scheme can be acceptable

Assessment under 2017 EIA Regulations.

The development does not fall under Schedule I or Schedule II of the 2017 Environmental Impact Assessment Regulations, therefore an Environmental Impact Assessment is not required.

Impact on character and appearance of area

The application site, and adjacent residential developments, have a rural character, being set back and screened from The Avenue, looking out over agricultural land, and in some cases being converted from former agricultural buildings. This group of residential development is closely linked to the urban development of New Alresford, however, being just a few hundred metres from various housing developments forming part of Alresford and around 600m from the centre of town.

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The dwellings in the Arlebury Park Barns development are attractive brick and flint buildings, Heron House and Arlebury Park Mews appear as red brick under slate roofs. Arlebury Park House appears further south as an imposing off-white rendered Georgian building.

The proposed new dwelling retains the shape of the existing barn and is positioned on the same footprint.

Both the existing barn and proposed replacement dwelling feature a dual pitched roof with the northern roof slope being substantially longer and reducing down to a single storey eaves height on the north elevation, creating a cat-slide style roof. The proposed dwelling maintains this roof form in appearance, although a small pitched roof porch is added to the north elevation and a chimney is also included in the north facing roof slope.

The main differences in appearance between the dwelling approved under 23/02290/PNACOU and the new dwelling proposed here are the addition of the chimney and porch, window arrangement, and the addition of more glazing at ground floor level to the northern elevation.

The proposed materials include blockwork and timber cladding to each elevation under a slate roof. Window and door frames will be a grey aluminium.

LPP2 Policy DM23 states that development proposals falling outside of defined settlement boundaries, which accord with the Development Plan, will be permitted where they do not cause an unacceptable impact on the rural character of the area by:

- Visual intrusion
- Introduction of incongruous features
- Destruction of locally characteristic rural assets
- Negative impacts on the tranquillity of the environment

The proposed dwelling largely retains the silhouette of the existing barn which, combined with use of timber cladding and slate roof tiles, is considered to maintain the rural appearance of the area. The dwelling will not be visible from the public realm. A landscaping plan has been submitted which shows three new Field Maple trees and a native mix hedge along the western boundary, which will provide screening and enhance the rural nature of the site.

The site and proposed dwelling adjoin the boundary with neighbouring dwelling The Old Bothy and is in close proximity to various other dwellings. With the proposed dwelling being positioned on the same footprint as the existing barn, retaining its overall size and shape, and being in close proximity to other residential dwellings, it is not considered that it would result in any visual encroachment on the countryside or alteration of the appreciation of the rural character of the surroundings.

It is not considered that one additional residential dwelling in this area would have a substantial negative impact on the tranquillity of the environment.

Based on this assessment the proposal would comply with policy DM23.

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It is considered that the proposal conserves the surrounding landscape and is in line with relevant parts of the New Alresford Design Statement as relates to development outside of the conservation area. As such, the proposal complies with policy DM15 of the LPP2. It is also considered that the design of the proposed dwelling, its curtilage, boundary treatment, and landscaping respond positively to the character of the area in accordance with policy DM16 of the LPP2.

For the reasons discussed above the proposal is considered to comply with policies CP13 and CP20 of the LPP1 along with policies DM15, DM16, and DM23 of the LPP2.

Development affecting the South Downs National Park

The application site is located approximately 0.8km from the South Downs National Park.

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) updated 2024. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 182 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

Due to the distance and intervening features, and the modest extent of the development proposed, an adverse impact on the National Park and its statutory purposes is not identified.

In conclusion therefore the development will not affect any land within the National Park and is in accordance with Section 11a of the National Parks and Access to the Countryside Act 1949.

Historic Environment

No Impact, the works do not affect a statutory Listed building or structure including setting; Conservation Areas, Archaeology or Non-designated Heritage Assets including setting.

Neighbouring amenity

Adjacent and to the east, The Old Bothy shares a boundary with the application site, formed by a brick wall and the wall of the east elevation of the existing barn itself. The east elevation of the proposed dwelling will not have any windows and will be extremely similar to the elevation of the existing barn from a visual perspective.

The proposed south elevation introduces three first floor windows, two serving bedrooms and one serving a bathroom which will be obscure glazed. Views from the bedroom windows may be possible towards the southern corner of the curtilage of The Old Bothy, however, given the nature of use of these rooms and views of a limited area of the neighbouring property, it is not considered that this would result in a meaningful amount of overlooking that might justify refusal of this application.

Considering the above it is therefore not considered that the proposal would result in substantial increased harm to the Old Bothy or other residential dwellings to the east forming the Arlebury Park Barns development.

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North of the site is agricultural land, and the proposed dwelling would be screened by the row of sycamores along this northern boundary.

To the south, the site shares a boundary with 1 Arlebury Park Mews. The Arlebury Park Mews properties face to the south west, with gardens stretching to the north east. 1 Arlebury Park Mews presents a northern elevation without windows to the application site.

The ground level begins to rise towards the southern end of the site, such that the Arlebury Park Mews properties are set at a higher ground level. This is demonstrated in the drawing North & West Elevations Proposed 224981-110 Rev B.

Having regard to the orientation of the properties, the change in ground level, distance, and the intervening screening from boundary treatment and outbuildings, it is not considered that there would be harmful views from windows in the south elevation of the proposed property towards the Arlebury Park Mews properties.

To the west, an element of the grounds of Arlebury Park House extend alongside the application site. This part of the grounds appears somewhat informal, particularly when compared to the more landscaped elements of the grounds closer to the house itself.

There is a substantial amount of glazing proposed in the west elevation of the new dwelling, including a Juliette style balcony at first floor level. This will create views across the northerly element of Arlebury Park House's grounds. As per the submitted landscape plan, the addition of three new trees and a hedgerow along this boundary will mitigate these views somewhat. In addition, consideration is given to the fact that this part of the grounds is some 40m from the flats within Arlebury Park House, the flats benefit from other large garden areas closer to Arlebury Park House, and the area is already overlooked by Arlebury Park Mews and the flats themselves. Taking all this into account, the views from the proposed windows in the west elevation are considered to be acceptable.

Given the proposed dwelling retains the size and shape of the existing barn it is not considered that the proposal will have a detrimental impact on the residential amenity of any nearby property by way of overshadowing or overbearing.

The addition of one residential property is not considered to cause any ongoing noise disturbance.

The layout of windows on the south and west elevations in the approved conversion with reference 23/02290/PNACOU is very similar to that which is proposed here. As such, the dwelling proposed here does not give rise to any additional views that might cause privacy issues compared to the dwelling that has already achieved consent.

Based on the above assessment, the proposal is considered to comply with policy DM17 of the LPP2.

Sustainable Transport

The proposal utilises the existing access to the site and provides sufficient parking spaces for a three bedroom dwelling in line with the guidance given in the Council's Car Parking Standards Supplementary Planning Document.

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In accordance with Section 18 (1) (d) of the Order, Hampshire County Council has determined that it will discharge its consultee responsibilities as the LHA through the provision of Standing Advice for the residential development of 1 to 5 new dwellings, served by an access onto an unclassified road.

The local planning authority is satisfied that the application is in accordance with the Standing Advice, is not likely to result in a material increase or change in the volume or character of traffic entering or leaving a highway.

The application site is located within a short walk of the main amenities of New Alresford, including bus stops and a school. It is therefore considered to be sustainably located from a transport point of view.

It is therefore concluded that there are no highway reasons to refuse the application, and it is also considered to comply with policy DM18 of LPP2.

Ecology and Biodiversity

The proposal is for Development within, bordering or in close proximity to a Nationally Protected Site (i.e. River Itchen SAC, The Solent SAC, SPAs, Ramsar Sites) and is for overnight accommodation affecting Nitrates. This is discussed further under the Appropriate Assessment heading below.

Landscaping

The application site is predominantly comprised of tarmac and concrete hardstanding. A landscape plan has been submitted in support of this application that shows areas of the existing hardstanding are to be replaced with an area of grass and an area of permeable hardstanding. In addition, along the western boundary, a native mix hedge is proposed along with three new Field Maple trees.

The additional planting is welcomed from an ecological perspective and the Council's landscape officer has confirmed that the proposed planting is acceptable.

Protected species

The presence of a protected species is a material consideration when a Planning Authority is considering a development that, if implemented, would be likely to result in harm to the species or its habitat. European protected species (EPS) have full protection under The Conservation of Habitats and Species Regulations 2017. It is an offence to deliberately capture, injure or kill, or deliberately disturb EPS.

In this instance, a Preliminary Roost Assessment was carried out which determined the existing barn has negligible potential for roosting bats. It is considered, however, that bats are likely foraging and commuting in the area and, as such, mitigation measures are required. The report recommends mitigation measures such as suitable lighting, the addition of bat boxes, and the provision of swift bricks, which is secured by conditions 5 & 6.

The proposal therefore complies with policy CP16 of the LPP1.

It should be noted that the proposed development is not 'major development' and the application for planning permission was made before 2 April 2024, therefore, the development is exempt from the requirements of Biodiversity Net Gain.

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Appropriate Assessment.

Please refer to the Appropriate Assessment Statement, and subsequent consultee response from Natural England, at the link below:

[Habitat Regulation Assessment \(HRA\) screening matrix](#)

The application will have a likely significant effect in the absence of avoidance and mitigation measures on European and Internationally protected sites as a positive contribution of 1.51 Kg/N/year and 0.13Kg/P/year is made. The authority has concluded that the adverse effects arising from the proposal are wholly consistent with, and inclusive of the effects detailed in the Winchester City Council Position Statement on nitrate neutral development and the guidance on Nitrates from Natural England.

The authority's appropriate assessment is that the application coupled with a mitigation package secured by way of a Grampian condition (12) complies with this strategy and would result in nitrate neutral development. It can therefore be concluded that there will be no adverse effect on the integrity of the designated sites identified above in this regard.

This represents the authority's Appropriate Assessment as Competent Authority in accordance with requirements under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Article 6 (3) of the Habitats Directive and having due regard to its duties under Section 40(1) of the NERC Act 2006 to the purpose of conserving biodiversity. Consideration of the Ramsar site/s is a matter of government policy set out in the National Planning Policy Framework (2023).

The development therefore complies with The EU Habitats Directive and Conservation of Habitats & Species (Amendment) Regulations 2011 and policyCP16 of the LPP1 and contains an Appropriate Assessment as Competent Authority.

The provision of nutrient mitigation and the ongoing maintenance of the proposed package treatment plant secured by condition 9 and 12 are a clear benefit of the current scheme when compared to the Class Q conversion of the barn that has already achieved permission.

Sustainability

Developments should achieve the lowest level of carbon emissions and water consumption which is practical and viable. Policy CP11 expects new residential developments to achieve Level 5 for the Energy aspect of the Code for Sustainable Homes and Level 4 for the water aspect. Condition 8a secures the submission of design-stage data prior to the commencement of development to ensure this is complied with.

Condition 8b then requests as-built data prior to the occupation of the unit to ensure that the requirements have been met.

The applicant has described in the additional planning statement dated 12 February 2025 that a new build dwelling would allow for improved levels of insulation and air tightness when compared to what could be achieved by converting the existing barn under the Class Q conversion that has already been given consent. The applicant has calculated that the scheme to replace the existing barn with a new dwelling would be approximately 25%

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more energy efficient when compared to a similar conversion. This would represent a meaningful benefit of the current scheme over the approved conversion.

The proposal therefore complies with policy CP11 of the Local Plan Part 1.

Sustainable Drainage

A drainage strategy document including testing results and drainage layout plans has been submitted in support of the application. The Council's Drainage Engineer has been consulted and has confirmed the drainage strategy is acceptable. The Engineer has also confirmed they have no objection to the replacement building being used for residential purposes on flood risk grounds.

Condition 9 secures the implementation of the approved drainage strategy document.

Therefore, the proposal complies with policy DM17 of the LPP2.

Trees

Policy DM24 of the LPP2 allows development which does not result in the loss or deterioration of ancient woodlands, important hedgerows, special trees, ground flora and the space required to support them in the long term.

There are no protected trees on or near to the site, however, there is a row of mature sycamore trees along the northern boundary just outside of the site. These trees have amenity value and provide screening of the site. Measures should therefore be taken to ensure the retention of the trees.

Due to the distance between the trees and position of the proposed new dwelling, and the existing hardstanding in the intervening space, it is considered that it would be possible to undertake the proposed development without causing adverse impact on the trees during construction or the long term use of the development.

The Council's Tree Office has been consulted on the proposal and has requested further details in the form of an arboricultural method statement and tree protection plan. The applicant has indicated they wish to deal with this by way of condition. The Tree Officer has confirmed that approach is acceptable and has provided a suitable condition (14).

The proposal will therefore comply with policy DM24.

Refuse collection

Refuse collection will be in line with the collection for the neighbouring residential development of Arlebury Park Barns. The site plan indicates sufficient space for bin storage in the existing outbuildings to the rear of the barn, and a collection point adjacent to the entrance to the site. The bins can be collected from the existing parking/turning area that would already be utilised by vehicles servicing Arlebury Park Barns.

Other Topics

It is noted that several comments of objection centre on potential commercial use of the existing barn. It appears this concern stems from comments in the planning statement suggesting that residential use of the site is preferable, given the surrounding residential dwellings, compared to a commercial use which could also be achieved under permitted development. There is no indication that the applicant intends to pursue a commercial use

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of the site. The comments from the applicant and objections received in this regard are not considered relevant and have not been afforded any weight in the assessment of this application.

Equality

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of our duty.

Planning Balance and Conclusion

Whilst the development is contrary to Policy MTRA4 of the Local Plan Part 1, the approved prior approval for the conversion of the existing barn to a residential dwelling under Class Q, Part 3, Schedule 2 of the General Permitted Development Order represents a viable fallback position that is afforded substantial weight, on the basis that it appears likely that the site will receive residential development regardless of the outcome of this application.

With this in mind, the current application has been considered against the remaining relevant policies of the Development Plan. The potential benefits of this scheme over the Class Q scheme have also been considered and form part of the conclusion.

Based on the above assessment, apart from Policy MTRA4, there are no other conflicts with the Development Plan and no adverse planning considerations that would result in substantial harm to justify the refusal of this application on those matters alone. Further, the current scheme is considered to result in several benefits over the approved Class Q scheme, such as:

- Provision of nitrate mitigation
- Enhanced landscaping
- A more efficient and sustainable dwelling
- Ability to secure biodiversity enhancements, tree protection, and control external lighting

Recommendation

Approve subject to the following conditions:

Conditions

1. The development hereby permitted shall be begun before the expiration of three 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).

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

224981-108 – Ground Floor Plans Proposed Rev B

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224981-109 – First Floor and Roof Plans Proposed Rev A
224981-110 – North & West Elevations Proposed Rev B
224981-111 – South & East Elevations Proposed Rev A
224981-104 - Block Plan Proposed Rev B
224981-113 - Outbuilding Plan & Elevation Rev A
224981-112 - Landscaping Plan Proposed Rev A
Drainage Layout ACC-24118-01

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.

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

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

4. All hard and soft landscape works shall be carried out in accordance with the approved details. Hard landscape works shall be completed prior to the occupation of the dwelling hereby approved. Soft landscape works shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. 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.

5. No development shall commence until full details of the lighting plan for the site, including positioning on the building, level of luminance, direction of lighting and details of any motion sensors or timers have been submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that bats and other nocturnal species are not adversely impacted by the lighting.

6. A Biodiversity Enhancement Plan shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. This shall include details and locations of any enhancement provisions (such as bird or bat boxes or native species rich planting). The biodiversity enhancement provisions shall be sited prior to the development coming into its intended use and retained thereafter.

Reason: To maintain and protect biodiversity.

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7. No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

8.a. Prior to the commencement of the development hereby permitted, detailed information demonstrating that the development will achieve a dwelling emission rate (DER) at least 19% lower than the 2013 Part L Target Emission Rate (TER) (Equivalent of Code for Sustainable Homes Level 4 for Energy) and no more than 105 Litres per person per day predicted internal water use (110 Litres per person per day total) (Equivalent of Code for Sustainable Homes Level 3 / 4) in the form of a 'design stage' Standard Assessment Procedure (SAP) calculation and a water efficiency calculator shall be submitted to and approved in writing by the Local Planning Authority.

8.b. Prior to the occupation of the dwelling hereby permitted detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that all homes meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be occupied in accordance with these findings.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2019 and to accord with the requirement of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

9. The detailed proposals for the disposal of foul and surface water shall be constructed in accordance with the drainage strategy report, and accompanying Drainage Layout plan reference ACC-24118-01, prepared by Aqua Callidus Consulting Ltd titled '23/02290/PNACOU condition #4 Drainage Design' reference 24118 and dated 20 August 2024. No changes shall be made to proposals set out in the above report shall be made unless the Local Planning Authority gives its written consent to any such variation. The package treatment plant shall be inspected and maintained in accordance with section 5 of the Graf Log Book submitted to the Local Planning Authority alongside the letter from Aqua Callidus Consulting Ltd titled PTP Management Plan dated 31 October 2024.

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

10. 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.

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

11. No development shall take place until a Construction Management Plan (CMP) has been submitted to and approved by the Local Planning Authority, to include details of:

- i. construction traffic routes in the local area
- ii. parking and turning of operative, construction and visitor vehicles
- iii. deliveries, loading and unloading of plant and materials
- iv. storage of plant and materials
- v. programme of works (including measures for traffic management)

Only the approved details shall be implemented during the construction period.

Reason: To ensure that development should not prejudice highway safety nor cause inconvenience to other highway users or result in any other significant harm to the amenity of local residents, or to existing natural features.

12. The development hereby permitted shall NOT BE OCCUPIED until:

- a) A water efficiency calculation which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to and approved in writing by the Local Planning Authority
- b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European sites by the development and be implemented in full prior to first occupation and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and
- c) All measures forming part of that mitigation have been secured and submitted to the Local Planning Authority.

Reason: To accord with the Conservation of Habitats and Species Regulations 2017, and Policy CP11, CP16 and CP21 of the Winchester District Local Plan Part 1.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes AA, B and C, of Part 1; of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To ensure that the development is proportionate to the site in order to protect the amenities of the locality and to maintain a good quality environment.

14. No development including site clearance, demolition, ground preparation, temporary access construction/widening, material storage or construction works shall commence until an Arboricultural Method Statement (AMS), prepared in accordance with the BS5837:2012

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- Trees in Relation to Design, Demolition and Construction - Recommendations has been submitted to, and approved in writing by the Local Planning Authority. The statement must detail how retained existing trees will be protected through the development, including the installation of any special engineering operations. A project arboriculturist shall be appointed to supervise all activity occurring on the site where there may be an impact on trees. Details of the supervision visits shall be recorded and reported back to the Local Planning Authority for the duration of any demolition and construction works. No development or other operations shall take place other than in complete accordance with the approved method statement.

Reason: To ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself, in accordance with the National Planning Policy Framework (Dec 2023) and policy DM15 of the adopted Winchester District Local Plan Part 2 2016.

Informatives:

1. In accordance with paragraph 39 of the NPPF (December 2024), 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.

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

Local Plan Part 1 - Joint Core Strategy: DS1, CP13, CP20, MTRA1, MTRA2, MTRA3, MTRA4

Local Plan Part 2 – Development Management and Site Allocations: DM1, DM3, DM15, DM16, DM17, DM18, DM23, DM27, DM28, DM29

High Quality Places SPD

Parking Standards SPD

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. 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

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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 Practice

<https://www.considerateconstructors.com/resources/the-code-of-considerate-practice/>

6. Any modifications to the approved drawings, whether for Building Control or any other reason, or any departure on site from what is shown, may constitute a criminal offence under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The applicant is required to draw this and other conditions on the Consent to the attention of any contractors or sub-contractors working on site and furnish them with a copy of the consent and approved drawings.

7. Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements (as set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024) are considered to apply as follows:

- The Development is not 'major development' and the application for planning permission was made before 2 April 2024.

8. Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.

Birds' nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake building works outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is no alternative to doing the work during this period then a thorough and careful examination of the affected areas must be carried out before the works starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and works can only recommence once the nest becomes unoccupied of its own accord.

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DEMOLITION OF AN EXISTING FARM BUILDING; AND
THE ERECTION OF A DWELLING; LANDSCAPING;
PARKING; AND ASSOCIATED WORKS. (AMENDED
PLANS RECEIVED 29 MAY 2024) (UPDATED DETAILS
RECEIVED 12 FEBRUARY 2025)

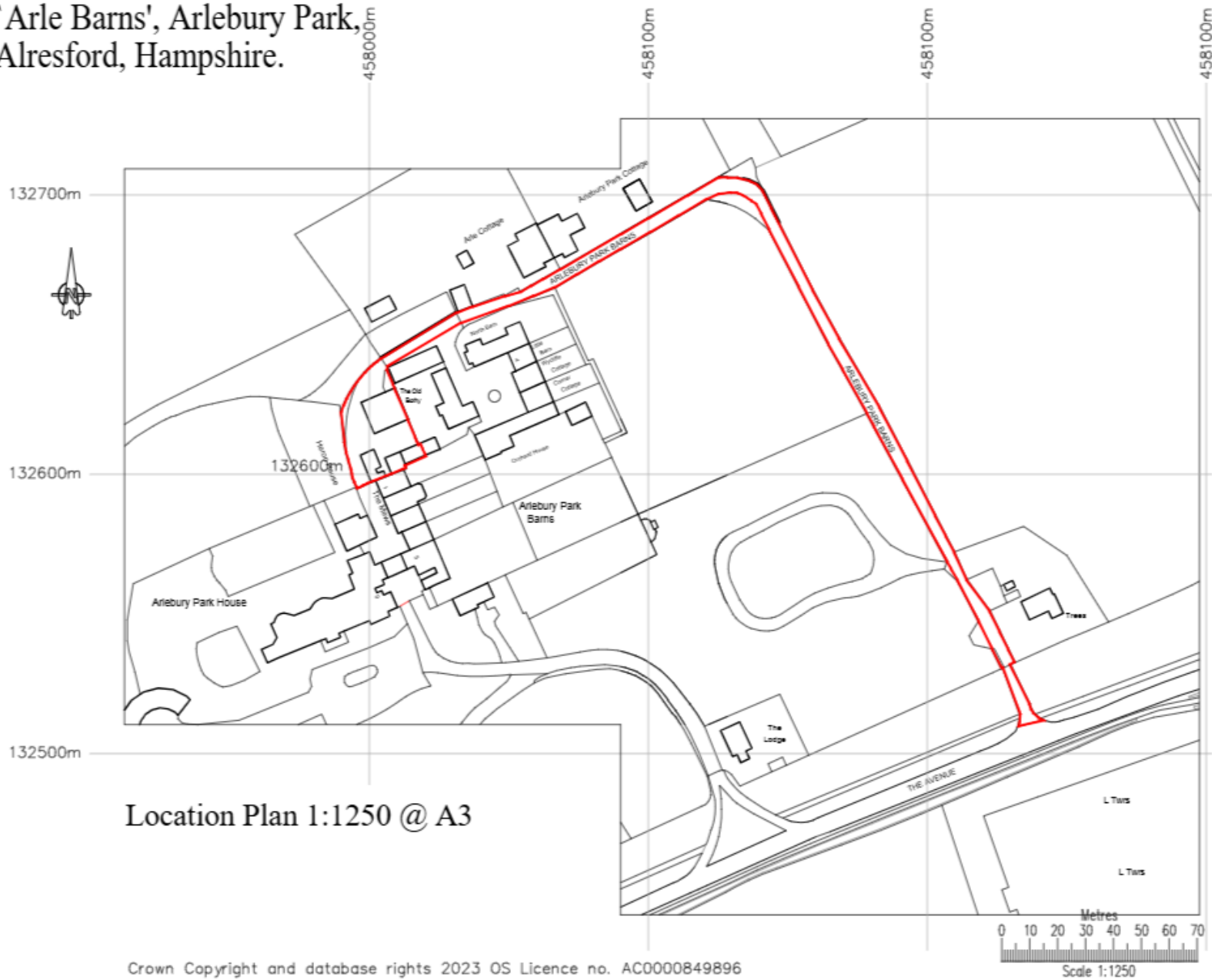
Page 117

ARLE BARNES, ARLEBURY PARK BARNES, ALRESFORD,
HAMPSHIRE



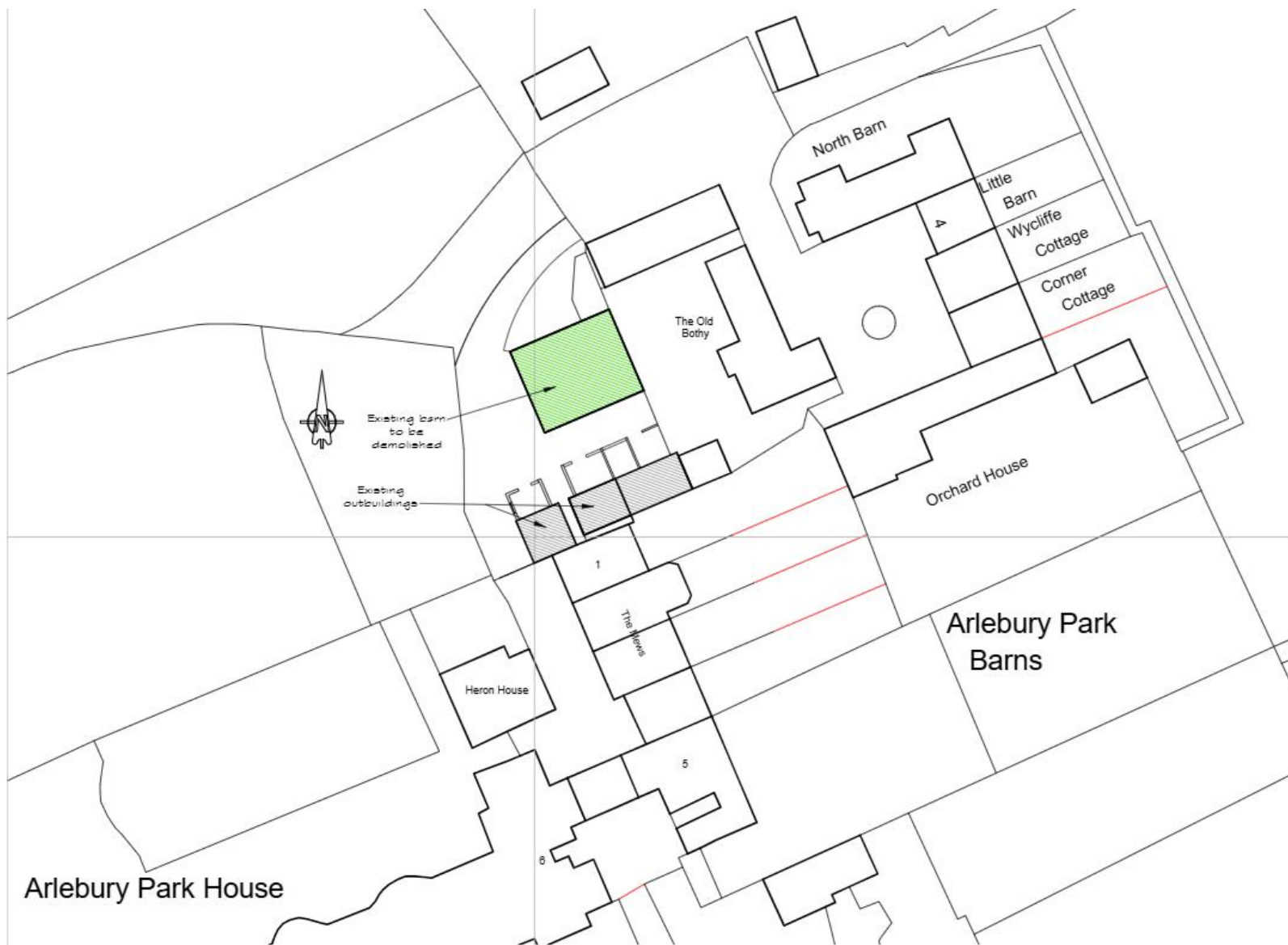
LOCATION PLAN

'Arle Barns', Arlebury Park,
Alresford, Hampshire.



EXISTING BLOCK PLAN

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Existing Block Plan 1:500 @ A3

PROPOSED SITE PLAN

'Arle Barns', Arlebury Park,
Alresford, Hampshire.

Existing tarmac & concrete removed.
Proposed permeable hard surface (hard core topped with gravel)

Existing 1.2m Close Boarded Fence

Reverse Swing of Existing Gate

communal collection area agreed with local waste collection contractor).

Driveway

Parking

The Old Bothy

Existing Boundary Wall

Existing tarmac & concrete removed.
Proposed new non-permeable paving (porcelain tiles)

Hard Paving

Proposed Sewerage Treatment Plant

Grass

Existing 1.2m high wooden post and rail fence

Existing tarmac & concrete removed.
Proposed new grass

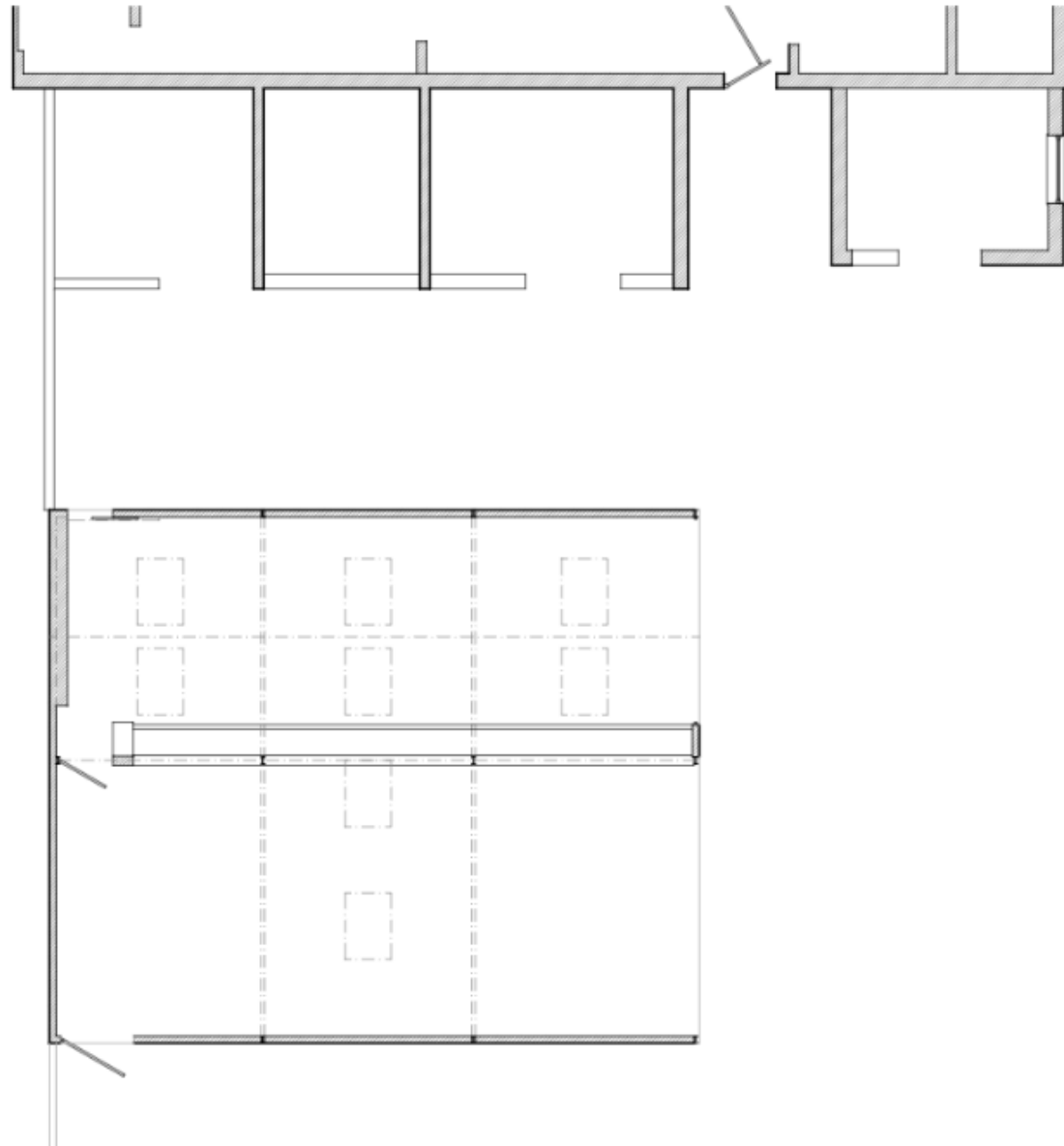
Existing damaged roof to be repaired like for like and outbuilding used ancillary to the dwelling (domestic storage).

Existing Roof to be repaired locally wherever required to Existing Outbuildings and used for Dike Storage, Bin Storage and domestic storage ancillary to the dwelling.

The Mews

Proposed Block Plan 1:500 @ A3

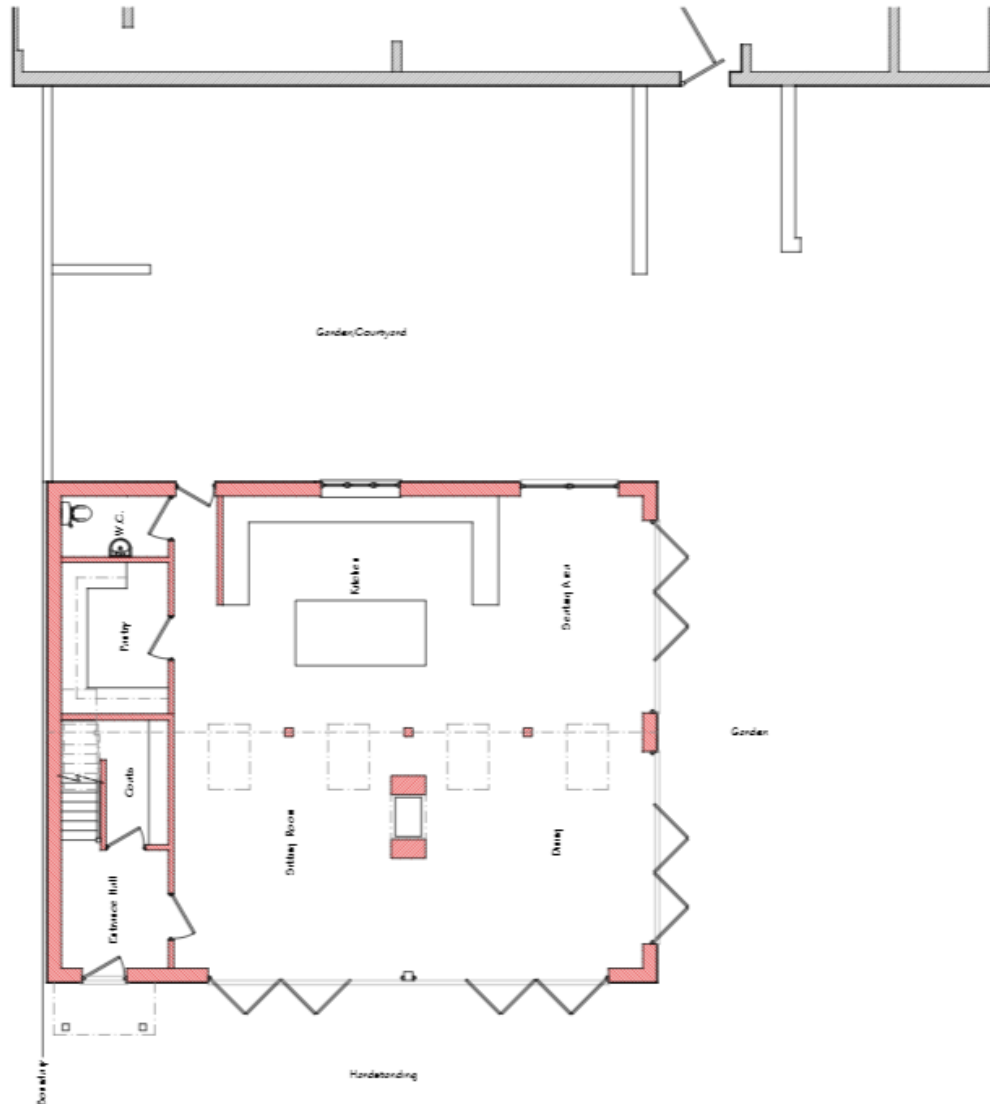
EXISTING FLOOR PLAN



Existing Floor Plans 1:100 @ A3

PROPOSED GROUND FLOOR PLAN

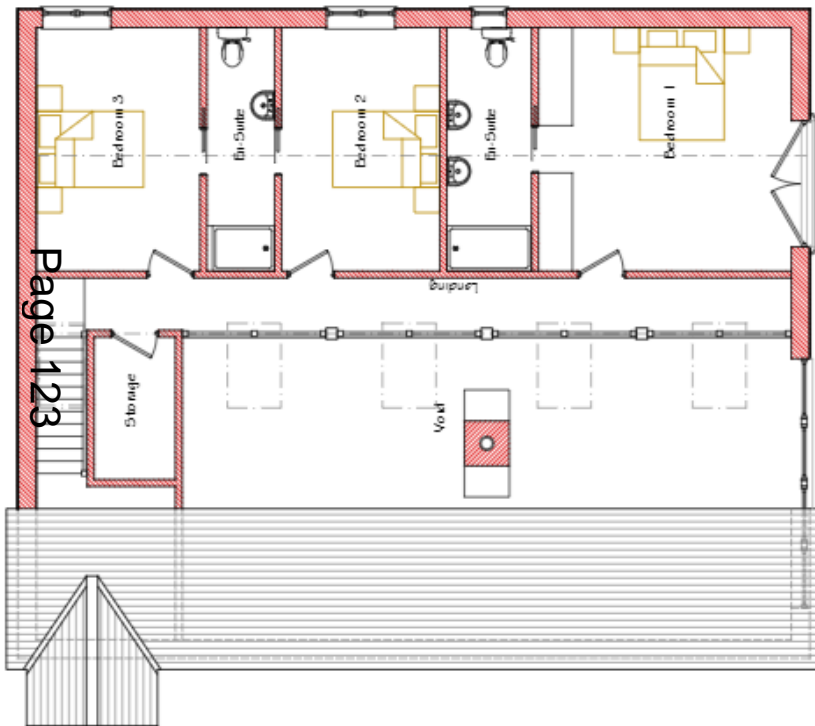
'Arle Barns', Arlebury Park, Alresford, Hampshire.



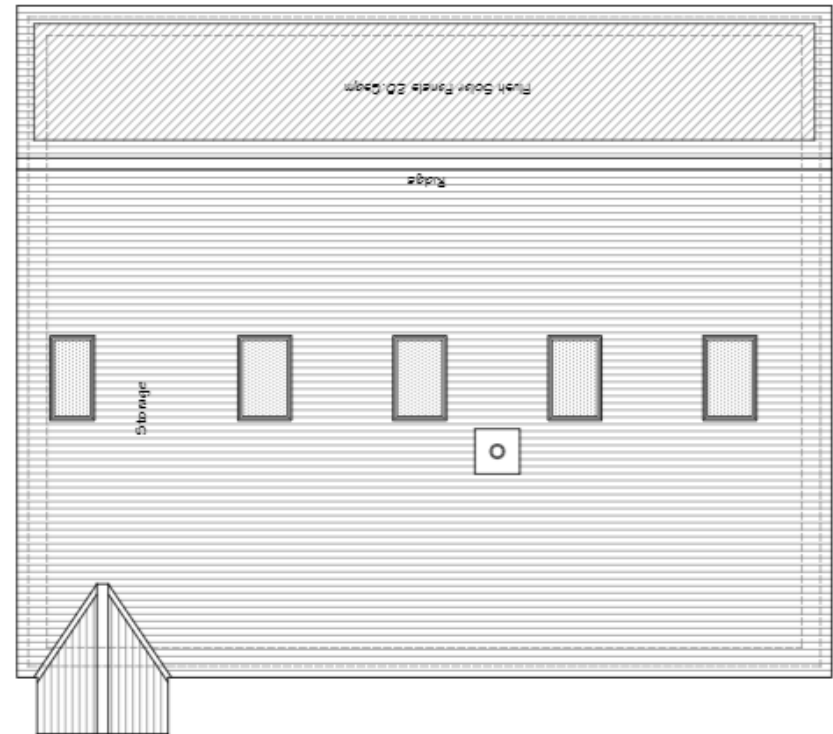
Proposed Ground Floor Plans 1:100 @ A3

PROPOSED FIRST FLOOR & ROOF PLANS

'Arle Barns', Arlebury Park, Alresford, Hampshire.

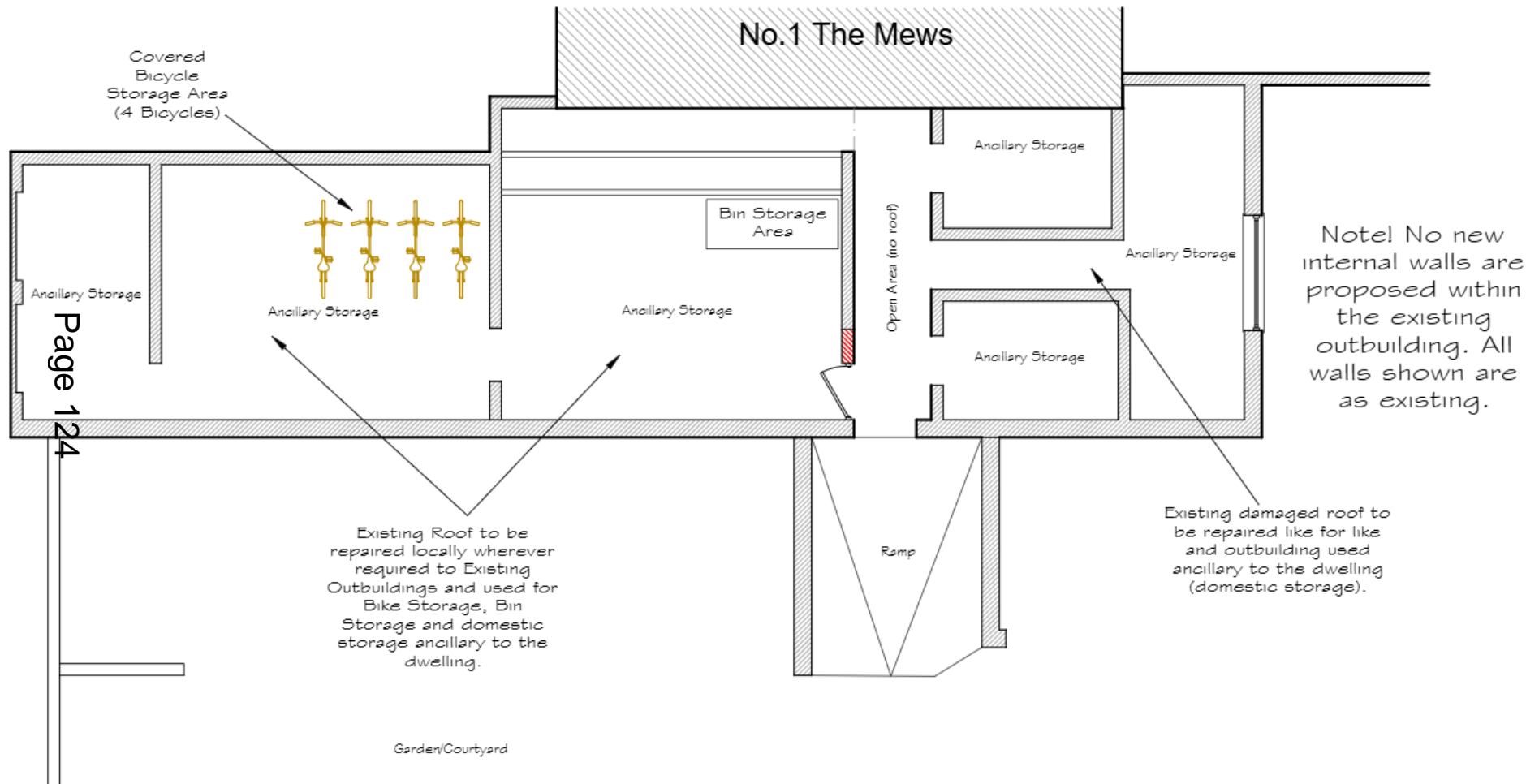


Proposed First Floor Plan 1:100 @ A3



Proposed Roof Plan 1:100 @ A3

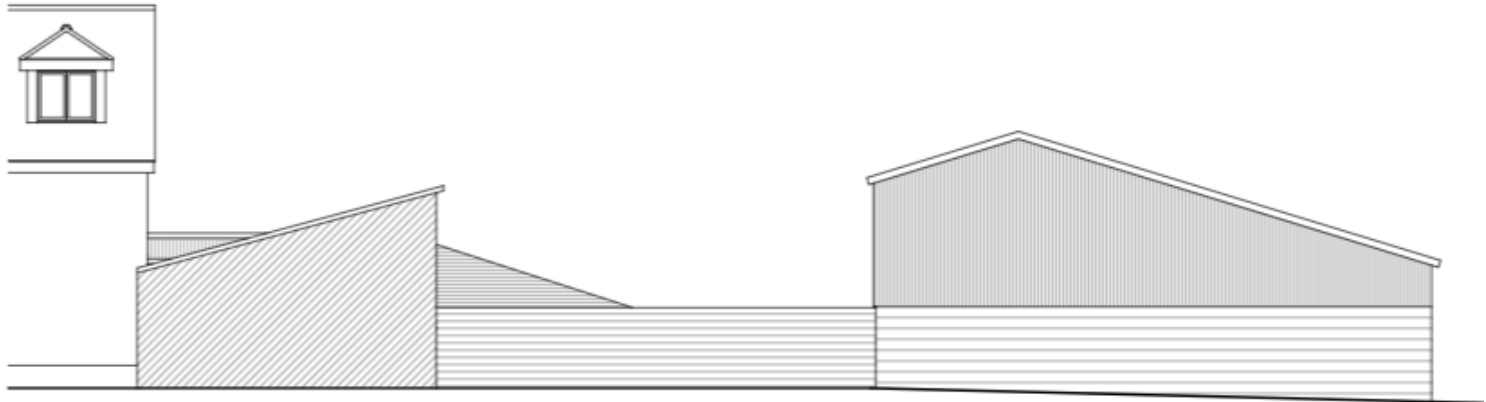
PROPOSED OUTBUILDINGS FLOOR PLAN



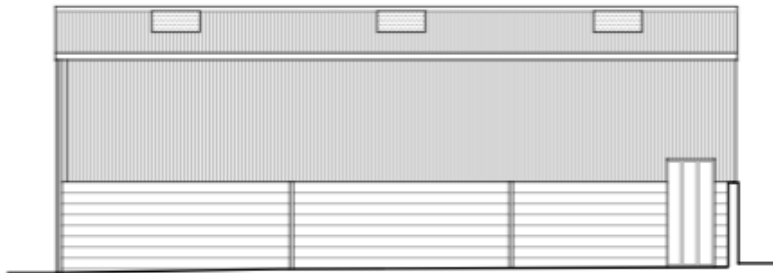
Proposed Outbuildings Floor Plan 1:100 @ A3

EXISTING ELEVATIONS – EAST & SOUTH

'Arle Barns', Arlebury Park, Alresford, Hampshire.



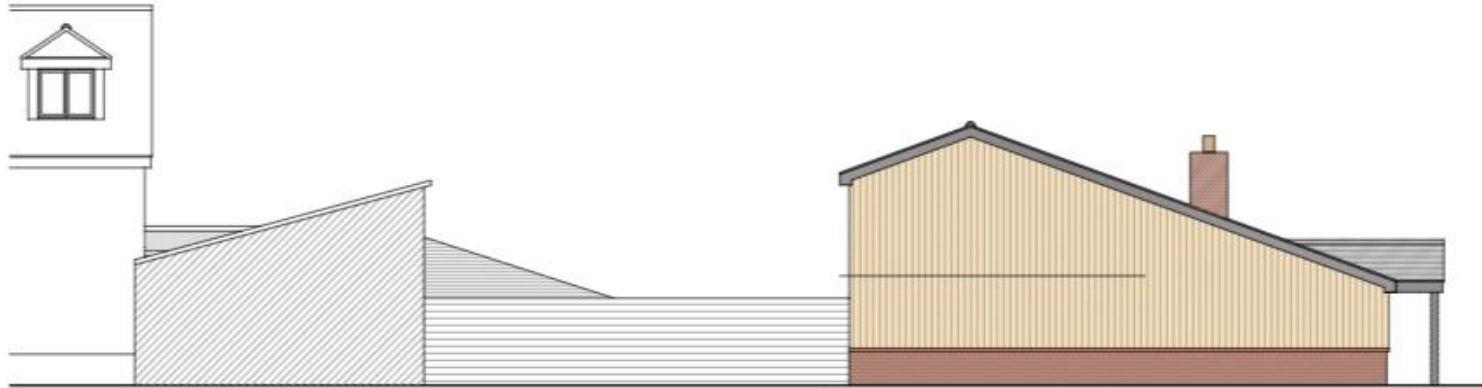
Existing East Elevation 1:100 @ A3



Existing South Elevation 1:100 @ A3

PROPOSED ELEVATIONS – EAST & SOUTH

'Arle Barns', Arlebury Park, Alresford, Hampshire.



Proposed East Elevation 1:100 @ A3



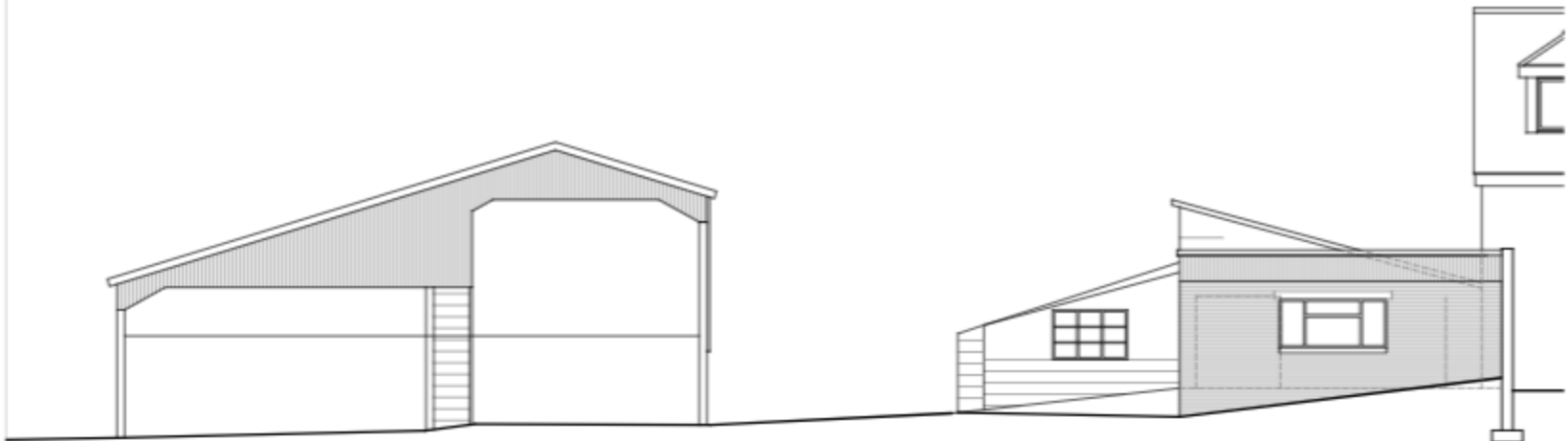
Proposed South Elevation 1:100 @ A3

EXISTING ELEVATIONS – NORTH & WEST

'Arle Barns', Arlebury Park, Alresford, Hampshire.



Existing North Elevation 1:100 @ A3



Existing West Elevation 1:100 @ A3

PROPOSED ELEVATIONS – NORTH & WEST

'Arle Barns', Arlebury Park, Alresford, Hampshire.

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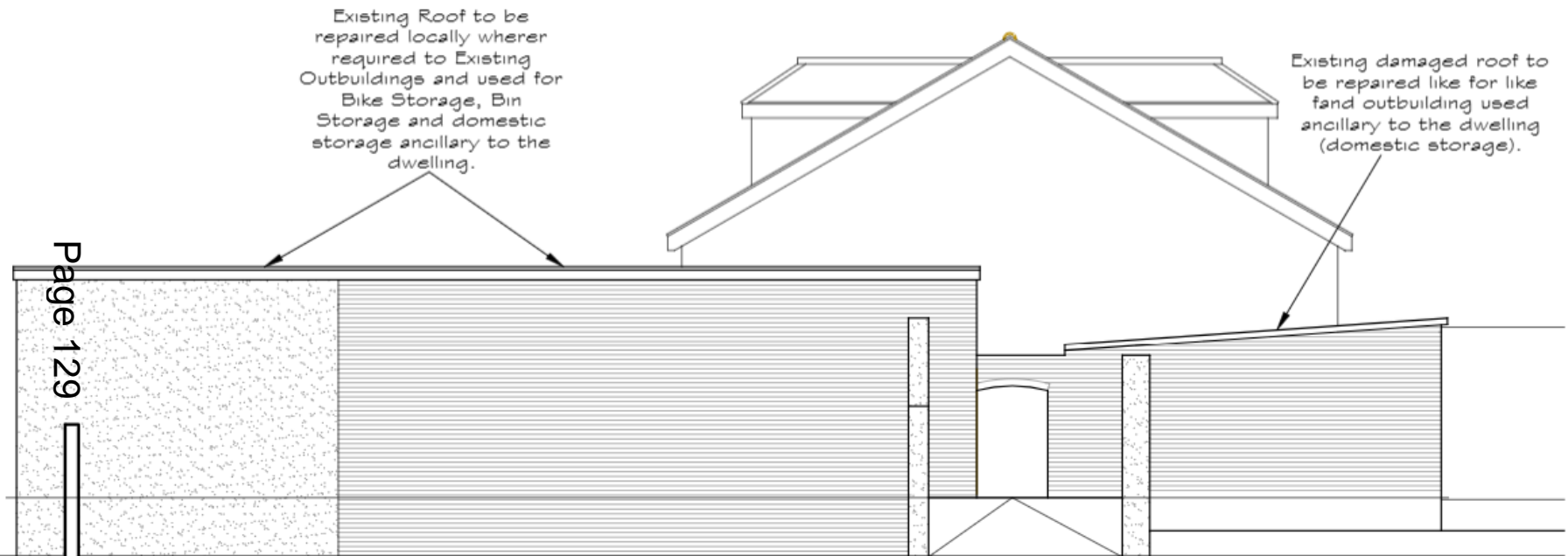
Proposed North Elevation 1:100 @ A3



Proposed West Elevation 1:100 @ A3

PROPOSED ELEVATIONS – OUTBUILDINGS

'Arle Barns', Arlebury Park, Alresford, Hampshire.



Proposed Outbuildings North Elevation 1:100 @ A3

PROPOSED LANDSCAPE PLAN

'Arle Barns', Arlebury Park,
Alresford, Hampshire.

Bin Collection Area (Bins
to be taken to existing
communal collection area
agreed with local waste
collection contractor).

Reverse
Swing of
Existing
Gate

Existing 1.2m
Close Boarded
Fence

Existing tarmac &
concrete removed.
Proposed
permeable hard
surface (hardcore
topped with gravel)

Driveway

Existing
Boundary
Fence

Parking

The Old
Bothy

Proposed New
Native Mixed
Hedge 1.5m high
(see key for spec).



Existing tarmac &
concrete removed.
Proposed new
grass

Proposed
Sewerage
Treatment
Plant

Grass

Hard Paving

Existing
Boundary
Wall

Existing tarmac &
concrete removed.
Proposed new
paving (porcelain
tiles).

Existing 1.2m
high wooden
post and rail
fence

Proposed 3 No.
Trees (see key
for spec).

Existing damaged roof
to be repaired like for
like and outbuilding
used snailery to the
dwelling (domestic
storage).

Existing Roof to be repaired
locally wherever required to
Existing Outbuildings and used
for Bike Storage, Bin Storage
and domestic storage snailery
to the dwelling.

1
The Mews

Low Level
Planting Area

KEY:

Proposed Hedging: Native Mix.
40% Hawthorn - *Crataegus mongyna*
20% Blackthorn - *Prunus spinosa*
10% Field Maple - *Acer campestre*
10% Hazel - *Corylus sanguinea*
10% Holly - *Ilex aquifolium*
5% Dog rose - *Rosa canina*
5% Guelder rose - *Viburnum opulus*

Proposed Trees:
3 No. Field Maple - *Acer campestre*.

To be planted in individual tree pits
600 x 600mm and 600mm deep
filled with quality top soil and slow
release fertilizer. Each tree to have
pressure treated softwood stake with
a top diameter of 50mm. The overall
length of the stakes to be sufficient
to ensure that they are firm when
driven into the soil and the top of the
stake extends above ground level to
approximately $\frac{1}{3}$ of the trees height.
Each tree will be secured with one
tree tie with a spacer positioned
approximately 50mm from the top of
the stake to hold the tree. Splinters
to be covered with spiral tree guards.

Proposed Foul Drainage
(Indicative Only).

NOTES:
The information and/or contractor is to be
checked at relevant dimensions, levels, existing
structures and materials. The contractor is to
check the site prior to commencing the work.
The drawings are to be used as a guide only.
The drawings are to be used as a guide only.
The drawings are to be used as a guide only.
The drawings are to be used as a guide only.

L.M.D.
DESIGNS Ltd.
ARCHITECTURAL
& INTERIOR DESIGN
4 Foxcombe Close,
Swanmore,
Hampshire SO32 2UJ
Tel: 07876 712622
Email: Lmarchitecture@aol.com

Job Title
Proposed Development at 'Arle Barns',
Arlebury Park, Alresford, Hampshire.
Client
Mr Cuthbert & Mr Cleeve

Drawing Title
Planning
Landscaping Plan
Proposed

Scale 1:500
Date Feb '25
Job No 224981 112 A



Proposed Block Plan 1:500 @ A3

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VIEW TO ARLEBURY PARK BARN

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ARLEBURY PARK BARNES PARKING AREA

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10 May 2024 4:08 pm

VIEW ACROSS SITE TO ARLEBURY PARK HOUSE

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VIEW TO THE REAR OF THE SITE

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EXISTING BARN – NORTH ELEVATION



EXISTING BARN – WEST & SOUTH ELEVATION

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VIEW EAST TO OLD BOTHY

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17 May 2024 3:02 pm

OUTBUILDINGS



OUTBUILDINGS

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OUTBUILDINGS

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17 May 2024 3:03 pm

WEST BOUNDARY

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17 May 2024 3:04 pm

WEST BOUNDARY

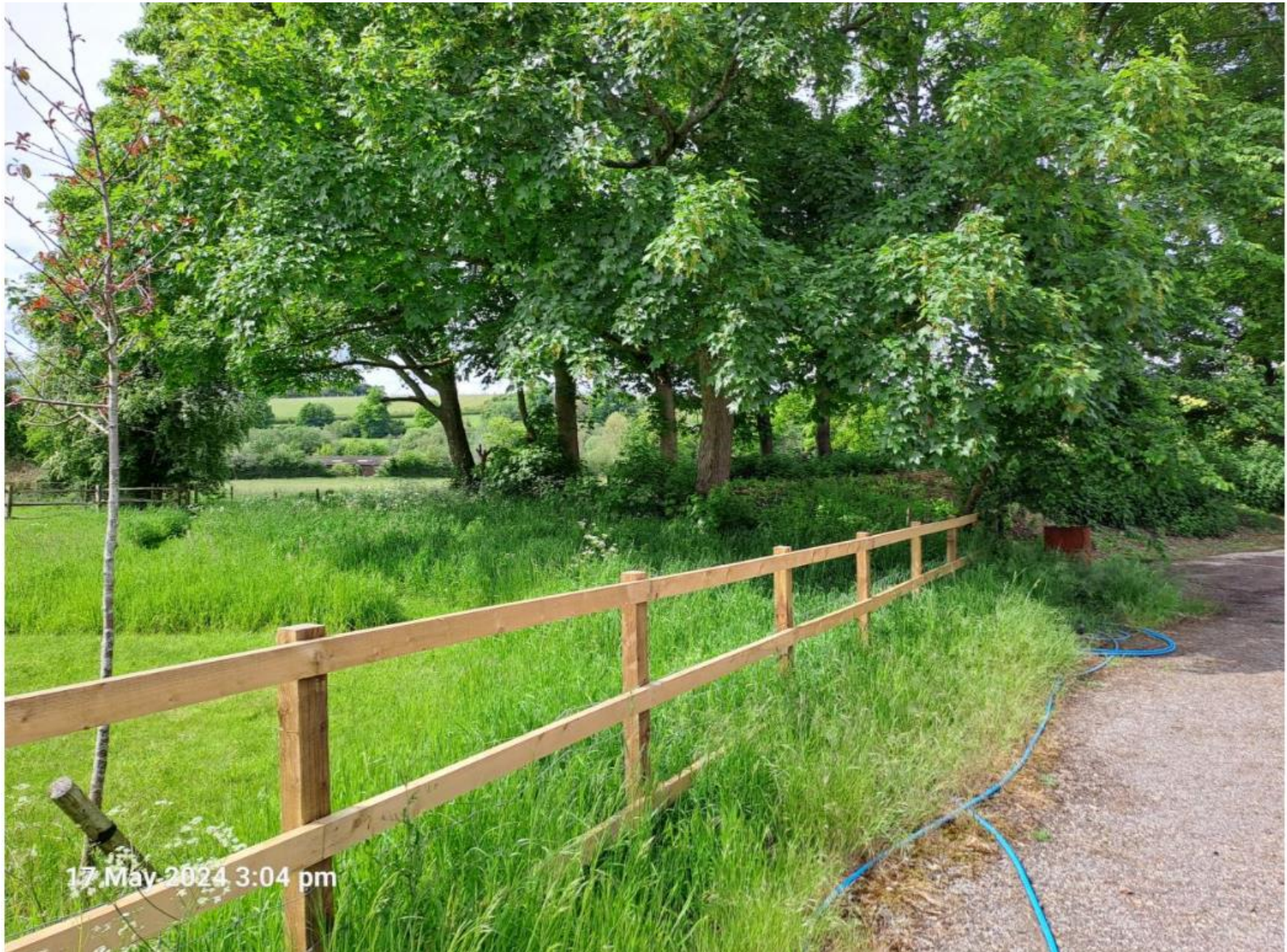
Page 143



17 May 2024 3:04 pm

WEST BOUNDARY

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TREES ALONG NORTHERN BOUNDARY

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10 May 2024 4:08 pm

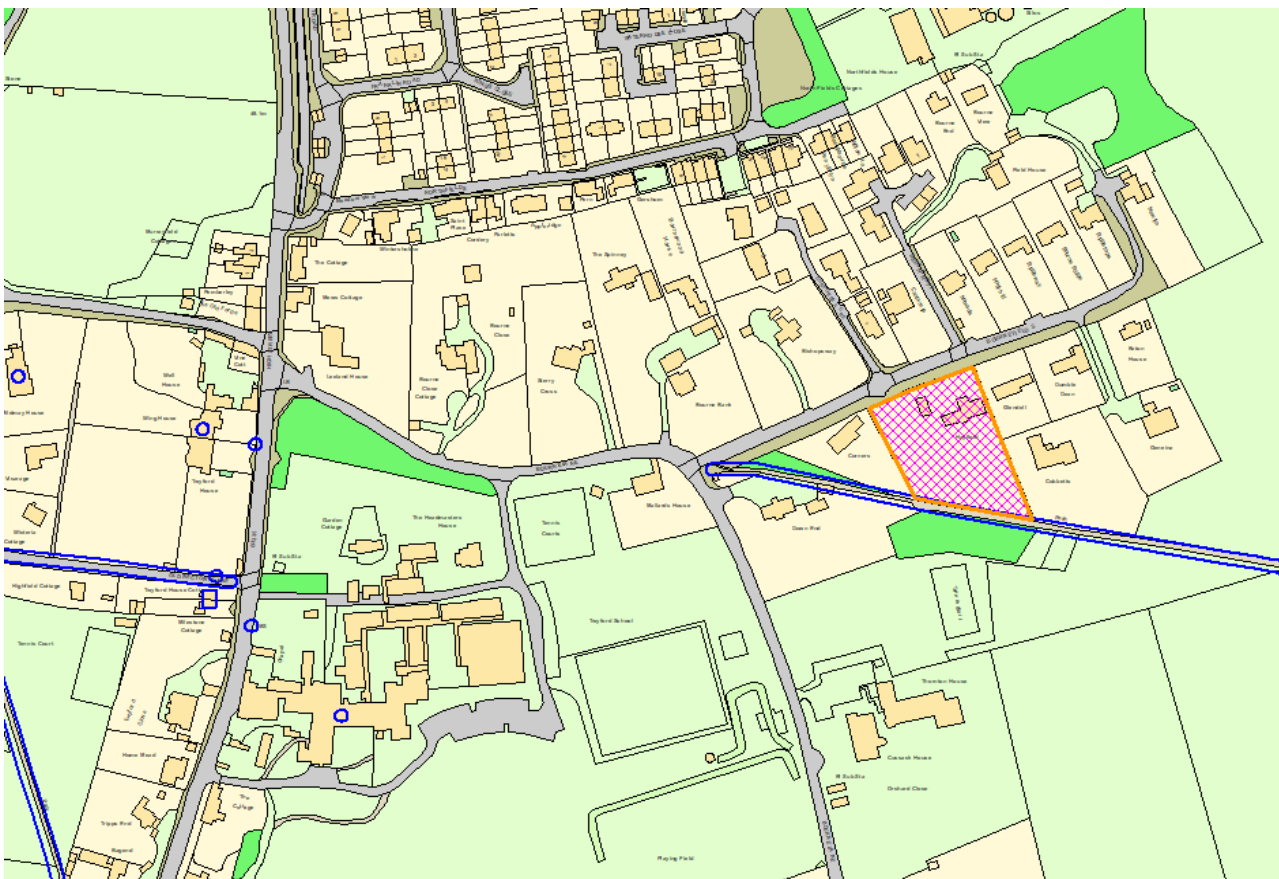
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WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: SDNP/21/02445/FUL
Proposal Description: (AMENDED PLANS and DOCUMENTS - 09/09/2021)
 Demolition of detached dwelling, erection of two dwellings
Address: Hayfield, Bourne Fields, Twyford, SO21 1NY
Parish, or Ward if within Winchester City: Twyford
Applicants Name: Mr Alexis Reed
Case Officer: Lisa Booth
Date Valid: 17.05.2021
Recommendation: Application Approved
Pre Application Advice Yes

Link to Planning Documents

[SDNP/21/02445/FUL | \(AMENDED PLANS and DOCUMENTS - 09/09/2021\) Demolition of detached dwelling, erection of two dwellings | Hayfield Bourne Fields Twyford SO21 1NY](#)



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Reasons for Recommendation

The development is recommended for approval as it is considered that the principle of the replacement of a dwelling and provision of 1 no: dwelling within the settlement boundary is in accordance with policies SD4, SD5, SD25, SD27 and SD30 of the South Downs Local Plan 2014-2033.

General Comments

The application is reported to Committee due to the number of letters of Objection received contrary to the Officer's recommendation.

Amendments to Plans Negotiated

The originally submitted plans have been amended to change the design and siting of the proposed dwellings, reducing the length and orientation. Alterations to windows and positions.

Site Description

Hayfield is a large two storey detached residential dwelling, constructed of cream painted brick and dark roof tile and has been extensively extended in the past.

The property sits in a large 0.81 acre plot, with parking/turning area with in/out drive to the front and a detached garage to the west of the site.

Bourne Fields is a quiet cul-de-sac/dead end road generally characterised by large dwellings of some variety in age/design. Land descends from the road to properties on the south side of the road with the countryside beyond very evident as a backdrop. The properties to the north side of Bourne Fields are on higher land but are generally very well set back in their plots with mature vegetation to their front boundaries.

Proposal

The proposal is for the demolition of the existing dwelling and redevelopment of the site with 2 no: dwellings (one replacement and one additional).

Relevant Planning History

SDNP/18/05344/HOUS - Enlargement of front bay projection; erection of first floor extension on the west elevation; replacement of dormer and alteration of roof plane on east elevation to create gable with half hip and window below; remodelling of main roof.
STATUS: WDN 22nd July 2019.

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SDNP/19/04036/PRE - Demolition of existing dwelling and replacement with 3 - 4 new dwellings STATUS: PRE 2nd December 2019.

SDNP/20/02672/PRE - Demolition of Hayfield and the equal sub-division of the site to build a replacement dwelling and new second dwelling to the west STATUS: PRE 12th October 2020.

Consultations

Service Lead – Sustainability and Natural Environment (Ecology) –

- No objection subject to conditions.

Service Lead – Engineering (Drainage) -

- No objection, subject to standard pre-commencement drainage condition for foul and surface water.

Service Lead – Sustainability and Natural Environment (Landscape) –

- No objection. The area is residential, with houses with relatively large gardens of varying sizes. The demolition and construction of the two houses as shown was assessed to have little significant effect to the character of the area once the work would be completed, resulting in two plots not dissimilar in size from those surrounding and with a typical area for the front garden adjoining the road and a building line in keeping with the neighbours. It opens views to the south from the north of the property by reorienting the east - west position of the current building to north - south. Long distance views towards the house are unlikely, especially given the stand of trees to the south and other intervening buildings and vegetation.

Service Lead – Sustainability and Natural Environment (Trees) –

- No objection – subject to conditions.

Hampshire County Council (Highway Authority)

- No objection
- Given nature and context of the site, it is not considered that this proposal would lead to any material detrimental impact upon the public highway in regard to traffic generation or highway safety
- Site on unadopted road there for limited comment made on the new site access.

Representations:

Councillors - None received.

Twyford Parish Council – The Parish Council have reviewed the **amended plans** and the additional supporting information.

The amended plans show the two houses reconfigured as two very similar but handed L
Case No: SDNP/21/02445/FUL

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shaped units, repositioned side by side facing the road and closer to it than Hayfield and higher up the slope. The houses appear to be in excess of 300 sq. m.

Both the Design and access statement and the planning statement accept that the Twyford Neighbourhood plan has weight and that the proposal is contrary to it but argue that the policy should not be followed in this case on the grounds of financial need and affordability.

TPC have reviewed their previous comment on both policy and design and impact on character. On policy there have been a number of changes but the substance of its objection on policy grounds still stands, but with added weight. The new design has been reassessed.

TPCs objection on both counts still stands.

Policy:

Since the previous comments the Twyford Neighbourhood Plan has made significant progress to adoption. The Examiners report has been received saying that it can proceed to adoption subject to amendments. The South Downs National Park has prepared its decision statement with a recommendation to the Planning Committee of 14th October that the Examiners report with all its amendments is accepted and that the plan can then proceed to adoption. The Parish Council will then formally agree the amendments and the TNP will be put forward for referendum on 6th or 13th January.

As far as this application is concerned the key policies although amended retain their same purpose. Both HN 1 limiting house size (except in the case of a replacement house) and HN6 (Housing within the settlement boundary) are endorsed with amended text. Thus, the 150 sq. m limit on any new house imposed by HN1 is agreed by both the Examiner and the South Downs Authority.

It does not appear the proposal should have the benefit of the replacement house exception to house size as it is not a straightforward replacement but a redevelopment of the site as a whole. Both of the houses proposed are contrary to HN1 as being twice the size allowed by policy.

Policy HN 6 (housing within the settlement boundary) This site is in excess of 0.1ha and so is subject to HN 6.3. This requires a mix of houses in line with HN1 and SDLP SD 27. No mention of the HN6.3 policy occurs in the Revised plans and their associated documents. The applicant with his architect and planning advisor needs to explore the options which it gives him if he wishes to redevelop this site. The purpose of this policy is to make best use of these larger sites within the Settlement Boundary and to secure a range of house sizes. The proposals for two large houses are directly contrary to this.

The argument for affordability.

The applicant argues that Bournefields is already unaffordable and that the policy cannot achieve its purpose. This misunderstands the justification for the HN1 policy which

**WINCHESTER CITY COUNCIL
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accepts that house prices in Twyford are above those for comparable property elsewhere. In line with the Housing Needs Study and further evidence submitted to the Examiner the policy seeks to maintain the supply of more modest family houses and housing for the elderly. Very large houses such as those proposed limit supply in the village and are not directed to housing need. The house policy is based on wider issues than the small dwelling policy of SDLP. The price of other houses in Bournefields is irrelevant. In any case these arguments should have been made to the Examiner in the context of the Neighbourhood plan process and not when the plan is finally settled following extensive publicity and critical examination.

The argument on financial need.

The applicant argues that the house needs substantial refurbishment to the extent that it needs to be demolished and rebuilt. No evidence of the dilapidations is submitted. This is not surprising as the property was acquired only recently and will have been subject to full survey. There is no external evidence of decay. It is also an unusual argument to claim that because of an (unproven) need to demolish and rebuild the site itself should fund the costs by allowing more development on site than is allowed by policy. No public benefit evidence is submitted to outweigh the harm that the breach of policy would cause e.g., landscape benefit; affordable housing small houses; restoration of listed building. However, there is no planning gain claimed, or indeed either preservation or enhancement of natural beauty or anything else.

Impact on character

The proposal is for two very large, detached dwellings sited close together side by side facing Bournefields. They will be significantly closer to the road than the present house and will be higher up other slope as the apparent size of hayfield is reduced by its setting into the slop and well back from the road. The larger mature beech trees now felled (see Google Maps Streetview) acted as a foil to the building but since the felling of the trees the current house there is less vegetation to act as a similar foil to the proposed buildings. The two building will read from most angles as a single building mass; The two building together will occupy 2/3 of the frontage as opposed to Hayfields 40%. They will look even longer because of their closeness to each other. There will now be a continuous ridge running across the main buildings at 7.5 m. Hayfield has a n extended catslide roof to the west which significantly reduces its impact.

The elevation drawings of the new buildings are difficult to reconcile with the position of Corners which appears much further away than drawn; the elevation plan appears to exaggerate the impact of Corners on the street scene and so reduces the likely impact of these two buildings. A photomontage or three-dimensional sketches would be much more helpful in visualising the impact from the key vantage points of the road and the public footpath.

The drawings do not explain clearly how the levels are handled. The slopes are significant so terracing will build up one side if the buildings re not sunk to the lowest ground level. But which side? The levels are not clearly explained. The Council considers that the effect of these two new very large houses will be overbearing, will change the character of the

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area for the worse; so TPC object on that basis.

The fall-back position.

The fall-back position is that Hayfield remains. As our previous objection stated, Hayfield is architect designed house, in the later Arts and Crafts style and distinctive of its period; it enhances its surroundings and helps establish the wider character of Bournefields, by virtue of its location at a focal point of this part of the village and its spacious layout within its own plot. Its demolition would be a loss of character. The fall-back position is the retention of Hayfield; this would be a positive outcome in terms of landscape and village character and would accord with the primary duty of the National Park.

12 Objecting Representations on the amended plans (23 on original scheme) received from different addresses citing the following material planning reasons:

- Unnecessary to demolish existing house/should be refurbished/monetary gain/viability
- Contrary to TNP regarding dwelling size - Additional dwelling should be small
- Detrimental impact on street scene
- Unattractive Design/shouldn't mirror each other/orientation should change
- Overbearing/overlooking/loss of light/privacy/noise
- Sits on higher level of site
- Road is formed of detached properties in large grounds, set back from the road
- Will affect the rural look and feel of the area.
- Look out of place in a street of individually designed and spaced houses
- Sets a precedent for future development - will adversely impact the green space that the families and wildlife currently enjoy
- Increase traffic/highway safety
- Impact trees and biodiversity

Relevant Government Planning Policy and Guidance

Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF). The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 189 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **South Downs Local Plan** are relevant to this application:

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- Core Policy SD1 - Sustainable Development
- Core Policy SD2 - Ecosystems Services
- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 - Design
- Strategic Policy SD8 - Dark Night Skies
- Strategic Policy SD9 - Biodiversity and Geodiversity
- Development Management Policy SD11 - Trees, Woodland and Hedgerows
- Strategic Policy SD19 - Transport and Accessibility
- Development Management Policy SD22 - Parking Provision
- Strategic Policy SD25 - Development Strategy
- Strategic Policy SD27 – Mix of Homes
- Development Management Policy SD30 – Replacement Dwellings
- Strategic Policy SD48 – Climate Change and Sustainable Use of Resources

Partnership Management Plan

The Environment Act 1995 requires National Parks to produce a Management Plan setting out strategic management objectives to deliver the National Park Purposes and Duty. National Planning Policy Guidance (NPPG) states that Management Plans "contribute to setting the strategic context for development" and "are material considerations in making decisions on individual planning applications." The South Downs Partnership Management Plan as amended for 2020-2025 on 19 December 2019, sets out a Vision, Outcomes, Policies and a Delivery Framework for the National Park over the next five years. The relevant policies include:

- Partnership Management Plan Policy 1
- Partnership Management Plan Policy 3

Supplementary Planning Document

Biodiversity Net Gain TAN March 2024

Parking SPD April 2021

Ecosystems Services TAN

Dark Skies TAN May 2021

Sustainable Construction SPD August 2020

Design Guide SPD August 2022

Twyford Neighbourhood Plan

Planning Considerations

Principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 48 of the National Planning Policy Framework (NPPF) require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

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The proposed dwellings will both lie within the settlement boundary of Twyford, therefore the principle of an additional dwelling and the replacement of the existing is considered to be acceptable.

As the existing dwelling is within the settlement boundary, its replacement is not subject to the 30% size restriction of policy SD30: Replacement Dwellings of SDLP.

Policy SD25: Development Strategy allows development within the settlements, provided that development:

- a) is of a scale and nature appropriate to the character and function of the settlement in its landscape context;
- b) Makes best use of suitable and available previously developed land in the settlement;
- c) Makes efficient and appropriate use of land.

"In order to conserve wider landscape character and minimise the footprint of development, it is important to focus development on previously developed land (PDL),....the Authority will expect developers to make best use of PDL within settlement boundaries, subject to other locational and physical constraints." (Para 7.11 – SD25)

Policy SD27: Mix of Homes - Proposals for market housing should provide the following mix of units:

- 1 bedroom dwellings: at least 10%
- 2 bedroom dwellings: at least 40%
- 3 bedroom dwellings: at least 40%
- 4+ bedroom dwellings: up to 10%

The replacement of the existing dwelling would not impact on the supply of small/medium sized homes, so a larger replacement property is considered to be acceptable.

A pragmatic approach should be taken regarding the size of the additional dwelling. The SDNP stance is that the onus should be on providing smaller homes, some of which should be suitable for families with children. However, planning permission will be granted for an alternative mix provided that it is shown that site-specific considerations necessitate a different mix to ensure National Park Purpose 1 is met. It will therefore be up to the Local Planning Authority to justify that an alternative mix is acceptable on this site, considering the characteristics of the plot and surrounding area.

It is noted that the character of the immediate area is larger dwellings on spacious plots and that the length and size of the overall plot would not be conducive, either physically or financially to a single smaller dwelling. The constraints of the plot include the settlement boundary line running through the middle of the plot, which restricts development to the frontage, which in turn would provide garden area sizes of 0.145 hectares (0.36 acres) and 0.185 hectares (0.45 acres). The settlement boundary was altered when the Twyford Neighbourhood Plan (TNP) was adopted, which has reduced the developable area to the frontage. Examples of back land development can be seen to the east of the site. The existing site has a plot area of 0.33 hectares (0.81 acres). Policy HN3 of the TNP allows

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for new housing within the settlement boundary, in line with policy SD25 of the SDLP and for larger sites states:

'3. On sites in excess of 0.1 ha, or where more than one new dwelling is proposed, housing development should comply with SD27 of the South Downs Local Plan and deliver the numbers of dwellings and housing mix in accordance with Policy HN1 of this Plan. Development Proposals which make provision for those with special needs and the elderly will be particularly supported.'

The existing plot is over triple the size of the that stated within policy HD1 of the TNP.

'Policy HN1 - Local housing needs and housing mix.

1. Development proposals for new housing should comply with the provisions of Policy SD27 of the South Downs Local Plan.

2. Development proposals for one-, two-, three- or four- bedroom houses should not exceed a maximum floor area of 80 sq. metres; 100 sq. metres, 120 sq. metres and 150 sq. metres respectively except where larger replacement dwellings otherwise comply with the provisions of Policy HN4 a).'

Although the SDNP is fully supportive of this policy, each case has to be taken on its own merits. Policy HN1 does not allow for an on-site variances, as is given within the SDLP policy SD27, which provides some flexibility based on site specific circumstances.

Policy SD27 (2) states:

'Planning permission will be granted for an alternative mix provided that:

b) It is shown that site-specific considerations necessitate a different mix to ensure National Park Purpose 1 is met.'

The supporting text for policy HN1 states:

'For the few larger plots in excess of 0.1 ha, with capacity for more than one additional dwelling, there will be an impact on the character of the area plus additional traffic on the substandard lanes and roads of the village. This has to be reconciled with the continuing demand for additional housing often from owners and others seeking to downsize. There may be opportunities for accommodation for the elderly with less impact than general market housing. These sites should prepare design briefs to establish the appropriate solution.'

In this instance a planning balance has to be made and both policies of the TNP and SDLP allow for additional development within the settlement boundary. Due to the excessive length of the curtilage of the plot and the spatial character of the road being large plots with long gardens, a dwelling of 150m² floor area would not be viable, as there would be little demand for such a small dwelling on a large plot, including those stated for the reasons the size limit in policy HN1 is given for, and would spatially appear out of place. If a smaller dwelling were to be built it is more than likely that there would be

WINCHESTER CITY COUNCIL
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pressure to extend the dwelling in the future in a piecemeal fashion to the detriment of the character of the area. A smaller dwelling on a smaller plot would lend itself to the aims of policy HD1 of the TNP, which would be wholly supported in the right context.

The development of this 'windfall site' will not count towards settlement-specific housing provision figures. Therefore, the essence of policy HN1 of the TNP can be carried out within the allocated sites within Twyford.

It is considered that the principle of the proposal is in accordance with policy SD25 of the SDLP in that:

1. The principle of development within the settlements, as defined on the Policies Map (includes Twyford), will be supported, provided that development:
 - a) Is of a scale and nature appropriate to the character and function of the settlement in its landscape context;
 - b) Makes best use of suitable and available previously developed land in the settlement; and
 - c) Makes efficient and appropriate use of land

It is therefore considered that the proposed development is in accordance with policies SD25 and SD27 and the principle of development is acceptable.

Policy SD4 of the SDNP Local Plan states that development proposals must be respectful of the need to conserve and enhance landscape character. Policy SD5 sets out that new development may be permitted if it can be demonstrated that it is appropriate in scale, design, and does not have an adverse impact on the character of the area or on surrounding uses and properties.

Assessment under 2017 EIA Regulations.

The development does not fall under Schedule I or Schedule II of the 2017 Environmental Impact Assessment Regulations, therefore an Environmental Impact Assessment is not required.

Impact on character and appearance of area

Bourne Fields is characterised by large dwellings in large plots with some denser development on the north side of the road and in Beechcroft.

The 2 dwellings proposed will face the road with the existing access points reconfigured for both plots. They will be similar in design but using different materials on each dwelling to differentiate between them. Each house will use a different shade of red for the bricks and tiles. Samples of materials has been conditioned (3).

The design and footprint result in a mirrored pair of 'L' shaped dwellings at 2 storey level, with a low single storey extension at the rear. The length of the dwellings are broken up by a change in levels, feature chimneys and a cat slide roof extension on the sides. The mass of the houses is reduced by stepping the floor levels in accordance with the natural terrain.

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The existing dwelling and its detached garage sit almost entirely across the plot. It is considered that by breaking the massing into two, this allows the development to provide views through to the sylvan landscape of the National Park behind and provide soft landscaping through the centre of the dwellings forming a more natural division between the plots. The plots will have improved boundary planting and native mix hedging, which will be an improvement in the street scene from the current laurel boundary hedge. Although the dwellings would be seen in the street scene, the proposals would not substantially alter the scale and character of the surroundings and the wider setting of the National Park.

Each plot is approximately 24m wide, and from the north boundary to the new settlement boundary, the depth of each plot is approximately 39m, and then 68m (Plot 2) and 80m (plot 1) to the rear boundary to the south. The plots provide ample space for the detached homes to be sited with distances to neighbours being at a minimum 11.9m from Corners and 8.3m from Glendell. The existing house is built 6m from Glendell.

The siting of the dwellings is similar in position to the existing property but will have a projection slightly forward of Glendell to provide an attached garage.

The plots will remain spacious and therefore in keeping with the spatial characteristics of the area with additional landscaping between them and to the front and side boundaries.

Discussions were undertaken regarding the provision of three smaller dwellings on the site, but it was considered that this will compromise the character of the area, as they would all have to be sited along the road frontage, would introducing further parking, paraphernalia and would lead to a cramped frontage.

It is considered that the amended layout and design of the proposed dwellings is in accordance with development plan and therefore the proposal complies with policies SD4 and SD5.

Development affecting the South Downs National Park

The application site is located within the South Downs National Park

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) updated December 2024. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 189 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

The site is located within an established residential area and the proposed additional dwelling and replacing of the existing dwelling will not create any detrimental visual impact

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on the character of the National Park's landscape and will open up views through to the landscape beyond. The site is considered to be well established, and biodiversity and landscape enhancements will mitigate the provision of the buildings.

Taking account of the Park's purpose to conserve and enhance the natural beauty, wildlife and cultural heritage of the area and promote understanding of its special qualities, the development has a neutral impact and does not therefore adversely conflict with the statutory purposes of the SDNP designation.

Due to the setting and intervening features, an adverse impact on the National Park and its statutory purposes is not identified.

Historic Environment

The Twyford Conservation area boundary lies 212m west from the site.

The development lies 250m from the nearest Grade II listed building to the south-west (Twyford School).

Relevant Legislation

The preservation of the special architectural/historic interest of the listed building and its setting (S.66 P(LBCA) Act 1990; SD12 and SD13 (South Downs Local Plan); NPPF (2024) Section 16.

The preservation or enhancement of the character or appearance of the conservation area (S.72 P(LBCA) Act 1990; SD15 (South Downs Local Plan); NPPF (2024) Section 16.

Guidance

Where dealing with listed buildings, decision makers are required to have due regard to the "desirability of preserving the Listed building or its setting or any features of special architectural or historic interest which it possesses" under Section 16/66 of the Planning (Listed Buildings and Conservation Areas Act 1990). Case law has established that where an authority finds that a development proposal would harm the setting of a listed building, it must give that harm "considerable importance and weight".

Where dealing with conservation areas, decision makers are required to pay special attention to the "desirability of preserving or enhancing the character or appearance of that area" under Section 72 of the Planning (Listed Buildings and Conservation Areas Act 1990).

The historic environment section of the Planning Practice Guidance further outlines the role of the Local Planning Authority in considering the effects of new development that are in the vicinity of or affect the setting of listing buildings and heritage assets. Paragraph 212 of the NPPF advises that great weight should be given to the conservation of a heritage asset in considering the impact of a proposal on its significance (and the more important

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the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 213 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Policy SD12 and SD13 of SDLP ensure that development preserves and enhances heritage assets and their settings.

Due regard has been given to these requirements, as set out in the assessment within this report.

It is not considered that there will be any impact on the Conservation Area or its setting as there are no changes to the site that would be seen in the wider context of the Conservation Area. In addition, there are no changes to the existing access arrangements, and the development continues to be screened by vegetation and the intervening dwellings and buildings.

The proposal is considered to preserve the character and appearance of the conservation area (S.72 P(LBCA) Act 1990; Policy SD15 of the South Downs Local Plan and NPPF (2024) and the historic environment section of the Planning Practice Guidance.

The development lies 250m from the nearest Grade II listed building, Twyford School, which is located within the Twyford Conservation Area. The proposal will not alter the impact on the setting of the nearby listed buildings, which is separated by distance, vegetation and existing residential dwellings. There are no significant alterations which would alter this setting, and the proposed dwellings are appropriately positioned within the site with a fitting design and materials for its purpose and the area. It is therefore not considered to impact on the setting or historic fabric of the listed building.

It is considered that the proposals will preserve the significance of the listed building and its setting. The proposals would accord with the requirements of S66 of the P(LBCA) Act 1990, Section 16 para 212 of the NPPF (2024), Policy SD12 and SD13 of the South Downs Local Plan and the historic environment section of the Planning Practice Guidance.

Neighbouring amenity

The NPPF requires developments to provide a good level of amenity for all new and existing occupants of land and buildings. Policy SD5 of the Local Plan seeks to ensure that development has regard to avoiding harmful impact upon, or from, any surrounding uses and amenities.

The proposed design of the dwellings has been amended from the original submission in order to avoid a long elongated mass along the boundaries of the neighbouring properties (Corners and Glendell). The 'L' shaped design reduces the built form seen from these properties and maintains a good distance between them (11.90m to Corners and 8.3m to Glendell's boundaries).

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There is screen planting and a good distance between plot 1 and Corners and it is not considered that the proposed dwelling will result in overbearing or impact on their amenities. The garden area will be maintained as it is now, so no further impact on their amenities.

The built form of plot 2 will project slightly further forward of Glendell but maintain the same siting from the rear. Although the built form will be two storey, instead of a catslide roof, it will be slightly further from the boundary by 2m and planting is proposed along the boundary.

Windows on the side elevations have been reduced to only those that are necessary and are high level on the elevations facing each other and obscure glass on the elevations facing toward the boundaries with Corners and Glendell. (condition 14)

Therefore, it is not considered that the degree of harm will unduly impact on amenity of the nearby dwellings, therefore the proposal complies with policy SD5.

Sustainable Transport

The proposal will have limited impact on highway safety and traffic generation, due to the addition of only one dwelling.

Visibility splays can be wholly achieved with the two existing accesses to be reconfigured for each plot, within land under the control of the applicant.

Sufficient parking and bicycle storage can be provided within the site.

A PRoW runs along the southern boundary at a lower level than the proposed dwellings. It is not considered that there will be any impact on the users of the footpath, with sufficient distance between them.

Therefore, the proposal complies with policies SD19 and SD22. On balance it is not considered that the use of the site for an additional market dwelling would result in any harm or general impact on highway safety in line with the policy.

Ecology and Biodiversity

Evidence of roosting bats were found in the loft of the main dwelling. Therefore, the dwelling and the garage were subject to 3no. dusk emergence/dawn re-entry surveys which confirmed the presence of a day roost of a single common pipistrel and a soprano pipistrelle bat. Therefore, it can be concluded that the dwelling is a non-breeding summer roost belonging to a small number of brown long-eared, common and soprano pipistrelle bats. The mitigation and compensation measures outlined in the report such as supervised demolition of the building and provision of temporary (bat box) and permanent (bat access tiles) bat features is appropriate. Therefore, based on the information provided, there will be no detrimental impact on the favourable conservation status of bats. The report has been conditioned (4).

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There are some limited features of suitability for reptiles and amphibians in the form of flowerbeds, a logpile and ornamental shrubs. Therefore, a condition has been added to ensure any vegetation clearance works and topsoil stripping is carried out under the supervision of an experienced ecologist to avoid any harm to these group of species, if present. (condition 5)

The application was submitted prior to April 2024 and is therefore not liable for BNG, but a comprehensive ecosystems services statement was submitted with the application and provides substantial environmental benefits. These include, sedum roofs, ASHPs, hedge and tree planting, compost bins, bird and bat boxes, rainwater harvesting, enhancement of existing hedgerow, composting area and wildflower planting. (condition 13)

Therefore, the proposal complies with policies SD2 and SD9 of SDLP.

Trees

An Arboricultural Impact Assessment and Protection Plan were submitted, and the Tree Officer raised no objection. The plan form of the houses avoids removing any established large trees. Further tree planting is to take place.

The proposal is therefore considered to be in accordance with policy SD11.

Nitrates

The proposal is for Development within, bordering or in close proximity to a European Protected Site (i.e. River Itchen SAC, The Solent SAC, SPAs, Ramsar Sites) and /or is for overnight accommodation affecting Nitrates and phosphates.

All applications for new dwellings and overnight accommodation are required to demonstrate that they are nitrate neutral, in order to meet the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended). The proposed dwelling would generate additional nitrates and phosphates that will need to be mitigated.

The applicant has confirmed that they will be purchasing nitrates and phosphates credits, with phosphates credits already being secured with a deposit via The Grange Estate and this is secured by a Grampian condition (10).

Appropriate Assessment

The application will have a likely significant effect in the absence of avoidance and mitigation measures on European and Internationally protected sites as a positive contribution of 5.35 Kg/N/year is made. The authority has concluded that the adverse effects arising from the proposal are wholly consistent with, and inclusive of the effects detailed in the Winchester City Council Position Statement on nitrate neutral development and the guidance on Nitrates from Natural England.

The authority's appropriate assessment is that the application coupled with a mitigation package secured by way of a Grampian condition complies with this strategy and would result in nitrate neutral development. It can therefore be concluded that there will be no adverse effect on the integrity of the designated sites identified above in this regard.

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This represents the authority's Appropriate Assessment as Competent Authority in accordance with requirements under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Article 6 (3) of the Habitats Directive and having due regard to its duties under Section 40(1) of the NERC Act 2006 to the purpose of conserving biodiversity. Consideration of the Ramsar site/s is a matter of government policy set out in the National Planning Policy Framework (2024).

The development therefore complies with The EU Habitats Directive and Conservation of Habitats & Species (Amendment) Regulations 2011 and contains an Appropriate Assessment as Competent Authority.

Sustainable Drainage

Foul water from the dwellings will go to the mains sewage.

The site is not a flooding area and is generally well drained soil.

Surface water will be collected through rainwater harvesting and existing soakaways.

Therefore, the proposal complies with policy SD50 of the SDLP.

Archaeology

The proposal site lies within an area considered to have the potential to contain archaeological remains (buried heritage assets). Just to the north of the site a Middle Iron Age - Early Roman burial, a Late Iron Age - Early Roman boundary ditch and remains of 'Celtic' fields of late prehistoric - Roman date have been identified during previous archaeological investigations.

Furthermore, the wider landscape around the proposal site is rich in archaeological remains many relating to former field systems, Bronze Age burial monuments and settlement remains. The recent discovery of Neolithic pits on high ground to the south of the proposal site may also suggest the potential for remains of this period. Approximately 200m to the west of the site is the location of an Anglo-Saxon cemetery, however the cemetery is not anticipated to extend as far east as the current proposal site.

Ground works associated with the proposed development have the potential to adversely affect any buried archaeological remains that may be present within the site. Whilst this does not present an overriding concern, a programme of archaeological work to investigate, record, analyse and subsequently report on the archaeological evidence that would otherwise be destroyed by the proposed development should be secured through conditions (11 and 12).

The pre-commencement conditions are required to ensure that the archaeological works are agreed and implemented prior to any disturbance of archaeological deposits by the commencement of preparatory and / or construction works.

Dark Night Skies

Case No: SDNP/21/02445/FUL

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The South Downs National Park is a designated International Dark Night Skies Reserve. As such, it is sought to reduce or mitigate against any light pollution associated with new development, as set out in Policy SD8 of the SDNP Local Plan. The proposed dwellings lie within SDNP Dark Night Skies Intrinsic Zone of Darkness E1a. Although it is recognised that no upward-facing glazing is proposed within the application, it is seen that the extent of the vertical glazing proposed at the rear may result in an increase in internal light spill. It is likely that suitable mitigation measures would be requested, to reduce the potential impact of the development in this regard.

Equality

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of our duty.

Planning Balance and Conclusion

The principle of the development within the settlement boundary is acceptable and the development would not have a significant adverse impact upon the character and appearance of the site and wider area. The proposal is not considered to lead to an adverse impact upon the amenities of the neighbouring properties.

In conclusion and based on the upon the above assessment, the proposal is acceptable and will not have an adverse impact upon the site and surrounding area. The development therefore complies with policies SD4, SD5, SD19, SD22, SD25 and SD26 of the SDLP.

Based on the evidence submitted and the consultation responses, the application is considered to be acceptable and in accordance with the Development Plan and is recommended for approval.

Recommendation

Approve subject to the following conditions:

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

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

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

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3. No development shall be carried out above ground floor slab level until a schedule of external materials finishes and samples to be used on the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in full accordance with the approved schedule and samples.

Reason: To safeguard the appearance of the building and the character of the area and to enable the Local Planning Authority to properly consider the development. It is considered necessary of this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

4. Development shall proceed in accordance with the measures set out in Section 6.0 'Outline Mitigation and Compensation Measures' of the Bat Survey Report by Calyx Environmental Ltd., (November 2022) unless varied by a European Protected Species (EPS) license or a Bat Mitigation Class Licence issued by Natural England. Thereafter, the replacement bat roost features and enhancements shall be permanently maintained and retained in accordance with the approved details.

Reason: to ensure the favourable conservation status of bats in accordance with Policy SD9 of the Local Plan.

5. Any vegetation clearance works and topsoil stripping shall be carried out under the supervision of an experienced ecologist to avoid any harm to reptiles and amphibians, if present. In the unlikely event that great crested newts are found on site, all works must stop immediately and Natural England be contacted.

Reason: To provide adequate mitigation and enhancement for protected species in accordance with Policy SD9 of SDLP.

6. A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. 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.

Reason: To improve the appearance of the site in the interests of visual amenity.

7. Prior to the commencement of the development hereby permitted detailed information in a design stage sustainable construction report in the form of:

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- a) design stage SAP data
- b) as built stage BRE water calculator
- c) product specifications
- d) building design details
- e) layout or landscape plans demonstrating that the dwelling has:
 - a) reduced predicted CO2 emissions by at least 19% due to energy efficiency and;
 - b) reduced predicted CO2 emissions by a further 20% due to on site renewable energy compared with the maximum allowed by building regulations
- c) EV charge points for every dwelling with suitable parking space
- d) predicted water consumption no more than 110 litres/person/day
- e) separate internal bin collection for recyclables
- f) private garden compost bin and providing evidence demonstrating:
- g) sustainable drainage and adaptation to climate change
- h) selection of sustainable materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these agreed details.

Reason: To ensure development demonstrates a high level of sustainable performance to address mitigation of and adaptation to predicted climate change.

8. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement - Ref:- PCA 21001, and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

Construction of special engineering under tree canopies

The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848360

Limit of arboricultural work

No arboricultural works shall be carried out to trees other than those specified and in accordance with Method statement (for protection of trees) and Tree Protection Plan, Ref:- LP2021001/TCP/2

No deviation from agreed method statement

Any deviation from works prescribed or methods agreed in accordance with Method statement (for protection of trees) and Tree Protection Plan, Ref:- LP2021001/TCP/2 shall be agreed in writing to the Local Planning Authority

Inspection of fencing

The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate

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and in accordance with entitled Method statement (for protection of trees) and Tree Protection Plan, Ref:- LP2021001/TCP/2 Telephone - Tree Officer. 01962 848360

Arboricultural Supervision

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

Pre-commencement meeting.

A pre-commencement meeting will be held on site before any of the site clearance and construction works begins. This will be attended by the site manager, the Arboricultural consultant and the LPA tree officer.

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

9. Detailed proposals for the disposal of foul and surface water, including a capacity check and permission to connect from Southern Water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before development can begin.

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

10. The development hereby permitted shall NOT BE OCCUPIED until:

a) A water efficiency calculation which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to and approved in writing by the Local Planning Authority

b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to and approved in writing by the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European sites by the development and be implemented in full prior to first occupation and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and

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c) All measures forming part of that mitigation have been secured and submitted to the Local Planning Authority.

Reason: To accord with the Conservation of Habitats and Species Regulations 2017, and Policy SD1, SD2, and SD9 of the South Downs Local Plan (2014-33).

11. No development shall take place until the applicant or their agents or successors in title have implemented a programme of archaeological assessment (comprising trial trenching) in accordance with a Written Scheme of Investigation that has been submitted to and approved by the local planning authority in writing.

Reason: To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets.

12. No development shall take place until the implementation of a programme of archaeological works has been secured in accordance with a written scheme of investigation, including a timetable for the investigation, which has been submitted to and approved in writing by the Local Planning Authority. The works shall be undertaken in accordance with the approved details.

A written record of any archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is first agreed in writing with the Local Planning Authority.

Note: The required programme of work shall be based upon the results of the trial trenching.

Reason: To enable the recording of any items of historical or archaeological interest.

13. The actions outlined within the eco systems services statement, submitted 18 May 2021, shall be implemented within one month of the completion of the development hereby approved and thereafter retained. In the case of soft landscaping, this shall be implemented during the next available planting season following the completion/occupation of the development.

Reason: To protect and enhance biodiversity in accordance with Policies SD2 and SD9 of the SDNP Local Plan.

14. Before the first occupation of the building/extension hereby permitted the new window/windows(s) on the first floor east of plot 1 and first floor west of plot 2 elevation shall be fitted with obscure glazing. The window(s) shall be non-opening below 1.7 metres from the finished floor level of the room in which the window is installed. The window(s) shall be permanently retained as such thereafter.

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Reason: To safeguard the privacy of the occupiers of the adjoining property.

15. The development hereby permitted shall not be occupied until integral blackout blinds or low transmittance glass have been installed to the proposed ground floor southern elevation glazing. The blackout blinds shall be kept closed during night time hours and retained at all times.

Reason: To minimise light intrusion in the South Downs National Park which is a designated International Dark Sky Reserve.

Informatives**Crime and Disorder Implications**

It is considered that the proposal does not raise any crime and disorder implications.

Human Rights Implications

This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

Equality Act 2010

Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

Proactive Working

The application required additional information and the Local Planning Authority worked with the agent to achieve a positive solution after amended plans were requested and received which were acceptable.

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date Received	Status
Plans -	01 - Location Plan		04.05.2021	Approved
Plans -	01 0 - Existing Site Plan		04.05.2021	Approved
Plans -	2010-PCA-Extg-E01 - EXISTING NORTH AND SOUTH ELEVATIONS		04.05.2021	Approved
Plans -	2010-PCA-Extg-E02 - EXISTING EAST AND		04.05.2021	Approved

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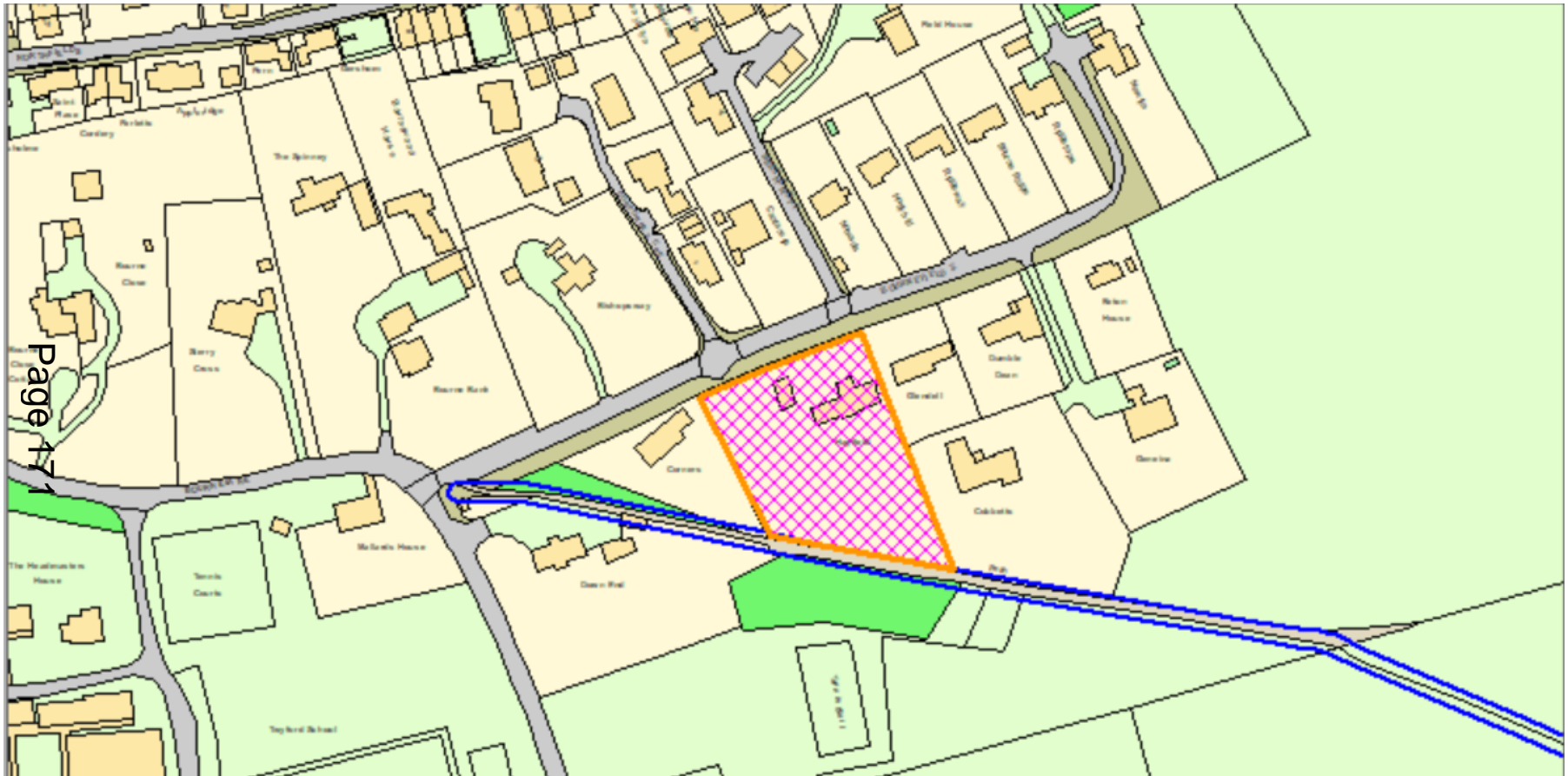
	WEST ELEVATIONS			
Plans -	2010-PCA- PRO-E20 - AMENDED NORTH ELEVATION		13.09.2021	Approved
Plans -	2010-PCA- PRO-E21 - AMENDED SOUTH ELEVATION		13.09.2021	Approved
Plans -	2010-PCA- EXTG-P01 - AMENDED EXISTING SITE PLAN		13.09.2021	Approved
Plans -	2010-PCA- PRO-E11 - AMENDED PROPOSED NORTH AND SOUTH ELEVATIONS		13.09.2021	Approved
Plans -	2010-PCA- PRO-E12 - AMENDED PROPOSED EAST AND WEST ELEVATIONS		13.09.2021	Approved
Plans -	2010-PCA- PRO-E22 - AMENDED EAST ELEVATION		13.09.2021	Approved
Plans -	2010-PCA- PRO-E23 - AMENDED WEST ELEVATION		13.09.2021	Approved
Plans -	2010-PCA- PRO-P10 -		13.09.2021	Approved

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	AMENDED SITE PLAN			
Plans -	2010-PCA- PRO-PII - AMENDED FLOOR PLANS Plot 2		13.09.2021	Approved
Plans -	2010-PCA- PRO-PII AMENDED FLOOR PLANS Plot 1		27/06/2025	Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.

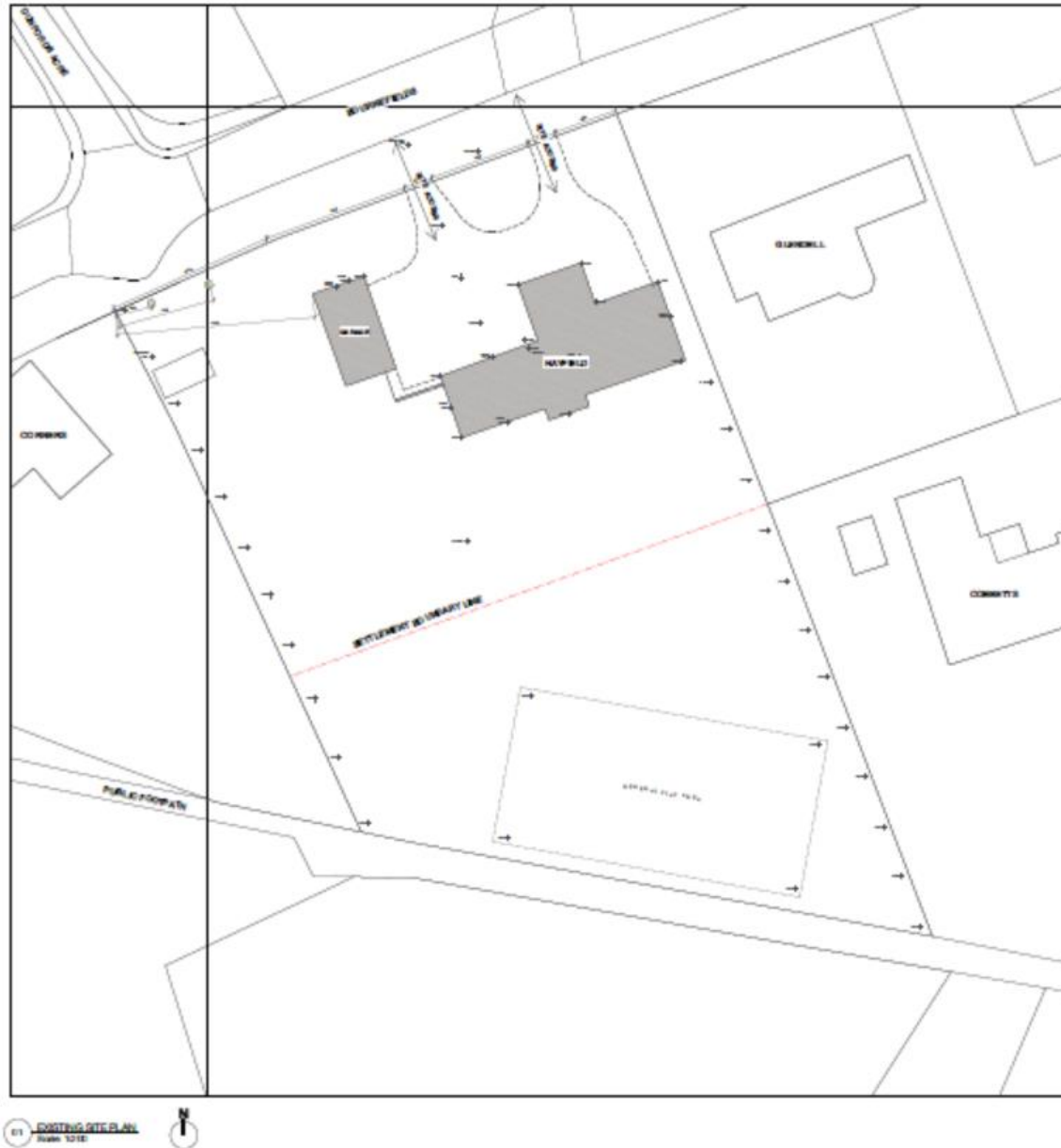
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Existing Site Plan



Site Plan



Landscape Proposals

Hayfield, Twyford
Landscape Proposals

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KEY

1. Access points to dwellings
2. Existing trees to be retained
3. Driveway and turning area
4. Beech hedge planting with low level timber fence to define boundary
5. Planting to soften entrance area
6. Paved area to provide outdoor dining/patio with ornamental planting
7. Native mix hedge planting
8. Native species buffer planting mix to soften boundaries
9. Tree planting - species to relate to available space
10. Lawn
11. Grass margins to be species rich mix
12. Low level fence to define boundary

Existing Elevations/Street Scene

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Proposed North and South Elevations

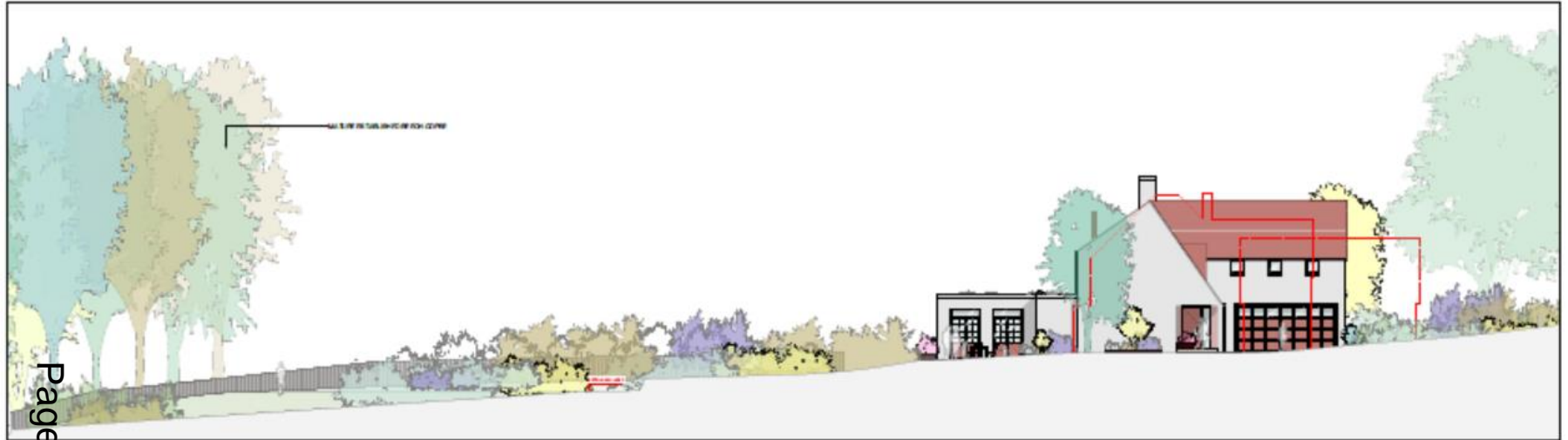


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10' PROPOSED SOUTH ELEVATION 0 5 10' SCALE 1/8"=1'-0"

Proposed East and West Elevations



North (front) Elevation

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18 NORTH ELEVATION- STREET ELEVATION
Scale 1/8"

South (rear) Elevation

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East Elevation

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West Elevation

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Proposed Floor Plans (Plot 2 – Plot 1 mirrored)

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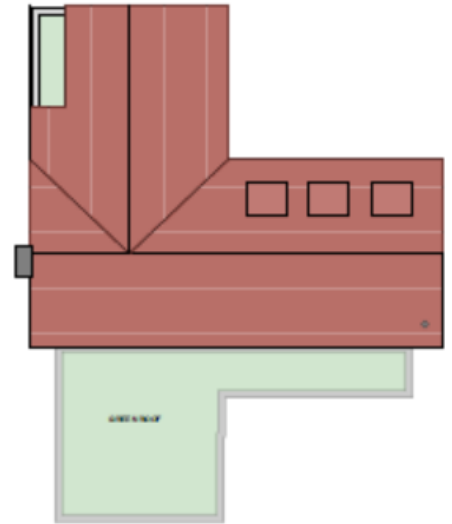
10 GROUND FLOOR
Scale 1:100

(All dimensions are including wall)



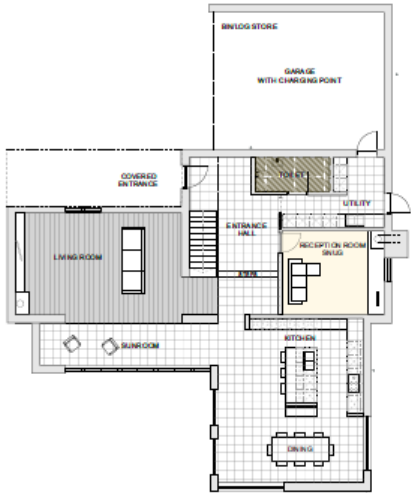
11 FIRST FLOOR
Scale 1:100

(All dimensions are including wall)



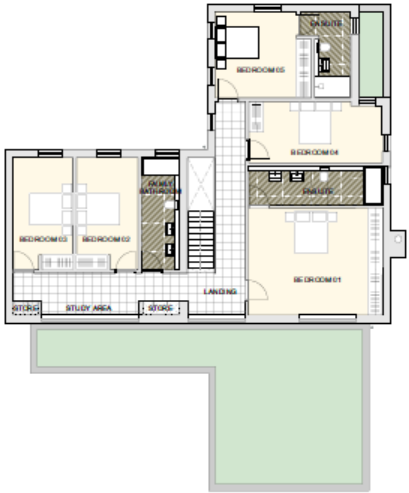
12 ROOF PLAN
Scale 1:100

Proposed Floor Plans (Plot 1 – Plot 2 mirrored)



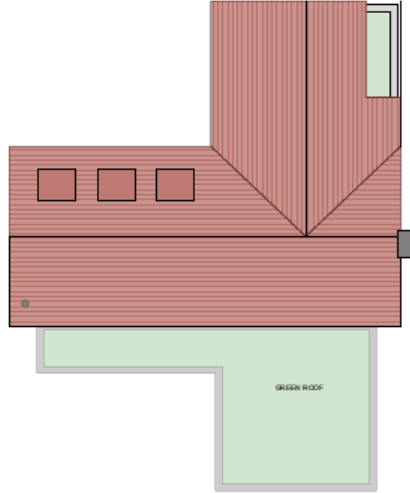
01 GROUND FLOOR
Scale: 1:100

GIA - 2024/25



02 FIRST FLOOR
Scale: 1:100

GIA - 154/25 (not including stair)



03 ROOF PLAN
Scale: 1:100

Aerial Map of the Area



View of existing House from Dunfords Acre



From Bourne Fields (Glendell to left)



Hayfield from road (2021)



Front boundary (2025)

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Rear garden



From Glendell's garden



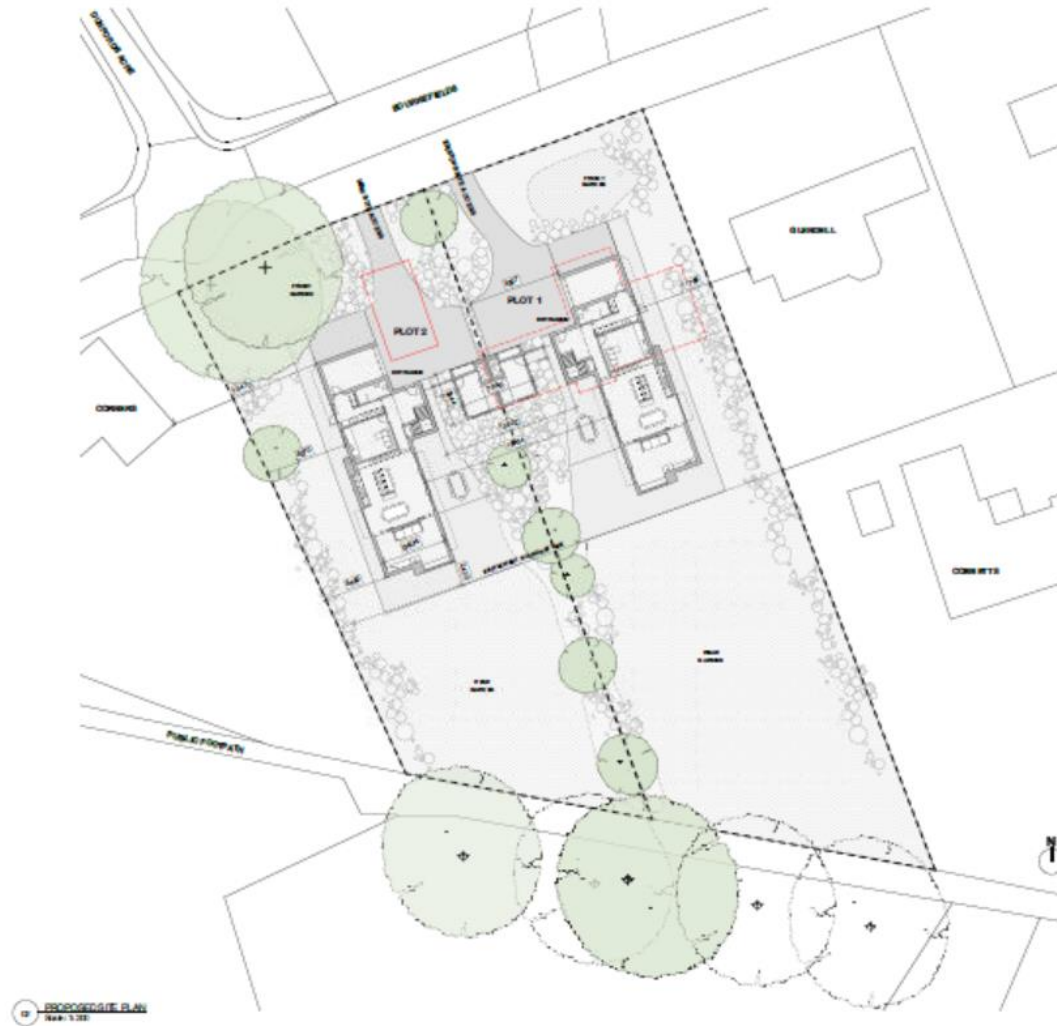
Hayfield, Glendell and Cobbets (behind Glendell)



Modern and traditional development in Bourne Fields



Superseded Site Layout (For information only)



PLANNING COMMITTEE

REPORT TITLE: PLANNING AND ENFORCEMENT NOTICE APPEALS
QUARTERLY REPORT – 1 APRIL 2025 – 30 JUNE 2025

16 JULY 2025

REPORT OF CABINET MEMBER: Councillor Jackie Porter, Cabinet Member for
Place and Local Plan

Contact Officer: Lorna Hutchings

Tel No: 01962 848 290

Email: lhutchings@winchester.gov.uk

WARD(S): ALL (EXCLUDING SOUTH DOWNS NATIONAL PARK AUTHORITY)

PURPOSE

This report provides a summary of appeal decisions received during 1 April – 30 June 2025.

Copies of each appeal decision are available on the Council's website.

RECOMMENDATIONS:

1. That the report be noted.

RESOURCE IMPLICATIONS:

1.1 COUNCIL PLAN OUTCOME

Analysis of appeal decisions ensure consistency in decision making helping the City Council to protect the Environment.

1.2 Greener Faster

1.3 None

1.4 Thriving Places

1.5 None

1.6 Healthy Communities

1.7 None

1.8 Good Homes for All

1.9 None

1.10 Efficient and Effective

1.11 None

1.12 Listening and Learning

2 FINANCIAL IMPLICATIONS

2.1 None

3 LEGAL AND PROCUREMENT IMPLICATIONS

3.1 None

4 WORKFORCE IMPLICATIONS

4.1 None

5 PROPERTY AND ASSET IMPLICATIONS

5.1 None

6 CONSULTATION AND COMMUNICATION

6.1 None

7 ENVIRONMENTAL CONSIDERATIONS

7.1 None

8 PUBLIC SECTOR EQUALITY DUTY

8.1 None

9 DATA PROTECTION IMPACT ASSESSMENT

9.1 None

10 RISK MANAGEMENT

10.1 None

Risk	Mitigation	Opportunities
Financial Exposure N/A		
Exposure to challenge N/A		
Innovation N/A		
Reputation N/A		
Achievement of outcome N/A		
Property N/A		
Community Support N/A		
Timescales N/A		
Project capacity N/A		
Other N/A		

11 SUPPORTING INFORMATION:

Total Number of all Appeals 11

11.1 This report provides a summary of appeal decisions in relation to planning cases received during 1 April – 30 June 2025,

Planning Appeal Cases in Total 9

APPEAL DECISION TYPE	NUMBER	PERCENTAGE	COSTS APPLICATIONS	COSTS DECISION
Allowed	0	0%	0	0
Dismissed	9	100%	1	Appellant's Costs Refused
Part Allowed/ Part Dismissed	0	0%	0	0
Invalid – Out of Time	0	0%	0	0
Withdrawn	0	0%	0	0

11.2 This report provides a summary of appeal decisions in relation to enforcement notice cases received during 1 April – 30 June 2025,

Enforcement Appeal Cases in Total 2

APPEAL DECISION TYPE	NUMBER	PERCENTAGE	COSTS APPLICATIONS	COSTS DECISION
Allowed	0	0%	0	0
Dismissed	2	100%	0	0
Part Allowed/ Part Dismissed	0	0%	0	0
Invalid – Out of Time	0	0%	0	0
Withdrawn	0	0%	0	0

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 NONE

BACKGROUND DOCUMENTS: -

Previous Committee Reports:

Appeals Summary Report Q4 – Jan to Mar 2025

The previous Appeal Summaries were presented at the June 2025 Planning Committee Meeting.

APPENDICES

APPENDIX 1 Planning Appeals – Summary of Decisions

APPENDIX 2 Enforcement Notice Appeals – Summary of Decisions

PLANNING APPEALS – SUMMARY OF DECISIONS**REPORT FROM SERVICE LEAD: BUILT ENVIRONMENT**

A summary of planning appeal decisions received during the period 1 April – 30 June 2025.

Item No: 1			
Date of Inspector's Decision:	1st May 2025	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs

Case No:	22/02679/FUL		
Case Officer:	Liz Young		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	APP/L1765/W/24/3337941		

Proposal:	Change of use of property from a domestic residential use to a mixed use for residential purposes and provision of swimming lessons to children
Location:	35 Church Lane Colden Common SO21 1TW

Item No: 2			
Date of Inspector's Decision:	2nd May 2025	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs

Case No:	24/00478/FUL		
Case Officer:	Liz Young		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	APP/L1765/W/24/3346448		

Proposal:	Application Reference Number: 89/01329/OLD Date of Decision: 15/11/1989 Condition Number(s): Condition 10 Conditions(s) Removal: The planning condition does not pass all of the 'six tests' a planning condition must comply with. See
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	planning statementRemove the planning condition or vary it to prevent freestanding buildings and structures, boundary walls or fences only ie Schedule 2 Part 1 Class E; Schedule 2 Part 2 Class A
Location:	Yosemite 42 Halls Farm Close Winchester Hampshire SO22 6RE

Item No: 3			
Date of Inspector's Decision:	30th April 2025	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs

Case No:	23/01375/FUL		
Case Officer:	Matthew Rutledge		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	Yes		
PINS Ref:	APP/L1765/W/24/3346800		

Proposal:	Erection of 1No. new detached bungalow along with car parking and use of existing access onto Lovedon Lane.
Location:	Land To The Rear Of 74 And 76 Lovedon Lane Kings Worthy Hampshire

Item No: 4			
Date of Inspector's Decision:	15th May 2025	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs

Case No:	24/01087/PNACOU		
Case Officer:	Liz Young		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	APP/L1765/W/24/3351555		

Proposal:	Change of use of part of an Agricultural Barn to a single dwellinghouse.
Location:	Coombs Cottage The Crescent Lower Upham Southampton Hampshire SO32 1PZ

Item No: 5	
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Date of Inspector's Decision:	4th April 2025	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs

Case No:	24/00163/FUL		
Case Officer:	Catherine Watson		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	APP/L1765/W/24/3352712		

Proposal:	Resubmission of refused application 23/00240/FUL - Proposed Demolition of 3 Economically Redundant Kennels Buildings and Erection of a Replacement Dwelling, Creation of New Access, Parking and Landscaping Works
Location:	Crowhurst Kennels Sutton Wood Lane Bighton Alresford Hampshire SO24 9SG

Item No: 6			
Date of Inspector's Decision:	15th April 2025	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs

Case No:	24/01407/HOU		
Case Officer:	Charlotte Smith		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	APP/L1765/D/24/3357952		

Proposal:	Reopening and widening of existing aperture to form an access.
Location:	The Sunday School Victoria Road Winchester Hampshire SO23 7DU

Item No: 7			
Date of Inspector's Decision:	15th April 2025	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs

Case No:	24/01718/LIS		
Case Officer:	Charlotte Smith		

Original Decision Type:	Delegated Decision
Was Decision Overturned at Committee?	No
PINS Ref:	APP/L1765/Y/24/3357953

Proposal:	Reopening and widening of existing aperture to form an access.
Location:	The Sunday School Victoria Road Winchester Hampshire SO23 7DU

Item No: 8			
Date of Inspector's Decision:	16th June 2025	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	Appellant's Costs Refused

Case No:	22/00683/FUL		
Case Officer:	Joe Toole		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	Yes		
PINS Ref:	APP/L1765/W/25/3360344		

Proposal:	Erection of detached dwelling
Location:	6 Skintle Green Colden Common Hampshire SO21 1UB

Item No: 9			
Date of Inspector's Decision:	24th June 2025	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs

Case No:	24/01884/FUL		
Case Officer:	Joe Toole		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	APP/L1765/W/25/3360472		

Proposal:	Erection of 4 bedroom self-build dwelling, relocated access, parking, drainage and landscaping.
Location:	Land North Of Southwick Road Wickham Hampshire

ENFORCEMENT NOTICE APPEALS – SUMMARY OF DECISIONS**REPORT FROM SERVICE LEAD: BUILT ENVIRONMENT**

A summary of enforcement notice appeal decisions received during the period 1 April – 30 June 2025.

Item No: 10			
Date of Inspector's Decision:	1st May 2025	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs
Case No:	23/00412/COU		
Case Officer:	Mark Fletcher		
PINS Ref:	APP/L1765/C/24/3338194		
Proposal:	Without planning permission, the material change of use of the Land from use as a single dwelling house to a mixed use as a single dwelling house and use (of the swimming pool) for leisure and recreational purposes that are not incidental to the lawful use as a single dwelling house.		
Location:	35 Church Lane Colden Common Winchester Hampshire SO21 1TW		

Item No: 11			
Date of Inspector's Decision:	1st May 2025	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs
Case No:	23/00412/COU		
Case Officer:	Mark Fletcher		
PINS Ref:	APP/L1765/C/24/3338195		
Proposal:	Without planning permission, the material change of use of the Land from use as a single dwelling house to a mixed use as a single dwelling house and use (of the swimming pool) for		

	leisure and recreational purposes that are not incidental to the lawful use as a single dwelling house.
Location:	35 Church Lane Colden Common Winchester Hampshire SO21 1TW