



Meeting	Planning Committee
Date and Time	Tuesday, 26th May, 2026 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 Tuesday, 19 May 2026 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. Appointment of Vice-Chairperson for 2026/27**
- 2. Apologies and Deputy Members**
To record the names of apologies given and Deputy Members who are attending the meeting in place of appointed Members.
- 3. 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 emocratic Services Officer, prior to the meeting.



4. **Minutes of the previous meeting.** (Pages 9 - 14)
Minutes of the previous meeting held on 15 April 2026
5. **Where appropriate, to accept the Update Sheet as an addendum to the Report**
6. **Planning Applications - Items 7 to 11 Reports, Presentations and Update Sheet refers.**
7. **Kings School Romsey Road Winchester Hampshire SO22 5PN (Case Ref: 25/02160/FUL) - Ward: St Paul (Pages 15 - 46)**
8. **Land Adjacent Laxton Leaze Waterlooville (Case Ref:23/01457/OUT) Ward: Denmead (Pages 47 - 84)**
9. **Dene Cottage New Road Swanmore Southampton (Case Ref: 25/01431/OUT) Ward: Central Meon Valley (Pages 85 - 110)**
10. **Colebrook Cottage 15A Colebrook Street Winchester Hampshire SO23 9LH (Case Ref: 25/02508/HOU) Ward: St Michael (Pages 111 - 134)**
11. **High Land Lanham Lane Winchester Hampshire SO22 5JS (Case Ref: 25/01287/FUL) Ward: St Barnabas (Pages 135 - 162)**

**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.



15 May 2026

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>*

All members of the council have been provided with a copy of these papers. The membership of this committee will be confirmed at the Annual Council

meeting on the 20th of May 2026. The following Councillors were members of the committee prior to the Annual Council Meeting.

MEMBERSHIP

Chairperson:
Rutter (Liberal Democrats)

Vice-Chairperson:
Williams (Liberal Democrats)

Conservatives

Langford-Smith

Liberal Democrats

Aron
Gordon-Smith
Laming
Small

Green

White

Conservatives

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,** (Tuesday, 19 May 2026) 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 4

PLANNING COMMITTEE

Wednesday, 15 April 2026

Attendance:

Councillors
Rutter (Chairperson)

Williams
Aron (except for item 10)
Cunningham
Gordon-Smith

Laming
Langford-Smith
Small
White

Other Members that addressed the meeting:

Councillor Murphy

[Full recording of the meeting](#)

1. **APOLOGIES AND DEPUTY MEMBERS**

There were no apologies for absence received.

2. **DISCLOSURES OF INTERESTS**

Councillor Aron made a personal statement that she was the Ward Member in respect of all items on the agenda. However, with the exception of item 10 (Tree Preservation Order 2365 – 3 Grafton Road, Winchester), she had taken no part in discussions regarding the applications, therefore she took part in the consideration of items 6 - 9 and voted thereon.

In respect of item 10 (Tree Preservation Order 2365 – 3 Grafton Road), Councillor Aron declared a predetermination having previously taken part in discussions regarding the application as the ward member. Therefore, she 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 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. **CHAIRPERSON'S ANNOUNCEMENTS**

The Chairperson announced that Item 6 (Kings School, Romsey Road, Winchester) had been deferred for consideration at a future meeting of the committee.

In addition, it was announced that items 7 and 8 (Listed and Full applications – Monument House, 5 Upper High Street, Winchester) would be considered in reverse order with Item 8 (Full application) to be determined first and that public speaking for both applications would be taken under this item.

4. **MINUTES OF THE PREVIOUS MEETING.**

RESOLVED:

That the minutes of the previous meeting held on 11 March 2026, be approved and adopted.

5. **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.

6. **PLANNING APPLICATIONS (WCC ITEMS 6-9) (REPORT AND UPDATE SHEET REFERS)**

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:

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

7. **KINGS SCHOOL, ROMSEY ROAD, WINCHESTER, HAMPSHIRE, SO22 5PN (CASE NUMBER: 25/02160/FUL)**

Proposal Description: Item 6: Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, storage container, floodlights, acoustic barrier, access paths and parking area

This application was deferred for consideration at a future meeting.

8. **MONUMENT HOUSE, 5 UPPER HIGH STREET, WINCHESTER, HAMPSHIRE, SO23 8UT (CASE NUMBER: 25/01677/FUL)**

Proposal Description: Item 8: Addition of an extra storey to 5 Upper High Street to provide two flats, cycle stores, including minor external alterations and connection to the neighbouring listed building (revised plans)

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

- (i) Clarification on proposed materials. The roof to be replaced with slate, not standing seam.
- (ii) Change to recommendation:
Permit, subject to conditions and securing phosphate mitigation. If minded to grant the application, officers would not issue the decision until the phosphate mitigation had been paid and secured.

During public participation, Hugo Dickson spoke in objection to the listed building application (item 7) and Edward Kercher and Liam Thomas spoke in support of this 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. **MONUMENT HOUSE, 5 UPPER HIGH STREET, WINCHESTER, HAMPSHIRE, SO23 8UT (CASE NUMBER: 25/01678/LIS)**

Proposal Description: Item 7: Addition of an extra storey to 5 Upper High Street to provide two flats, cycle stores, including minor external alterations and connection to the neighbouring listed building (revised plans)

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

- (i) Clarification on proposed materials. The roof to be replaced with slate, not standing seam.
- (ii) Minor update to condition 4 to read:
No related works shall commence on site until large-scale details of all new and altered windows and external doors have been submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include joinery drawings at a scale of 1:10, 1:5 and 1:1 as necessary, showing elevations and sections, the relationship with surrounding fabric, and details of finishes. Following approval of those details, the works shall be carried out and thereafter retained in strict accordance with the details so approved.

Reason: Further information is required because insufficient information was submitted in this regard to ensure preservation of the significance of the listed building, in accordance with Section 16 of the National Planning Policy Framework 2024.

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.

10. **7 LYNCH CLOSE, WINCHESTER, HAMPSHIRE, SO22 6DG (CASE NUMBER: 25/02581/HOU)**

Proposal Description: Item 9: Upwards extension to provide additional accommodation at first floor

The application was introduced. During public participation, Clive Smith spoke in objection to the application and Jonathan Ryan and Jeremy Tyrrell 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 refuse permission for the following reasons:

- (i) As a result of the additional size, roof height, design and bulk of the proposed additional storey, the proposed development would appear incongruous amongst neighbouring bungalows within Lynch Close and does not respond positively to the character and context of the street scene. The proposed development contravenes Policies D1 - High Quality, Well Designed and Inclusive Places (i) and D2 - Design Principles for Winchester Town (iv) of the Local Plan 2040 and Paragraph 135 (c) of the National Planning Policy Framework (2025).

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

11. **TREE PRESERVATION ORDER 2365 – LAND AT 3 GRAFTON ROAD,
WINCHESTER, SO23 3SX**

The report was introduced. During public participation, Darek Urlewicz, Peter Sykes and Aisling Sykes (slides shown) spoke in objection to the report and Peter Moir (slides shown) spoke in support of the report and answered Members' questions thereon.

Councillor Murphy spoke as Ward Member in support of the report to confirm the tree preservation order.

In summary, Councillor Murphy raised the following points:

1. He expressed strong support for the council's tree strategy, which focused on preserving existing trees and seeking every opportunity to introduce more trees into the district.
2. He highlighted the essential role that trees play in absorbing carbon from the atmosphere.
3. He noted that trees provided unique habitats for a wide variety of animals and birds.
4. He identified specific human benefits identified in the council's tree strategy that were relevant to this application, including the mitigation of the urban heat island effect, the improvement of air quality, and the positive impact on mental health.
5. He stated that trees were a precious amenity to the local community.
6. Following a visit to Grafton Road at the invitation of residents to see the two specific trees, he observed that whilst they were large and unwieldy, yew trees were renowned for their tolerance to pruning and shaping.
7. He referred to Royal Horticultural Society (RHS) online guidance which stated that yew trees, unlike other conifers, could be cut into old wood and would see growth again.
8. He acknowledged that while a qualified tree surgeon or arboriculturist was required for advice and action, any challenges regarding the shape of the trees could be addressed with positive attention.
9. He argued that it was far better to preserve trees that council officers have identified as being in good health rather than cutting them down.
10. He suggested that while the trees may not have been managed in recent years, they could be managed in the future through the council's process for agreeing proposed work, which could mitigate issues raised by those objecting to the report.
11. He noted that residents in Grafton Road do not want to lose these tall trees, a sentiment he felt was emphasised by aerial photographs.
12. Having visited the street at sunset, he observed that these trees add significantly to the amenity of the street and their loss would be fundamental and adverse.
13. He stated that when standing in front of these two trees, it was possible to feel how much they contribute to the area.
14. He highlighted that Grafton Road and neighbouring Christchurch Road and Edgar Road had a range of tall trees that were fundamental to the quality of life in the area, and this group of yews was an important part of that.

15. He concluded by agreeing with the views expressed by residents and strongly supported the confirmation of Tree Preservation Order 2365.

The Committee proceeded to ask questions and debate the report.

RESOLVED:

That, having taken into consideration the representations received, Tree Preservation Order 2365 be confirmed, as set out in the report.

The meeting commenced at 9.30 am and concluded at 11.20 am

Chairperson

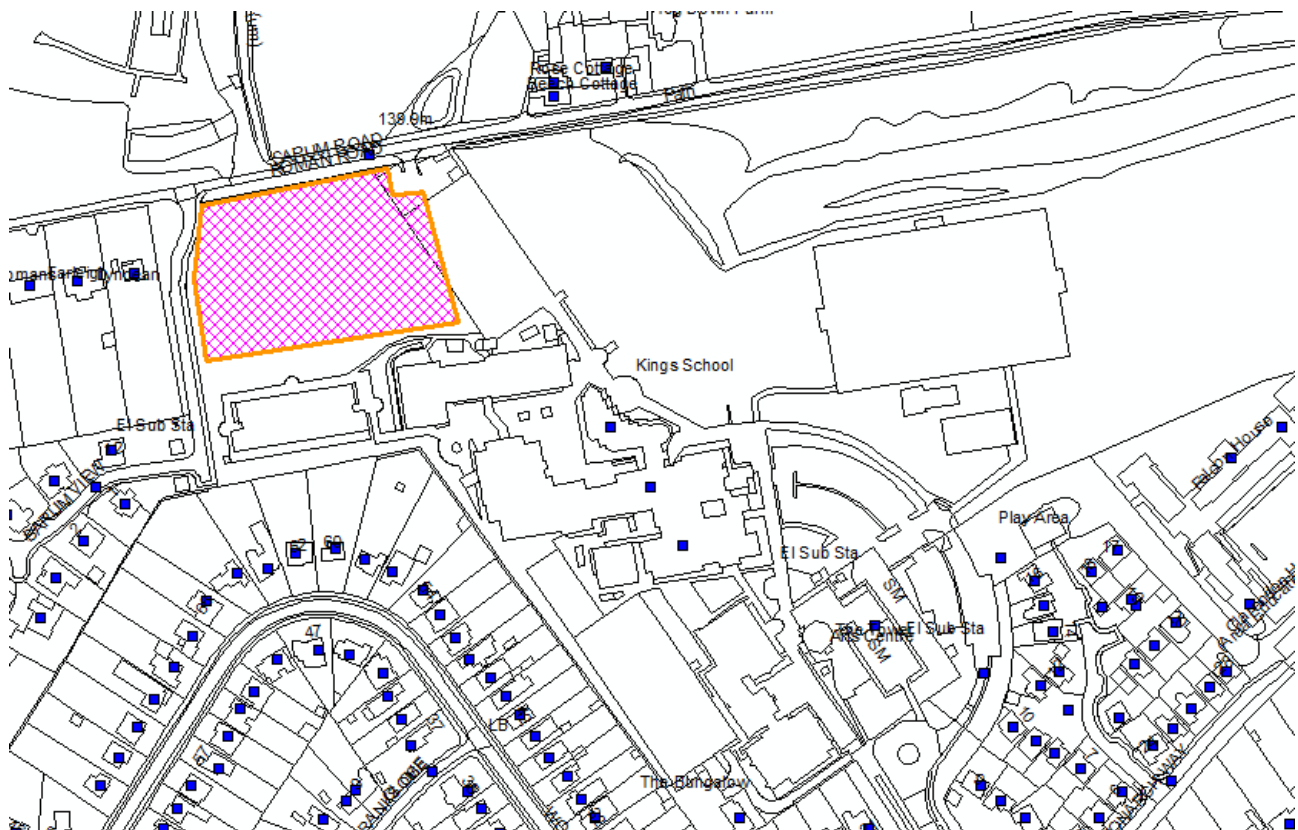
WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: 25/02160/FUL
Proposal Description: Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, storage container, floodlights, acoustic barrier, access paths and parking area
Address: Kings School Romsey Road Winchester Hampshire SO22 5PN
Parish, or Ward if within Winchester City: St Paul
Applicants Name: Dr James Adams
Case Officer: Mrs Megan Osborn
Date Valid: 21 October 2025
Recommendation:
Pre Application Advice No

Link to Planning Documents

[Link to page – enter in reference number 25/02160/FUL](#)

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



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Reasons for Recommendation

Case No: 25/02160/FUL

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The development is recommended for permission as it is considered that it will not adversely impact the character and appearance of the local environment and would not harm neighbouring residential amenity and is in accordance with the development plan.

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

None

Site Description

Kings School is located within the city of Winchester. The main entrance to the school is located from Romsey Road via Kings Road with a secondary access from Sarum Road. The proposed site for the artificial pitch is located to the north of the main school buildings on an existing area of grass. To the east of the site there are existing tennis courts and the land slopes down to more grass pitches and an existing artificial pitch.

On the other side of Sarum Road, to the north of the site is Royal Winchester Golf Club, to the west are the residential dwellings on Sarum View, to the south is an existing school building with residential dwellings on Woodfield Drive beyond this.

There is a small existing parking area off Sarum Road.

Proposal

The proposal is for a 3G artificial grass pitch (AGP), perimeter fencing, floodlighting, hard standing areas, access paths and a grasscrete parking area.

Relevant Planning History

Planning application made for the existing artificial pitch - 96/03375/OLD - Provision of community accommodation and facilities with service road and including 6 no. tennis courts, all weather training court and additional car parking
No objection was raised 1st August 1996.

Consultations

Service Lead – Engineering (Drainage) -

- No objections

Service Lead – Sustainability and Natural Environment (Ecology) –

- There is a slightly different approach to the bat surveys which is accepted. No objection to the ecological appraisal, subject to a condition requiring the proposed mitigation (condition 5). Further work needs to be carried out on the BNG metric, this has been provided and the BNG is now acceptable, subject to a conditions 11 and 12.

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Service Lead – Sustainability and Natural Environment (Landscape) –

- No objections, subject to more tree planting

Service Lead – Sustainability and Natural Environment (Trees) –

- Comments received 26th November - Need more information in relation to the re planting of trees on the site.
- Comments on 11th February – further information has been submitted in relation to the re planting of trees and this is acceptable.

Service Lead – Public Protection (Environmental Health) –

- Noise – comments received 19th November 2025 – concerns in relation to the noise and the impact on nearby properties.

Further comments 16th December 2025 in response to information and email from applicant – not provided sufficient mitigation to alleviate previous concerns.

Comments received 3rd March 2026 after receiving additional information raising the acoustic fence from 3m to 3.5m - Although the increased height in the fence will reduce the noise marginally, the Environmental protection officer still has concerns regarding the hours of use and the disturbance later in the evening. It was suggested that the only way to mitigate any noise impact from the proposal would be by limiting the hours of use. It was suggested that 9pm be the latest in the evening.

The hours of operation were amended by the applicant to change from a finish time of 9pm instead of 10pm – The environmental protection officer supports this hour change.

Condition 6 requires the development to be carried out in accordance with the noise report and condition 14 restricts the hours of use of the pitch.

- Light – comments received 19th November 2025 – the proposed lighting scheme is acceptable, subject to condition 7.

Vertical illuminance plans were requested and submitted by the applicant – These were assessed by the Environmental Protection Officer (18th March 2025) and it was agreed that this information clarifies there are no concerns regarding light overspill and surface illuminance, in accordance with the Institute of Lighting Professionals' guidance GN01/21.

Cycle Winchester –

- Objection – this development would cause harm to the active travel in the area as it would add more traffic to a road that is unsuited to traffic. Contrary to policy and HCC Cycle strategy and LCWIP.

Hampshire County Council (Highway Authority) –

- No objections, subject to condition 13 and 15

South Down National Park -

- No objections

Natural England -

- No comment

Southern Water -

- No comment

Sport England -

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- No objections

Representations:

Councillors - none

City of Winchester Trust – not objecting or supporting – the visual impact may be contentious in relation to the flood lights proposed. In view of the existing uses, this proposal is seen as acceptable.

81 Objecting Representations received from different addresses and 3 with no addresses citing the following material planning reasons:

- Impact from noise
- Impact from light
- Impact on highways
- Increase in traffic
- Ecological impact
- Contrary to planning policy
- Impact to horse riders from additional traffic
- Impact on residential amenities
- 10 end time is too late in this residential area
- Environmental impact
- There are no footpaths on parts of Sarum Road making it unsafe to walk
- Harmful the character of the surrounding area
- Landscape harm
- Drainage and run off
- Alternative site considerations

306 Supporting Representations received from different addresses and 4 with no address and 25 from outside of Winchester District citing the following material planning reasons:.

- The facility is needed
- Promotes good health
- There is a shortage of all weather pitches in Winchester
- Can restrict times of use
- Much needed community facility
- Good for physical and mental health

Relevant Government Planning Policy and Guidance

National Planning Policy Framework (NPPF)

- 2. Achieving sustainable development
- 4. Decision-making
- 8. Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places
- 15. Conserving and enhancing the natural environment

National Planning Practice Guidance (NPPG)

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- Air quality
- Biodiversity net gain
- Community Infrastructure Levy
- Consultation and pre-decision matters
- Design: process and tools
- Determining a planning application
- Effective use of land
- Healthy and safe communities
- Housing and economic land availability assessment
- Housing and economic needs assessment
- Light pollution
- Natural environment
- Noise
- Open space, sports and recreation facilities, public rights of way and local green space
- Travel Plans, Transport Assessments and Statements
- Use of planning conditions

Local Plan 2020 – 2040

SP3 – Development in the countryside

D1 – High quality, well designed and inclusive places

D2 – Design principles for Winchester Town

D7 – Development standards

T1 - sustainable and active transport and travel

T2 – Parking for new developments

T4 – Access for new developments

NE1 – Protecting and enhancing biodiversity and the natural environment

NE3 – Open space, sport and recreation

NE4 – Green and blue infrastructure

NE5 – biodiversity

NE8 – south downs national park

NE9 – landscape character

NE10 – protecting open areas

NE13 – Leisure and recreation in the countryside

NE14 – rural character

Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

Planning Considerations

Principle of development

The site is located within the Kings School campus, just outside the designated development boundary and within land classified as countryside. The policies of the Local Plan seek to protect the countryside from inappropriate development.

This is highlighted in Policy SP1, which applies a town centre first approach to retail, leisure or other development proposals that attract large numbers of people.

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Policy E3 further emphasises this. The policies states that 'the town centre strategy is to maintain and enhance the role of centres as thriving areas for community and economic activities'.

The proposal is for a 3G pitch with artificial grass to be located just outside the settlement boundary of Winchester. It is designed to accommodate a number of youth football pitches and training areas. The pitch will be surrounded by a 4.5m high fence with a 1.2m high internal fence, 6 no. 13m high floodlights, a 3.5m high acoustic barrier to the western elevation of the pitch and a parking area for 41 vehicles located to the north of the pitch.

The proposed use of the pitch will be for the school during school hours and other sports clubs outside the school hours. The pitch has the potential to attract users from inside and outside of Winchester city.

The site is outside the settlement boundary where countryside policies apply, such as policy SP3. This policy allows for essential leisure and recreational development in accordance with Policy NE13.

Policy NE13 permits the development outside the settlement boundary of new leisure and recreational facilities for which a countryside location is necessary, subject to certain criteria:

- i) The development does not create unacceptable visual or noise intrusion in the countryside either by itself or when viewed cumulatively with other developments.
- ii) Additional buildings, structures and ancillary developments area the minimum required for the operation of the site.
- iii) The operation of the site will not cause unacceptable harm to the character of the area, including by all forms of pollution, or harm biodiversity, heritage assets, tranquillity or public safety and,
- iv) Appropriate landscaping scheme and screening are provided.

The above criteria are assessed within the 'impact of character and appearance of area' below.

The supporting text makes it clear that recreation uses are most sustainably located in or adjacent to existing settlements (paragraph 7.100).

This site is located within the existing Kings School campus and, although just outside the settlement boundary, it is located adjacent to existing sport facilities, one of these being an existing all weather pitch, which is approximately 170m to the east of this proposed site.

This site is identified in the Winchester City Council Playing Pitch Strategy (PPS) 2025-2040 as a priority to meet the 3G need identified. It is also subsequently highlighted as a priority project in the Winchester Local Football Facilities Plan (LFFP). This Plan states the need for 7 additional full size 3G pitches to meet the growing needs for football and in particular the huge growth of the women and girls game in the Local Authority (Winchester has the largest proportion of W&G teams versus total teams nationally).

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Kings School site was identified due to their commitment to the growth of the game, as well as their commitment to wider community usage and their experience of managing and operating community sports facilities, so the infrastructure is already in place.

This project will seek to provide opportunities for everyone to become more active, promoting health & wellbeing and improving local provision where a deficiency has been identified through evidence-based strategies.

In conclusion, this is on land classified as countryside, which allows for essential leisure and recreational development. There is a clear need for facilities such as this proposed, as set out in the PPS. Its location adjacent to existing facilities is encouraged to cluster these types of developments in one place. It is therefore considered that the proposed development of the site for an all-weather pitch is acceptable in principle in relation to the policies assessed above.

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 proposal is for an all-weather 3G pitch to be located on an existing field within the Kings School Campus. The development would include fences around the perimeter of the pitch, hardstanding, flood lights, and a car parking area of Sarum Road.

As stated above, Policy NE13 lists a set of criteria and development will be allowed under this policy if:

- The development does not create unacceptable visual or noise intrusion in the countryside
- Additional buildings and structures are kept to a minimum required for the operation of the site
- The proposal would not cause an unacceptable alteration to the character of the area
- There is appropriate landscaping proposed.

The application only proposes the minimum amount of structures required for a development of this type and there is no unnecessary development proposed.

When assessing the site in relation to the impact on the surrounding area, it is acknowledged that this is countryside, although edge of the city and directly adjacent to the development boundary. However, when travelling west along Sarum Road from a point roughly in line with the Sarum Road Hospital car park and the highway no stopping sign, to a point in line with Rose Cottage and Beech Cottage on the north side of the lane, the character and appearance of the lane becomes quite rural. Suburban elements have been left behind, and it feels like countryside. The hedges are thick and full; the road is narrow and sunken in places and there are very few detracting influences. Teg Down Farm is a large residential building to the north side of the lane but is rapidly being concealed by

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a recently planted belt of trees and shrubs. This character changes abruptly as you arrive at the rear entrance to the school. The school's car park is clearly visible, the rural hedgerow has gone, there are streetlights on the south side of the lane and a roadside pavement. A few meters further on is the large, incongruous entrance road to the Royal Winchester Golf Club. The golf club car park is clearly visible. Views now open up northwards over the golf course to the distant countryside beyond. The entrance to Sarum View just beyond the school is a typical suburban access road and due to the combination of these elements the character and appearance has switched back from being rural to being urban fringe or suburban.

There is lighting proposed for the pitch, which has been specifically designed to fulfil sports lighting requirements and is accepted where low light pollution is essential. The lighting will be down lit ensuring that it reaches the sports surface and not into the sky or polluting the environment. Therefore, the light pollution will be kept to a minimum and with the existing backdrop of the school and residential streets, this would not adversely affect the tranquillity of the countryside.

The introduction of a 3G Artificial Grass Pitch with its fencing, floodlights and parking area is considered not to be too incongruous, out of place or visually intrusive and would be read as a part of the school. This would particularly be the case if the boundary vegetation on the lane was retained in order to maintain a visual screen to the lane. This is conditioned (condition number 3).

Overall, the proposal complies with policies D1, D2, and NE13 of the Winchester District Local Plan 2024-2040.

Development affecting the South Downs National Park

The application site is located 2.3 km 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

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The nearest properties are located to the west of the proposed site on Sarum Road and Sarum View, the nearest dwelling being approximately 25m away. This is Lyndean, which fronts onto Sarum Road, with its rear garden running most of the length of the access to the houses on Sarum View. There are houses to the south on Woodfield Drive, these are located behind an existing school building. To the north of the site is the access to Royal Winchester Golf Club and to the north east, along Sarum Road there is Rose and Beach Cottage.

It is considered that the proposed development is a sufficient distance away from dwellings as to not result in any overlooking, overbearing or overshadowing harm to the residential amenities. Below considers the impacts in relation to the proposed lighting and noise from as a result of the development proposed.

Floodlights

The proposed flood lighting is for 6 no. 13m high galvanised steel columns, each equipped with energy efficient LED luminaires.

The application has a submitted a lighting statement, which proposes an advanced flood lighting system, to ensure obtrusive light is significantly reduced.

A vertical illuminance plan was requested further to the information already submitted by the applicant.

The submitted information has been assessed by the Winchester City Councils Environmental Health officer and it was considered that the proposed lighting scheme is acceptable in accordance with the Institute of Lighting Professionals' guidance GN01/21. It is advised that a condition to ensure the lighting is installed and maintained in accordance with the documentation provided and switch off 15 mins after the use of the pitch (Conditions 7, 8 and 9).

Noise

A noise impact assessment was submitted with the application, which has been amended as a result of comments. The applicant undertook an environmental noise assessment for the proposed new artificial grass pitch (AGP), which considered the impact of environmental noise on the nearby residential properties based on noise level data from activities measured a similar pitches.

Amendments were made to the height of the acoustic fence from 3m to 3.5m.

The report concluded, 'With regards to planning policy, we would expect that the development would potentially be noticeable but not intrusive and would result in no observed adverse effect'.

The LPA environmental Health officer commented on the proposals, stating 'although the addition to the acoustic barrier will reduce the noise impact marginally, the concern regarding the hours of use and disturbance into the later evening still remains, particularly as background noise levels will reduce as the evening progresses. This impact is likely to be exacerbated as the pitch is all weather providing a play-able surface all year round, and the provision of lighting which will extend the use particularly in winter months. It is my opinion that the only way to further mitigate any noise impact from the proposal is by

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limiting the terminal hour. I would suggest that 9pm might be acceptable to this department.'

The applicant has subsequently amended the hours of operation, on the advice of the EHO, the hours of use are now:

Monday – Friday: 08:00 – 21:00

Saturday – Sunday: 09:00 - 18:00

No Whistle policy after 18:00

(condition 14)

These hours are considered acceptable by the EHO and the development would not result in an unacceptable impact on neighbouring amenities that would warrant the refusal of this application. Therefore, the proposal complies with policy SP3 and D7 of Local Plan.

Sustainable Transport

Access to the development would be from Kings Road, off Romsey Road, and Sarum Road. Kings Road is the main entrance to the school, with footways and streetlighting. Sarum Road is narrower and lacks continuous footway provision. The proposal includes a new car parking area with 41 spaces adjacent to the proposed artificial grass pitch (AGP), accessed from the existing entrance on Sarum Road.

Suitable pedestrian and cycle access is provided from Kings Road, where footways and streetlighting offer a safe route from the surrounding residential areas. Sarum Road has more limited pedestrian infrastructure, with a footway on the southern side of the carriageway between Sarum View and Romsey Road. The AGP is expected to generate only minimal pedestrian activity from this direction, with most users approaching via Kings Road.

The trip generation assessment in the Transport Assessment adopts a person-based methodology supported by TRICS data. Upper-range usage assumptions have been applied by modelling the pitches at full capacity with overlap between consecutive bookings, resulting in a high-end estimate of total person trips.

A car occupancy rate of two persons per vehicle has been used, which may at times be optimistic, but the forecast peak of 56 two-way vehicle movements per hour 2 remains a reasonable estimate. This peak would occur during evening and weekend periods, outside school drop-off and pick-up times, and is unlikely to add to existing congestion.

There are no adoptable parking standards for a development of this type. The level of proposed car parking on the site is acceptable, especially given the amount of parking existing on this site. Parking surveys of the school and community use have been combined with modelled demand for hockey and the proposed AGP. A total of 232 spaces would be available within the school grounds, including the new car park off Sarum Road. On the basis of the trip generation assumptions, the overall level of proposed parking is expected to meet the forecast demand.

The new car park on Sarum Road may attract a high proportion of AGP users due to its proximity to the pitch. This does not alter the conclusion that the proposed provision can accommodate the anticipated level of use and that the forecast additional vehicle trips are

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unlikely to result in an unacceptable highway safety impact on Sarum Road, Kings Road or the wider local highway network.

Therefore, the proposal complies with policy T1 and T2 of the Local Plan.

Ecology

The location of the pitch is on grass land, which is considered to have low wildlife habitat. The effected area is modified grassland or poor condition.

A preliminary ecological appraisal has been submitted within this application, which concludes that due to the low level of existing ecology on this site, there is no requirement for further ecological surveys, beyond a bat survey.

The application is supported by a Phase II Bat Survey which largely conforms with the best practice guidelines produced by the Bat Conservation Trust guidelines particularly with regards to the set up and location of the static detectors and the methods used for the nighttime bat walkover survey. The survey, however, did not undertake 3 separate surveys in each season i.e. 1 in spring, 1 in summer and 1 in autumn. The Phase II Bat Survey Report by BJ Collins (September 2025) provides justification for this.

It is stated that the site is “low suitability for bats” and that proportionality should be considered. It is also stated in the report that “it is considered unlikely that further information will be provided by a mid-season survey than that which has been provided by these two monitoring periods, which have covered some 24 nights.” The autumn survey was started in late August which is still considered summer and carried on into early September (the autumn). The BCT guidelines also recommend that a minimum of 15 nights of survey data should be collected (5 nights worth in each season) whereas this survey undertook 24 nights so further data was collected (9 days’ worth) despite only 2 visits. Given the above, the justification is accepted for slightly different approach to the survey methodology.

The site does not contain any high value habitats for bats (being predominantly mown grass) it is accepted that requiring an additional survey in the mid-season would not yield any further information that would alter the assessment of site importance for bats.

Overall, it is considered that the level of survey effort being carried out is in accordance with best practice guidelines.

The feature of most importance/interest to bats appears to be the hedgerow on the northern boundary of the site. The survey data collected also appears to show that the majority of the bat activity recorded on this boundary is from light tolerant bats such as Common pipistrelle. However, as shown in the paragraph above, there were some records of light sensitive bats present. The report submitted by Ecobat shows that the light sensitive bats were in the lowest percentile for activity.

The Phase II Bat Survey Report by BJ Collins (September 2025) states that the impacts on light sensitive bats cannot be avoided but it provides mitigation measures instead. The measures include modern baffles and floodlight design to reduce the extent of spillage from the pitch itself as well as a curfew of 10pm when the flood lighting is switched off (this has been amended and conditioned). This results in 5 lux (unit of illuminance) falling onto

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the boundary hedgerow over the largest part of the new facility and an isolated area with 15 lux when the flight lights are on. A “red” lighting scheme is also proposed for the car park, which is the installation sitting immediately north of the pitch. The lighting for the car park will also be switched off with the curfew for the flood lights to ensure the whole site is unlit at this point.

Whilst with all the measures in place, there is still some residual light spill on the hedgerow this has been minimised as much as possible through design and other measures which is considered proportionate. The very low presence of light sensitive bats as evidenced in the report suggests that the proposal will not have a significant impact upon the favourable conservation status of these species. The site has much more activity from more light tolerant species such as Common Pipistrelle and these are likely to be unaffected by the proposals as they stand.

Therefore a condition is proposed that the mitigation in the Phase II Bat Survey Report by BJ Collins (September 2025), “the floodlighting scheme in its mitigated specification, (see Surfacing Standards, project code G-227681, dated 09-09-2025 (designer M Bugg), appendix B), is implemented as designed, and this requirement should be subsequently monitored. (condition 5)

This proposal is therefore acceptable in relation to policies NE1 and NE5 of the Local Plan 2040.

Biodiversity Net Gain

Policy NE5 of the local Plan 2040 requires developments to deliver a minimum of 10% measurable net gain in biodiversity to be maintained for a minimum of 30 years in accordance with the Environment Act 2021.

The information submitted, with this application, shows the baseline habitats that are included within the metric. The development is creating some BNG onsite in the form of creation of mixed scrub. Despite this, the development will result in a loss of biodiversity (1.22 unit deficit). It is stated in the Biodiversity Net Gain Metric Cover Report by BJ Collins (September 2025), offsite units will be secured to meet the biodiversity objective. This is conditioned (condition 11 and 12) and the information is required at the discharge of condition stage.

Therefore, the proposal complies with policy NE5 of the Winchester Local Plan.

Sustainability

The all-weather pitch has been designed to minimise environmental impact through its construction and operation. Sub-base aggregates will be locally sourced to lower the facilities carbon footprint.

The proposal therefore complies with policy CN3 of the Local Plan.

Sustainable Drainage

The drainage engineer has been consulted on the proposed development. In principle the engineer is satisfied with the submitted Drainage Strategy prepared by Surfacing Standards Limited (Ref:G-227681, dated 10 October 2025), which adequately addresses

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the relevant flood risk and drainage considerations. The proposed arrangements shown on the Proposed AGP Drainage Layout drawing are also acceptable in principle.

However, while the strategy states that infiltration testing was undertaken in one trial pit, the design uses a conservative assumed infiltration value. A confirmed, site-specific infiltration rate is essential to validate the sizing and performance of the proposed infiltration SuDS—particularly the soakaway, whether used for primary drainage or exceedance management.

This could be conditioned and a pre commencement surface water drainage condition is recommended requiring submission and approval of the final SuDS design based on confirmed infiltration rate (condition 10).

Therefore, the proposal complies with policy NE6 of the Local plan 2040.

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 Playing pitch strategy is clear in showing that there is a need for this type of facility not only for the school, but for community use. The site is considered suitable in that it clusters existing sporting uses together. Although this is a countryside location, policies make it clear that sporting facilities such as this are more suited to countryside locations.

When considering the impact to the character of the surrounding area, this has been assessed in relation to its existing context and it was concluded that the development would not result in an unacceptable level of impact.

Although the introduction of an AGP in this location would result in some noise and light pollution, it has been kept to a minimum level that it is considered acceptable and would not result in any material planning harm to neighbouring amenities.

There would be no significant impact in relation to highways, ecology, drainage and it is considered to be acceptable in terms of environmental impacts.

Therefore, the proposal for an AGP in this location is acceptable in relation to all relevant planning policy.

Recommendation

Application granted subject to the following conditions:

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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:

Location plan 01
Proposed site plan – 02 Rev 1
Proposed layout 03 Rev 1
Topographical survey 04
Proposed elevation 05 Rev 1
Proposed drainage layout 07
Proposed field layout 08
Infill containment measures 09

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. Prior to the use of the 3G pitch hereby permitted, a scheme of landscaping for the site must be submitted to and approved in writing by the Local Planning Authority specifically showing details of planting (trees and vegetation) along the western and northern boundaries.

The details shall include: Schedules of plants noting species, plant sizes and proposed numbers/densities an implementation programme providing sufficient specifications to ensure successful cultivation of trees, shrub, grass establishment and boundary treatments.

The scheme shall ensure;

a) completion of the approved landscape scheme within the first planting season following completion of development

b) Any tree shrubs or plants that die or become seriously damaged within five years of this development shall be replaced in the following year by plants of the same size and species in the same location.

Reason: To reduce the light spillage, limiting the development's impact on the rural character of the area.

4. 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.

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5. The development shall be carried out in accordance with the measures, conclusions and recommendations set out within the Phase II Bat Survey Report by BJ Collins (September 2025), "the floodlighting scheme in its mitigated specification, (see Surfacing Standards, project code G-227681, dated 09-09-2025 (designer M Bugg), appendix B) and the Preliminary Ecological Appraisal (extended) report by BJ Collins dated Sept 2025. 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.

6. The development shall be carried out in accordance with the measures, conclusions and recommendations set out within the Noise Impact assessment (ref 11271/GK Rev B) dated 14.01.26. Thereafter, the compensation measures shall be permanently maintained and retained in accordance with the approved details.

Reason: To provide adequate protection to local residents in relation to noise.

7. The development shall be carried out in accordance with the measures, conclusions and recommendations set out within the Sport Lighting Statement dated 4.2.26 and the Proposed lighting scheme (G-227681) dated 11.3.26. 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.

8. No additional lighting shall be installed on the development site.

Reason: To ensure that bats and other nocturnal species are not adversely impacted by the lighting and to limit light spillage from the development and in relation to neighbouring amenities.

9. The external lighting will not be switched on between the hours of 21:15 in the evening and 08:00 Monday to Friday and 18:15 and 08:00 Saturday to Sunday.

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

10. 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 details shall include a verified infiltration test result, undertaken in accordance with the relevant standards and used directly in the hydraulic design calculations.

The approved details shall be fully implemented before occupation of the development hereby permitted.

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

11. Development may not be begun on site unless:

- (i) a biodiversity gain plan has been submitted to the planning authority; and
- (ii) The planning authority has approved the plan.

In making an application to discharge the biodiversity gain condition the following information shall be provided:

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- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development; and
- (f) any such other matters as the Secretary of State may by regulations specify.

Reason: To ensure an appropriate setting to the development and to secure a net gain in biodiversity in accordance with the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 and paragraph 193 of the National Planning Policy Framework (2024).

12. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan under Condition 11 has been submitted to and approved in writing by the Local Planning Authority (LPA). The HMMP shall include the following details:

- (a) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- (b) any necessary legal mechanism or covenant for securing the monitoring over the relevant period;
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;
- (e) a proposed definition of 'completion of development' in respect of the development hereby approved.
- (f) The approved Biodiversity Gain Plan shall be maintained for at least 30 years after the development is complete.

The approved habitat creation and enhancement works shall be implemented in full within six months of the date of their written approval and be shall be maintained for at least 30 years after the development is completed. Notice in writing shall be given to the LPA once the habitat creation and enhancement works as set out in the HMMP have been completed.

Reason: To ensure an appropriate setting to the development and to secure a net gain in biodiversity in accordance with the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 and paragraph 193 of the National Planning Policy Framework (2024)

13. No development shall be brought into use until the parking and turning areas have been provided within the site in accordance with the approved plans. These areas shall be retained for this purpose.

Reason: In the interests of highway safety.

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14. The use of the development hereby permitted shall not be open to customers outside the following times 08:00 – 21:00 Monday to Friday 09:00 – 18:00 Saturday to Sunday with a no whistle policy after 18:00 on all days.

Reason: In the interests of the amenities of neighbouring properties.

15. No development shall take place until a Construction Traffic Management Plan (CTMP) including the following details has been submitted to, and approved in writing by, the Local Planning Authority:

- a) parking for vehicles of site personnel, operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials;
- d) measures to ensure that vehicles leaving the site do not deposit mud or other detritus on adjoining roads and the public highway network;
- e) construction vehicle routing to and from the site;

The approved CTMP shall be adhered to throughout the construction period.

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, working with applicants and agents to achieve the best solution. To this end WCC:

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

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

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.

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

SP3 – Development in the countryside

D1 – High quality, well designed and inclusive places

D2 – Design principles for Winchester Town

D7 – Development standards

T1 - sustainable and active transport and travel

T2 – Parking for new developments

T4 – Access for new developments

NE1 – Protecting and enhancing biodiversity and the natural environment

NE3 – Open space, sport and recreation

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- NE4 – Green and blue infrastructure
- NE5 – biodiversity
- NE8 – south downs national park
- NE9 – landscape character
- NE10 – protecting open areas
- NE13 – Leisure and recreation in the countryside
- NE14 – rural character

4. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

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

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

For further advice 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>

7. 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.

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

8. 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.

9. Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

The planning authority, for the purposes of determining whether to approve the Biodiversity Gain Plan, would be Winchester City Council

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: [Submit a biodiversity gain plan - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

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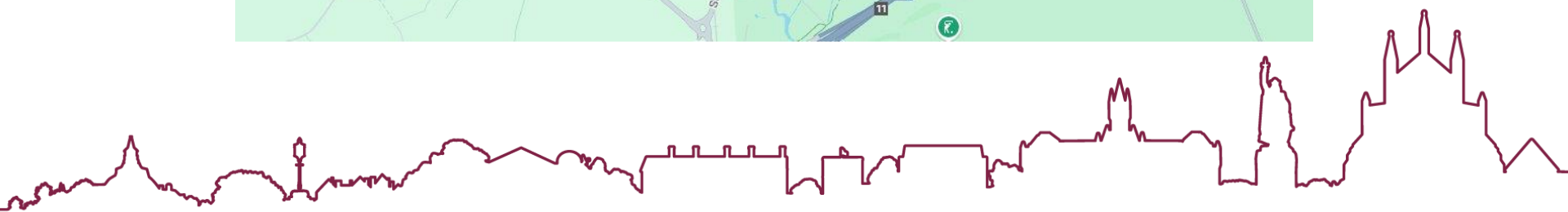
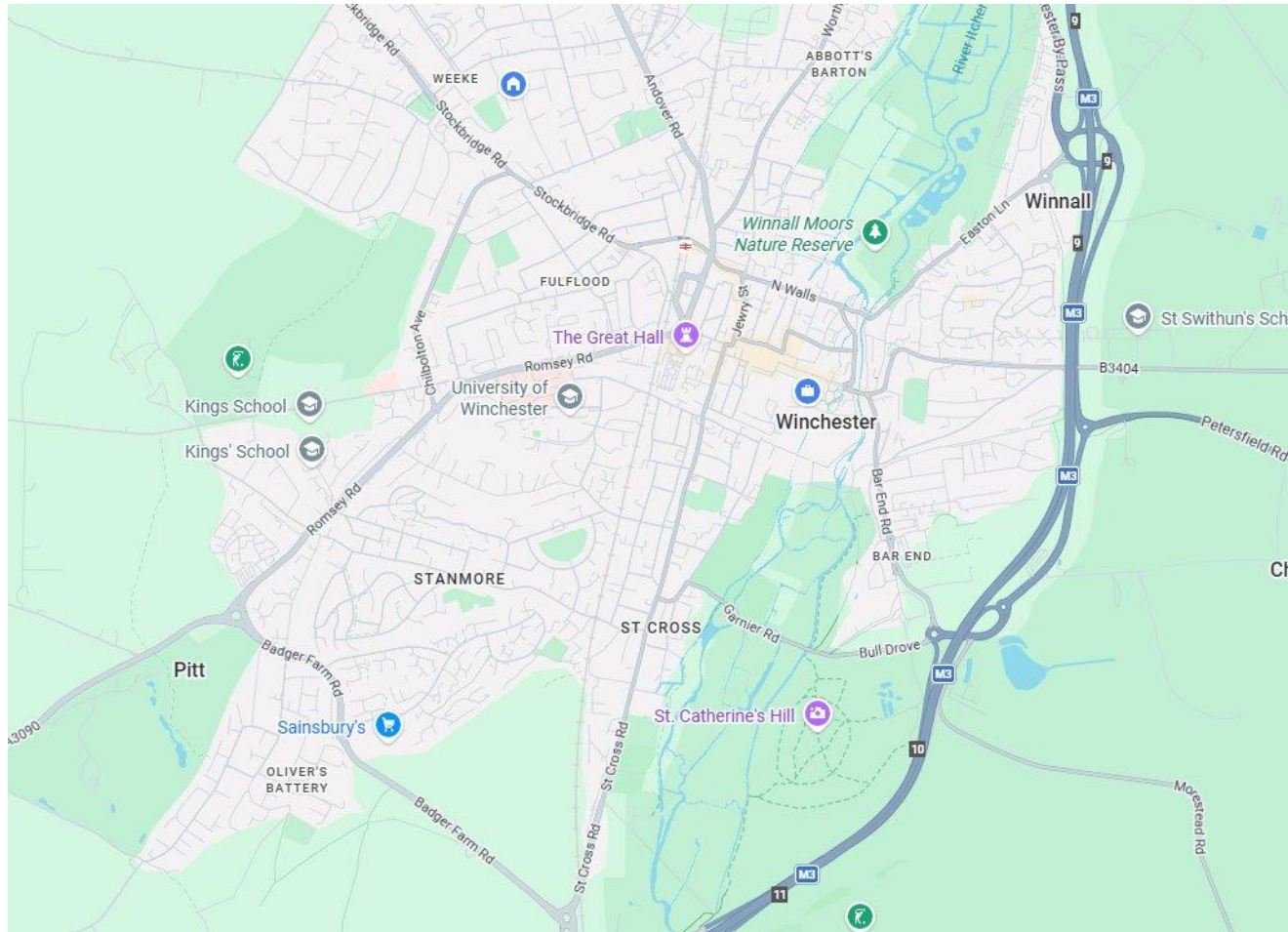
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Kings School, Romsey Road,
Winchester, SO22 5PN

Proposed 3G Artificial Grass Pitch (AGP)

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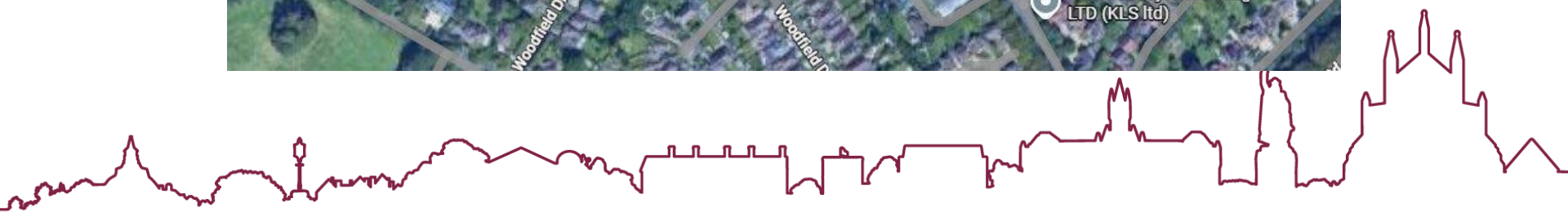


Wider site location

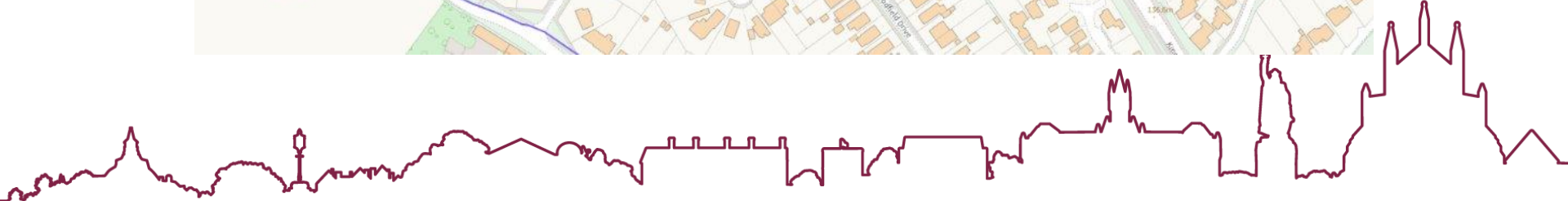


Site photo

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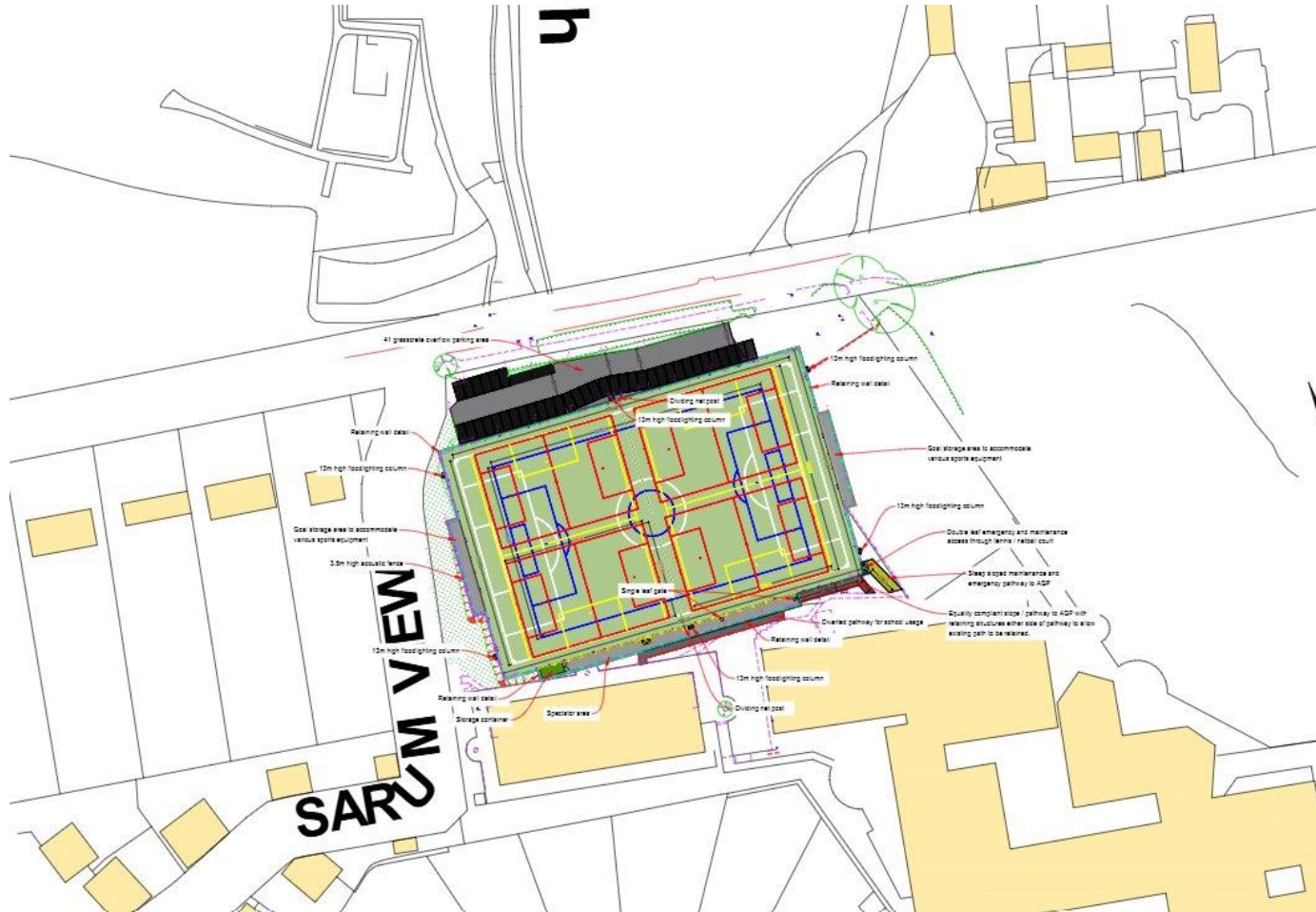


Settlement Boundary



Proposed site plan

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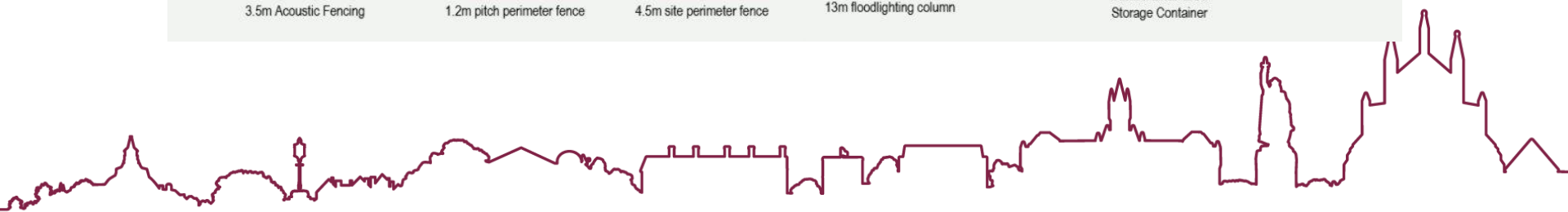
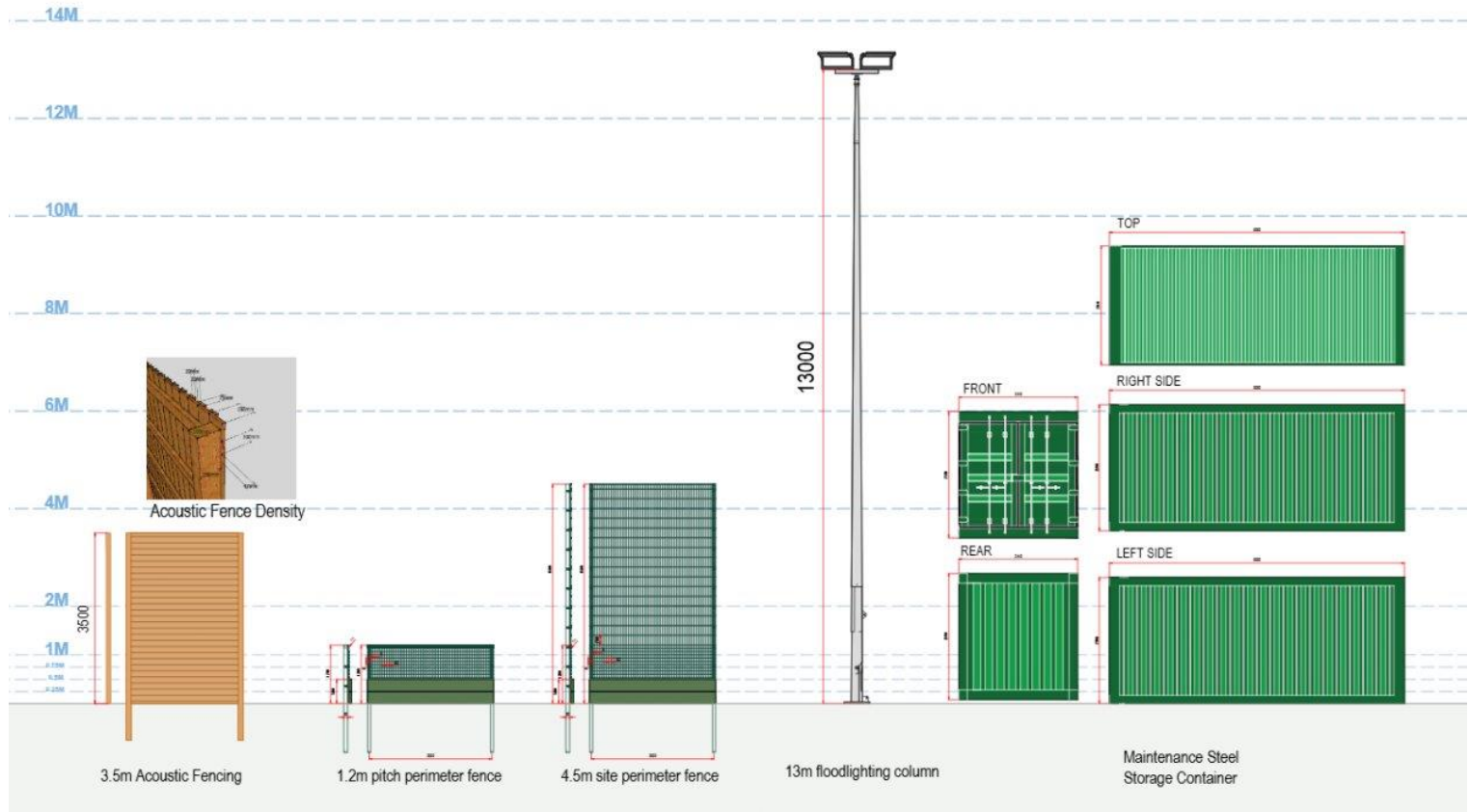
Proposed pitch

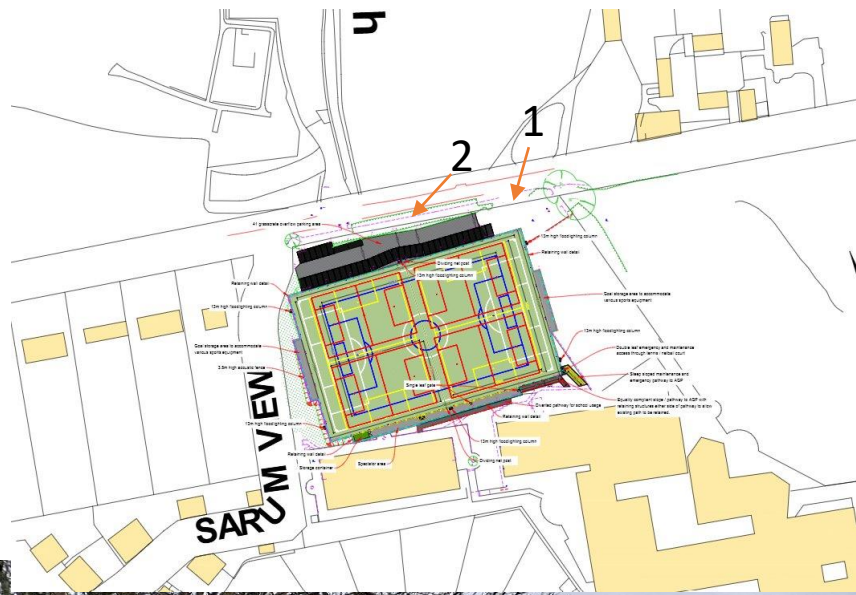
Page 40



Elevations of fences lighting and storage container

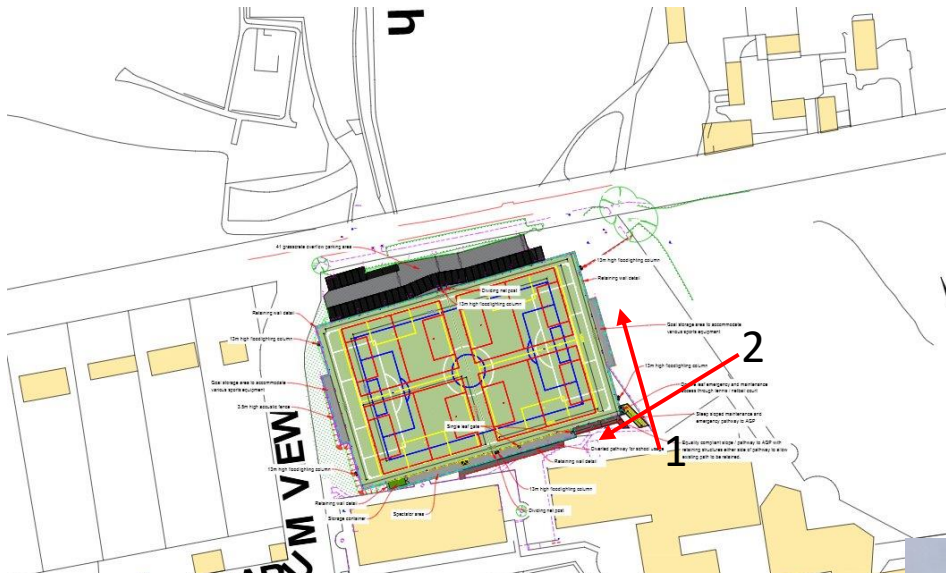
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Photos





Photos

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CONCLUSION

Recommendation: PERMIT

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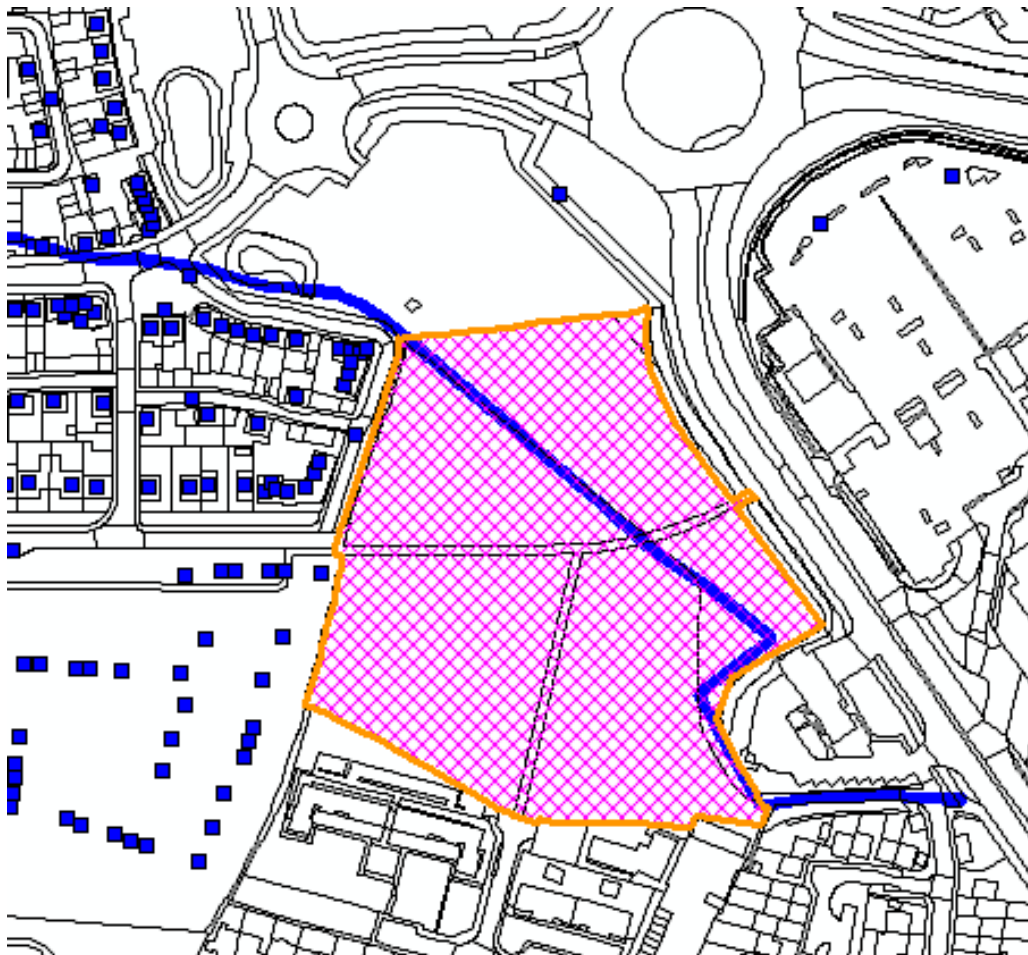
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Case No: 23/01457/OUT
Proposal Description: Outline application for residential development up to 69 dwellings with access in detail. All other matters reserved. (amended Plans Submitted, amended description)
Address: Land Adjacent Laxton Leaze Waterlooville Hampshire
Parish: Newlands
Applicants Name: West Waterlooville Developments (Grainger PLC) LTD
Case Officer: Rose Chapman
Date Valid: 26 May 2023
Recommendation: Permit
Pre Application Advice No

Link to Planning Documents

Link to page – enter in reference number 23/01457/OUT

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



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Reasons for Recommendation

The development is recommended for permission as it is considered that the proposal would not result in harm to highways users in accordance with policies T1, T2 and T3 of the Local Plan.

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

Amendments have been submitted in August 2024 in regard to:

- Highways details
- Ecology
- Number of dwellings proposed
- Illustrative master plan
- Parameter plans
- Drainage details

These details were re-advertised for 21 days.

Further Highways details were submitted in October 2025. As these were considered to be relating to technical details only, these were not readvertised.

Following further consultation with the Highways Authority, a final set of plans was submitted to reflect what had been agreed with the Highways Authority. This included:

- Amended illustrative masterplan
- Movement parameter plan
- Design and Access statement

These changes remove the emergency vehicle access as it was not required in Highways safety terms. The plans revert this access to a foot/cycle path.

Site Description

The application site is mostly located within Havant Borough Council with approximately 600sqm located within the Winchester area. The area within Winchester District is given over to mature trees and hedges which are mostly to be retained. There is an existing ditch within this area.

The site is allocated for development within the Havant Local Plan for mixed uses and has been highlighted as within the redevelopment area of Waterlooville.

The site is open green space with a Public Right of Way (PROW) (Havant 11) cutting across the site from NW to SE before skirting around the fire station. There is also a connecting footpath that was installed as part of the West of Waterlooville Major

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Development Area (MDA) development adjacent to the site. This path connects Laxton Leaze with Maurepas Way (A3) and Forest End.

The area to the west and north of the site is Allocated within Winchester as a Major Development Area (SH1) which is partially complete. To the south lies residential areas and an employment allocation under the Havant Local Plan. To the east is the Waterlooville town centre.

Proposal

The application is in outline for approximately 69 dwellings with all matters reserved except for access. The proposed access is proposed to be off Laxton Leaze with a secondary, emergency access proposed off Ellisons Crescent/Peasgood Lane and a pedestrian access from Peasgood Lane (following the PROW).

The Illustrative masterplan also shows public open space, play areas and planting.

This is a joint planning application with Havant Borough Council (HBC ref: APP/23/00471).

The site itself is located outside of the MDA and therefore the application does not need to be referred to the joint Planning Committee.

Relevant Planning History

10/02862/OUT - Outline application for the development of approx 2,550 no. dwellings including the construction of a new access from Ladybridge Roundabout, Milk Lane and completion of Maurepas Way access, a local centre (comprising retail, community building, land for healthcare, land for elderly care) public house, land for 2 primary schools, land for a nursery, land for employment uses, associated amenity space along with substantial green infrastructure, SuDS, land for allotments, main pumping station, land for cemetery, restoration of River Wallington, together with landscape structure planting (Matters for Approval Access only) Full planning application for the development of Phase 1 comprising 194 no. dwellings, internal roads, garages, driveways, pathways, boundary treatment, substation, pedestrian/cycleways, including to Maurepas Way, associated parking spaces, flood attenuation ponds, temporary play provision, associated amenity space and hard and soft landscape works. Full planning for engineering operations associated with infrastructure requirements and service provision for the detailed Phase 1 application, the temporary closure of Havant footpath No.11 and Southwick and Widley footpath No.30 with suitable alternative route provided. (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY) – application permitted 30.03.2012

Consultations

Service Lead – Built Environment (Urban Designer) –

- No objection subject to conditions.

Service Lead – Sustainability and Natural Environment (Ecology) –

- Concerns raised.

Service Lead – Sustainability and Natural Environment (Landscape) –

- No objection subject to conditions

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Service Lead – Sustainability and Natural Environment (Trees) –

- No objection subject to conditions

Hampshire County Council (Rights of Way) –

- No objection subject to conditions and obligations

Hampshire County Council (Flood Authority) –

- No objection subject to conditions

Hampshire County Council (Highway Authority) –

- No objection subject to conditions and obligations

Natural England -

- None received

Southern Water -

- None received

Representations:

Newlands Parish Council:

Please could this application be considered by members of the Joint Planning committee.

Request for application to be considered by Committee:

The Parish Council of Newlands wishes to raise a CONSIDERED OBJECTION to the application. The council feels this is application is a prime example of a matter which must be considered by the Joint Planning Committee. This is because both authorities (WCC/HBC) are affected by the application. The Parish council also wishes to OBJECT due to the problems which the increased amount of traffic will cause, especially effecting Laxton Leaze, where parking will also become increasing difficult. Impact will also be felt on the surrounding roads, including increased traffic to the already heavily used, Asda roundabout.

*Please could a meeting of the Joint Planning committee be convened at the earliest convenience. Please note copy of these comments will also be sent to the planning dept at Havant Borough Council.

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

- Construction Impacts
- Not part of the MDA
- Loss of light
- Proposal is too dense
- Not in keeping with Berewood design
- Over development
- Loss of green space
- Lack of parking
- Would result in antisocial behaviour
- Increase carbon emissions

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- Nutrient neutrality
- Inadequate drainage
- Increase in traffic
- Proposed access point is onto an unadopted road
- Lack of infrastructure
- Impact on ecology
- Noise impacts
- Alternative access should be considered
- Lack of pedestrian provisions
- Highway is not capable of accommodating increased traffic.

Relevant Development Plan Documents and Policies

Winchester District Local Plan 2020 – 2040

SP1 – Vision and Objectives

SP2 – Spatial Strategy and Development Principles

SP3 – Development in the Countryside

CN1 – Mitigating and adapting to climate change

CN2 – Energy Hierarchy

CN3 – Energy efficiency standards to reduce carbon emissions

CN4 – Water efficiency standards in new development

D1 – High Quality, well designed and inclusive places

D3 – Design Principles for South Hampshire Urban Areas

D5 – Masterplans

D7 – Development Standards

D9 – Impact of over heating

T1 – Sustainable and Active Transport and Travel

T2 – Parking for New Development

T3 – Promoting sustainable travel modes of transport and the design and layout of parking for new developments

T4 – Access for new developments

NE1 – Protecting and enhancing Biodiversity and the Natural Environment in the district

NE3 – Open Space, Sport and Recreation

NE4 – Green and Blue infrastructure

NE5 – Biodiversity

NE6 – Flooding and Flood Risk

NE11 – Open Space Provision for New Developments

NE16 – Nutrient Neutrality Water Quality Effects on the Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites of the Solent and the River Itchen

HE1 – Historic Environment

HE2 – All heritage assets

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- HE7 – Non- Designated archaeological assets
- H1 – Housing Provision
- H3 – Spatial Housing Distribution
- H4 – Development within Settlements
- H5 – Meeting housing needs
- H6 – Affordable housing

Other Relevant Government Planning Policy and Guidance

National Planning Policy Framework (NPPF)

- 2. Achieving sustainable development
- 4. Decision-making
- 5. Delivering a sufficient supply of homes
- 8. Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change
- 15. Conserving and enhancing the natural environment

National Planning Practice Guidance (NPPG)

- Air quality
- Appropriate assessment
- Climate change
- Community Infrastructure Levy
- Consultation and pre-decision matters
- Design: process and tools
- Determining a planning application
- Effective use of land
- Flood risk and coastal change
- Healthy and safe communities
- Housing supply and delivery
- Natural environment
- Noise
- Open space, sports and recreation facilities, public rights of way and local green space
- Planning obligations
- Transport evidence bases in plan making and decision taking
- Travel Plans, Transport Assessments and Statements
- Use of planning conditions

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- Viability
- Waste
- Water supply, wastewater and water quality

Supplementary Planning Document

National Design Guide 2019
High Quality Places 2015
Residential Parking Standards 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
Landscape Character Assessment March 2004 and emerging LCA December 2021
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) require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The site is allocated within the Havant Borough Council Local Allocations Plan 2014 policy W135 for a mix of uses with the following requirements:

- Vehicular access to be provided through the Berewood Major Development Area(MDA) or through a satisfactory link to Maurepas Way
- Provide a high-quality design in keeping with the design proposals set out in the Waterlooville Town Centre Urban Design Framework SPD
- Provide appropriate integration with the town centre and the MDA as set out in Policy CS18 of the Core Strategy
- Heritage Statement, of an appropriate level of detail, to support planning application
- Employment and Skills Plan to support planning application
- Investigate ground, noise and air quality issues as part of a planning application
- Southern Water request connection to the sewerage system at the nearest point of adequate capacity

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- Appropriate easement from existing sewage/waste infrastructure

The site is also allocated within the Havant Borough Council emerging Local Plan for housing only. However, this document is in the early stages and therefore carries little weight at this time.

The proposed access is located off Laxton Leaze and connecting roads within the Waterlooville MDA. The extent of the development within Winchester comprises widening the existing access off Laxton Leaze and making this into a vehicle and pedestrian/cycle access and widening the access to the Newlands 730/Havant 11 Public Right of Way (PROW) to allow pedestrians and cyclists to use it.

As such, the principal of development is considered to 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 is located within an urban area; however, it is currently given over to scrub plants and self-seeded trees. The existing footpath is well-used as a connection for residents of the MDA to access Waterlooville facilities.

As the application is in outline form, there is a limited amount of assessment that can be undertaken as the majority of detailed design apart from access would be considered under reserved matters.

Notwithstanding this, Parameter Plans and an Illustrative Masterplan has been submitted for consideration. A Land Use Plan, Movement Plan, Building Heights Plan and Green Infrastructure Plan have been submitted to help guide the application and any forthcoming reserved matters applications. These are considered in turn below:

Land Use Plan:

This plan shows the developable area of the site, indicating that approximately 1.2ha of the 1.96ha available could be used for residential development. It is noted that the Havant policy is for a mixed-use scheme and the site is located within the redevelopment area for Waterlooville. This is primarily a matter for Havant Borough Council (HBC) to assess however, it is noted that no concerns have been raised by the HBC policy team and the HBC emerging Local Plan has allocated the site for residential only to reflect the current application. As such, it is considered that the lack of retail and leisure uses within the proposal is considered to be acceptable.

This plan also highlights informal open space, drainage and ecological areas that are assessed further under the relevant headings below.

Within the Winchester area there is an existing ditch which is proposed to be retained and therefore no change is proposed outside of the accesses proposed.

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Movement Plan:

This plan presents the illustrative internal layout of principle roads and foot/cycle paths within the site. It also shows the existing permissive path from Laxton Leaze to Maurepas Way and Forest gate. The plan identifies the main access for consideration. The plan shows the possible sustainable links to facilities outside the site. The site would not create any additional openings in the existing tree and hedgerows along the boundaries. It is acknowledged that the existing openings will require widening to accommodate development, however, given that the character of the surrounding area is urban with a mix of residential and commercial, it is considered that these works would not be so harmful as to warrant a reason for refusal.

Further highways considerations are discussed under the sustainable transport section.

Green Infrastructure Plan:

This plan complements the Land Uses Plan showing the illustrative layout of green spaces within the site including the attenuation pond and ecological areas. The plan indicates that approximately 0.7ha would be given over to green space.

Within the Winchester area this is almost wholly given over to existing drainage systems.

Building Heights Plan:

This plan gives an illustrative view of how high development could be. Indicatively, taller buildings, up to 16m in height (4 storeys), have been focused within the eastern part of the site, closer to Maurepas Way and Waterlooville facilities. Middling height buildings, up to 12 meters (3 storeys) are proposed within the western part of the site to reflect Peasgood Lane, and lower forms of development, up to 10.5m, are proposed to the south of the site closer to Forest Gate.

It is considered that the taller forms of development would be placed to the outer edge with lower forms of development focused where there is existing residential development. This would reflect the existing form of development and therefore is considered to be acceptable.

Overall, the proposal has presented sufficient information to indicate that the proposed level of development could be accommodated on the site. It is considered appropriate to condition details of siting, appearance, layout, mass and materials (condition 2).

Development affecting the South Downs National Park

The application site is located 3.8km 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 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

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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 application site is located adjacent to the Berewood MDA within the Winchester District, and Duncan Cooper House within the Havant Borough area. Concerns have been raised in regard to overshadowing of dwellings along Peasgood Lane and Laxton Leaze.

The proposal is in outline form and therefore details of layout and scale of buildings and other features have not been submitted for detailed consideration at this time. As such, it is not possible to consider such impacts. Notwithstanding this, the submitted plans have indicated that the existing ditch along the eastern side of Peasgood Lane would be retained, creating a modest buffer between the existing residential properties and the proposed. The Illustrative Masterplan and Land Use Plan indicate that there would be a minimum of 13m between the existing and the proposed built form.

It is therefore considered appropriate to condition details of any structures that would be incorporated into the site as part of the reserved matters (condition 2).

Sustainable Transport

Policy T1 lays out the strategic aims for the district regarding transport and travel. The policy requires developments to prioritise walking, cycling and public transport in the first instance with electric vehicles and car sharing as a fallback. Private car use is discouraged.

Policy T3 lays out the requirements for new development to prioritise sustainable travel. Similarly, Policy T4 lays out the requirements for access for new development, prioritising foot and cycle paths and wider connections.

The proposal is supported by a number of transport assessments and technical notes that lay out the accesses, possible internal sustainable travel options and the

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off-site connections to Waterlooville and beyond. The original iteration of the plans included the main access off Laxton Leaze and an emergency access off Peasgood Lane following the line of the existing PROW. Further to this, the proposal included additional foot and cycle connections towards Waterlooville and the MDA provisions.

In terms of access, the most recent iteration of the plans shows the removal of the emergency access to the north-west corner of the site where the existing PROW currently runs. The Highway Authority has reviewed this and considers the removal of this to be acceptable, as there is no policy requirement for an emergency access for a proposal of this size. The proposal instead would have a dual foot and cycle path. It is considered that the removal of the emergency access would not result in harm to the future occupants of the site, as the location of the main access would not result in significant additional time to access the site.

The main access to the proposed development is located off Laxton Leaze where there is an existing foot and cycle connection to Waterlooville. Previously, the need to provide the modal filter to prohibit vehicular traffic was identified and concerns were raised on the tracking presented. This stemmed from the safety concerns regarding the interaction with cyclists joining the carriageway where the segregated shared-use provision terminates within the site. However, the applicant has presented a revised access arrangement, which removes the dedicated cycle provision and addresses the safety concerns raised. The revised access arrangement has been presented which simplifies the access arrangement by omitting the segregated facility with cyclists to be placed on the carriageway. Instead, the proposal now includes a 2m footpath provision either side of the carriageway tying onto the existing provision along Laxton Leaze.

The loss of the cycle path from Laxton Leaze towards Waterlooville in this location is disappointing and was a requirement of the MDA to provide foot and cycle provision from the MDA to Waterlooville. However, the proposed scheme would not prevent cyclists using the on-road provisions in this location to meet the existing infrastructure to the east of the red line plan. It is considered appropriate to condition details of cycle provision within the site that would connect to the wider cycle network as part of the reserved matters (condition 2).

A Swept Path Analysis has been submitted that demonstrates that whilst tight, the movements are achievable for a fire tender, delivery vehicle and car scenarios, tracked without overhanging any footways. Visibility splays have demonstrated that acceptable visibility can be achieved at Peasgood Lane, it is noted that the visibility along Laxton Leaze has not been demonstrated, however, given the location of the access, this is considered to be acceptable. It is anticipated based on current movements that a worst case 29 daily trips would utilise Peasgood Lane over a 12-hour period to access the site. Given the scale of the development, it is considered that the likelihood that two vehicles will meet will be low and therefore not a fundamental highway safety issue.

Concerns have been raised by the Highways Authority regarding the impact of the proposal on the Maurepaus Way/Houghton Avenue/ Hambledon Road roundabout. Assessments have been made that indicate that this roundabout is at capacity without works required under the Berewood MDA being undertaken. While it is acknowledged that the roundabout is at capacity, it is considered that the required

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works within the MDA are underway and are likely to be completed prior to this development being complete. Therefore, it is not considered that the proposal would result in additional pressure on the roundabout.

As part of the assessment a number of off-site improvements have been identified to ensure the proposal would provide the optimal amounts of sustainable travel alternatives. These include:

- A toucan crossing at Houghton Avenue
- A foot and cycle connection between Laxton Leaze and Plant Farm Crescent
- Contribution to the Brambles south foot/cycle link.
- Contribution to the forest end foot path connection.

The contributions to the Brambles South Link and the Forest End connections have been supplied as part of the Berewood MDA. It is acknowledged that there is a lack of funding currently available to complete these two projects, however it is not considered reasonable to link these to this application. As such, it is considered that the proposed improvements to Plant Farm Crescent/Laxton Leaze and Houghton Avenue can be justified as reasonably related to the application.

Further obligations in regard to securing a Section 38 agreement for highways works, securing the framework travel plan and monitoring have been proposed by the Highways Engineer and are considered acceptable.

Policy T2 addresses parking requirements for new development. As this application is in outline form, the details of parking would be submitted as part of the reserved matters application(s).

As such, the proposal is in accordance with Local Plan policies T1, T3 and T4.

Ecology and Biodiversity

Policy NE1 requires development to avoid significant harm to the natural environment, biodiversity and geodiversity. The policy also requires mitigation, enhancements and protections where necessary.

Policy NE5 requires developments to deliver biodiversity net gain of 10% and avoid adverse impacts to protected species and habitats. Further to this the policy requires up to date reports where relevant and that development support and contribute the district biodiversity action plan targets.

The application is supported by an Ecological Impact Assessment. The majority of the site lies within Havant Borough Councils administrative area. Within the Winchester area there is a band of trees and hedges as well as a ditch. These features have been identified within the Local Nature Recovery Scheme as an area of potential biodiversity importance. As such, it is considered appropriate to condition details of how this area would be enhanced as part of the development and protected through construction phases (conditions 3, 5 and 6). It is acknowledged that approximately 8m of hedge is to be lost through widening the proposed access

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points. This is considered to be a minimal amount, and replacement hedging can be secured through the reserved matters stages for landscaping details (condition 2).

An active badger sett has been identified within the site. The Ecological Impact Assessment has made recommendations to protect these protected species during construction, which are to be included within the CEMP (condition 5). These are considered to be acceptable with the exception of the buffer zone for the badger sett being set at 20m rather than 30m. As such further CEMPs should be required at reserved matters stage to reflect any updated knowledge within the site regarding the protected species.

Therefore, the proposal complies with Local Plan policies NE1, NE5, NE16.

Nutrient neutrality

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.

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 49.12 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.

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).

Under Reg 63(4) of the Habitats Regulations, it has not been necessary to further advertise the Appropriate Assessment.

Sustainability

Developments should achieve the lowest level of carbon emissions and water consumption which is practical and viable. Policy CN1 expects new residential developments to achieve low carbon solutions to design and layout and requiring

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Energy and Carbon statements proportionate to the size of the application. The application includes a sustainability assessment within the planning statement to meet the requirements of policy CP11 of the former Local Plan.

It is considered that the proposal would not result in any additional housing within the Winchester district and therefore it is not considered reasonable to impose a condition to require development outside of the district to meet Winchester's requirements. Havant Borough Council will make an assessment on the sustainability features of the proposed dwellings as part of the reserved matters application(s).

Sustainable Drainage

The application is located within Flood Zone 1 and therefore is at low risk of flooding by rivers or sea. There is an existing ditch which runs across the site and another that runs within the hedging along the western boundary. A Flood Risk Assessment has been submitted, together with hydraulic calculations, which show that it would be possible to provide an appropriate drainage solution, including climate change allowances. It has been further demonstrated that the proposal can accommodate the existing ditches with minimal culverting. Concerns have been raised regarding the routing of surface water given the location of adjacent dwellings. It is considered that these details can be conditioned (2, 7 and 9) to accommodate detailed designed at reserved matters stage.

Therefore, the proposal complies with policy NE6 of the Local Plan.

Other material issues

The application is for approximately 69 new dwellings, as such, would likely result in additional pressures on the local infrastructure in terms of primary health care and education.

In terms of primary health care, the NHS has requested a contribution of £47,347. This would be used for improving the local 3 practices identified and/or any development that comes forward as part of the Berewood MDA provision. This is considered to be acceptable and has been incorporated into the S106 Heads of Terms.

In regard to education, Hampshire, as Education Authority, has not raised any issue with the proposal, stating that there is sufficient space within the provisions of the adjacent development within the MDA for both education and early years.

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

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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 is proposing approximately 69 dwellings with associated infrastructure. The access, a ditch and some boundary planting would be located within the Winchester District, the remainder of the site falls within the Havant Borough Council administrative area.

The proposed access would not result in harm to highways users, and sufficient foot and cycle paths have been proposed, that would connect to the wider network.

In terms of impact on the character of the area, the site is allocated for development under the Havant Local Plan, and the site is located within an urban area. The proposal also includes areas of public open space and ecological buffers.

A SUDs system has been proposed that would prevent surface water flooding in the area. Further details would be required at reserved matters stage.

Overall, the proposal would result in an uplift in housing that is required within the Havant area, and no harm has been identified.

The proposal would comply with the development plan as a whole.

Planning Obligations/Agreements

In seeking the planning obligations and financial contributions, mentioned below, the Local Planning Authority has had regard to the tests laid down in para 58 of the NPPF which requires the obligations to be necessary to make the development acceptable in planning terms; directly related to the development; fairly and reasonably related in scale and kind to the proposed development .

Recommendation

Application granted subject to the completion of a S106 and the following conditions:

Legal Agreement – Heads of Terms

Affordable housing including accessible units
Havant community worker (HBC requirement)
Employment Skills Plan
Off-site mitigation for ecology (HBC requirement)
Solent Recreation Mitigation Scheme payments
Nutrient neutrality
NHS contribution - £47,347

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Highways works - £ TBC
Highways travel Plan - £TBC
SUDs Bond - £TBC
HBC monitoring Fee - £tbc
HCC monitoring Fees - £TBC
Landscape management and monitoring details

Conditions

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall begin before the expiration of two years from the date of approval of the first of the reserved matters to be approved.

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

2. Plans and particulars showing the detailed proposals for all the following aspects of the development (hereinafter called "the reserved and other matters") shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The approved details shall be carried out as approved and fully implemented before the buildings are occupied.

Reserved and other Matters:

- The layout including the positions and widths of roads and footpaths.

- Landscape considerations including:

(i) an accurate plan showing the position, type and spread of all the trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to bring each tree to a satisfactory condition; and also details of any proposals for the felling, pruning, trimming or uprooting of any trees;

(ii) a landscape scheme showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces, details of play equipment and the finished levels in relation to existing levels;

(iii) the arrangements to be made for the future maintenance of landscaped and other open areas.

- The siting of all buildings and the means of access thereto from an existing or proposed highway, including the layout, construction and sightlines.

- The design of all buildings, plant and tanks, including the colour and texture of external materials to be used together with samples of all external facing and roofing materials.

- The details of materials/treatment to be used for hard surfacing.

- The layout of foul sewers and surface water drains.

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- The manner of treatment of any existing water courses and ditches.
- The provision to be made for the parking, turning, loading and unloading of vehicles.
- The provision to be made for parking and storage of cycles.
- The alignment, height and materials of all walls and fences and other means of enclosure.
- The provision to be made for the storage and disposal of refuse.
- The finished levels, above ordnance datum, of the ground floor of the proposed buildings, and their relationship to the levels of any existing adjoining buildings.
- The provision to be made for contractors vehicles parking and plant, storage of building materials and any excavated materials, huts and all working areas.
- details of street lighting and furniture
- Ground levels plan in so far as it relates to the site access, interaction with adopted highway and safe operation of the internal layout

Reason: To comply with the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order).

3. The submission of all reserved matters and the implementation of the development hereby permitted shall be in substantial accordance with:
Document ref: REPT01-V1 ISSUED-01-V01 - Noise Impact Assessment

Document ref: GTWVILLE_BSL_DOC_04_4 rev 4 - Flood Risk Assessment

'ECOLOGICAL IMPACT ASSESSMENT updated March 2025' By LC Ecological Services

ECOLOGICAL IMPACT ASSESSMENT April 2026' By LC Ecological Services

Design and Access Statement March 2026

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.

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

Drawing Number: GTWVILLE_BSL/SK/02 rev T - Proposed Vehicular Access

Drawing Number: GTWVILLE_BSL/SK/17 Rev A – Proposed Vehicular Access Alternative Layout

Drawing Number: GTWVILLE_BSL/SK/15 - Proposed Emergency & Pedestrian Access Final Condition

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Drawing Number: GTWVILLE_BSL/SK/03 rev E - Proposed Emergency & Pedestrian

Drawing Number: GTWVILLE_BSL/SK/10 - Proposed Emergency Access Reserved Corridor

Drawing Number: GTWVILLE_BSL/VT/01 rev H - Vehicle Tracking Diagrams

Drawing Number: GTWVILLE_BSL/VT/04 - Refuse Vehicle Tracking Diagram Peasgood Lane

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.

5. Prior to any site clearance, excavation or preparatory works for each phase of development including the removal of any vegetation, top soil, trees or translocation of species, a strategy for pre-commencement works shall be submitted to and approved in writing by the local Planning Authority setting out a scheme for all pre-commencement works including timings of mitigation measures, tree protection and site inspections.

This shall cover:

- Tree works
- Ecology
- S38 works
- Drainage/utility works

Pre- commencement works shall be carried out in accordance with these approved details.

Reason: to Ensure the works are co-ordinated to avoid unacceptable impacts to trees and biodiversity and to minimise impact on the public and local amenity.

6. No development shall start on site until a construction method statement has been submitted to and approved in writing by the

Planning Authority, which shall include:

- Development roles, contracts and responsibilities
- Public communications strategy including complaints procedure
- piling techniques
- storage of plant and materials
- A programme of and phasing of demolition (if any) and construction work;
- The provision of long-term facilities for contractor parking;
- The arrangements for deliveries associated with all construction works;
- Methods and phasing of construction works;
- Access and egress for plant and machinery;

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- Protection of pedestrian and cycle routes including the PRow during construction;
- Location of temporary site buildings, compounds, construction material, and plant storage areas;
- Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process.
- provision of boundary hoarding and lighting including construction lighting
- protection of trees, hedgerows and other natural features to be retained including their management until such time as they are adopted.
- details of proposed means of dust suppression and noise mitigation
- measures to prevent pollution of the watercourse during construction
- the handling and management of construction waste
- details of surface water runoff.
- Construction lighting.

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason - In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality and in the interest of Highway Safety

7. No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment and SuDS Design Document, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:

a. A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment.

b. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.

c. Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.

d. Evidence that urban creep has been included within the calculations.

e. Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.

f. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.

g. Details of the existing watercourses with details of any proposed changes including levels, cross sections, long sections and culverting details (where essential)

The approved details shall be implemented in accordance with the approved details.

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Reason: To ensure adequate drainage is provided for the development and prevent flooding.

8. 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 NE1, NE16 and CN4 of the Winchester District Local Plan 2040.

9. Details for the long term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings.

The submitted details shall include maintenance schedules for each drainage feature type and confirmation of ownership, including the adjacent watercourses. The maintenance arrangements shall be implemented and retained in perpetuity as agreed.

Reason: To ensure adequate drainage is provided for the development and prevent flooding.

10. Prior to the first occupation of the development, a site management plan will be submitted to and approved in writing by the Local Planning Authority that identifies any areas within the site that will form part of any highway adoption, controlled by a site management company or transferred as part of plots for private ownership. The development will then be implemented in accordance with the approved plan.

Reason - In the interest of safe and suitable street design.

11. The approved lines of site splays within drawing GTWVILLE_BSL/SK/17 Rev A shall not be subject to any obstruction between 0.6m and 2.0m above the adjacent carriageway. Boundary features or any design within these splays through the reserved matters stage shall not exceed 0.6m in height and shall be subsequently maintained so thereafter.

Reason - In the interest of highway safety

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12. In relation to all roads, footways and cycleways to be provided on site the following requirements shall be met:

a. All roads, footways and cycleways, whether to be adopted or otherwise, shall be built to national recognised design construction standards and completed prior to occupation

b. A verification report by a suitably qualified engineer confirming that all unadopted roads, footways and cycleways have been built to the nationally recognised design construction standards shall be provided to the Local Planning Authority on completion of the final road surface or prior to occupation. The report shall include the relevant construction details that the roads, footways and cycleways have been built to and details of the professional qualifications of the person providing the verification.

Reason: To ensure that the development is provided to an appropriate standard.

Informatives

1. In accordance with paragraph 39 of the NPPF (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.

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

2. The Local Planning Authority has taken account of the following development plan policies and proposals: SP1, SP2, SP3, CN1, CN2, CN3, CN4, D1, D3, D5, D7, D9, T1, T2, T3, T4, NE1, NE3, NE4, NE5, NE6, NE11, NE16, HE1, HE2, HE7, H1, H3, H4, H5, H6

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.

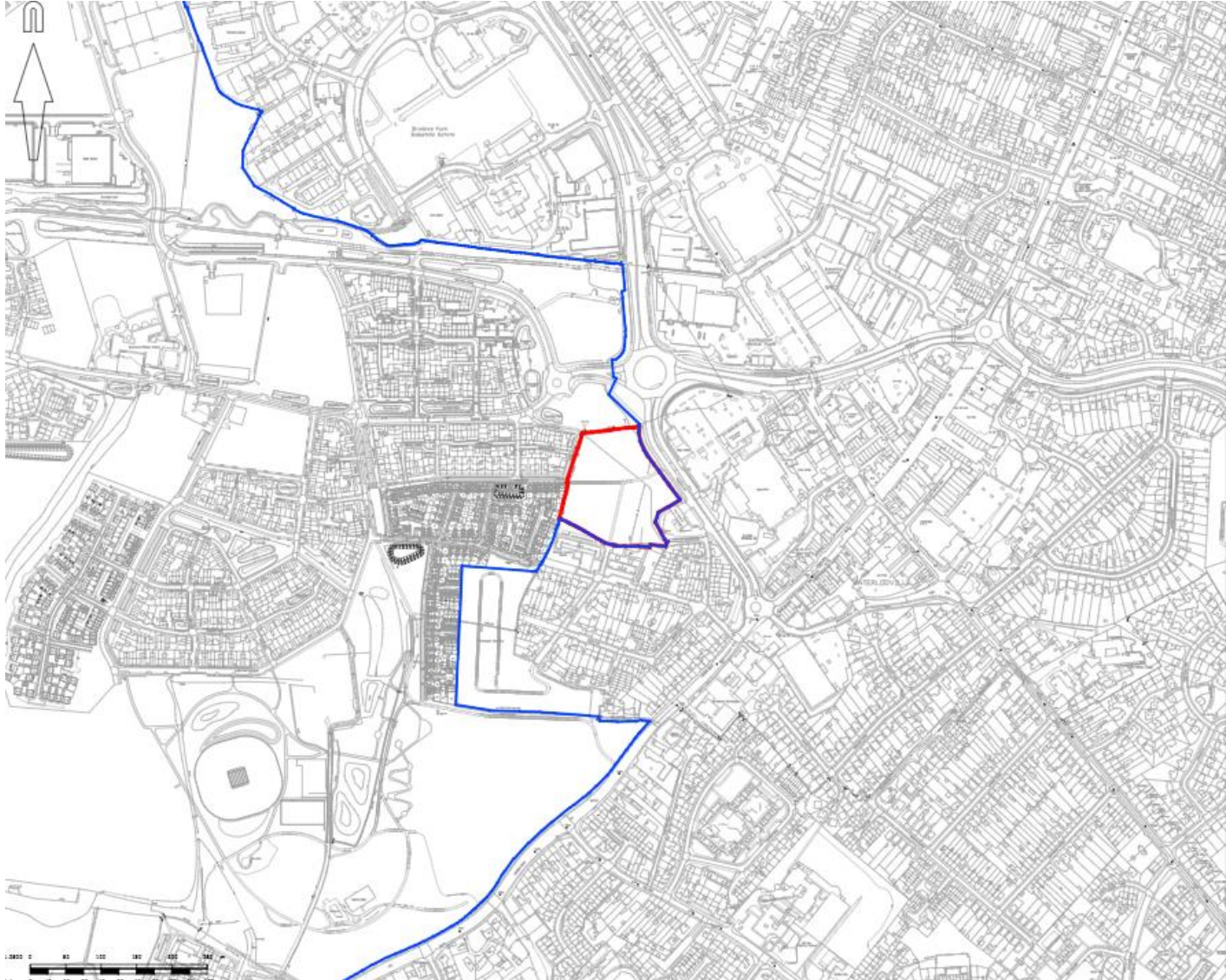
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23/01457/OUT – Land Adjacent Laxton Leaze, Waterlooville, Hampshire

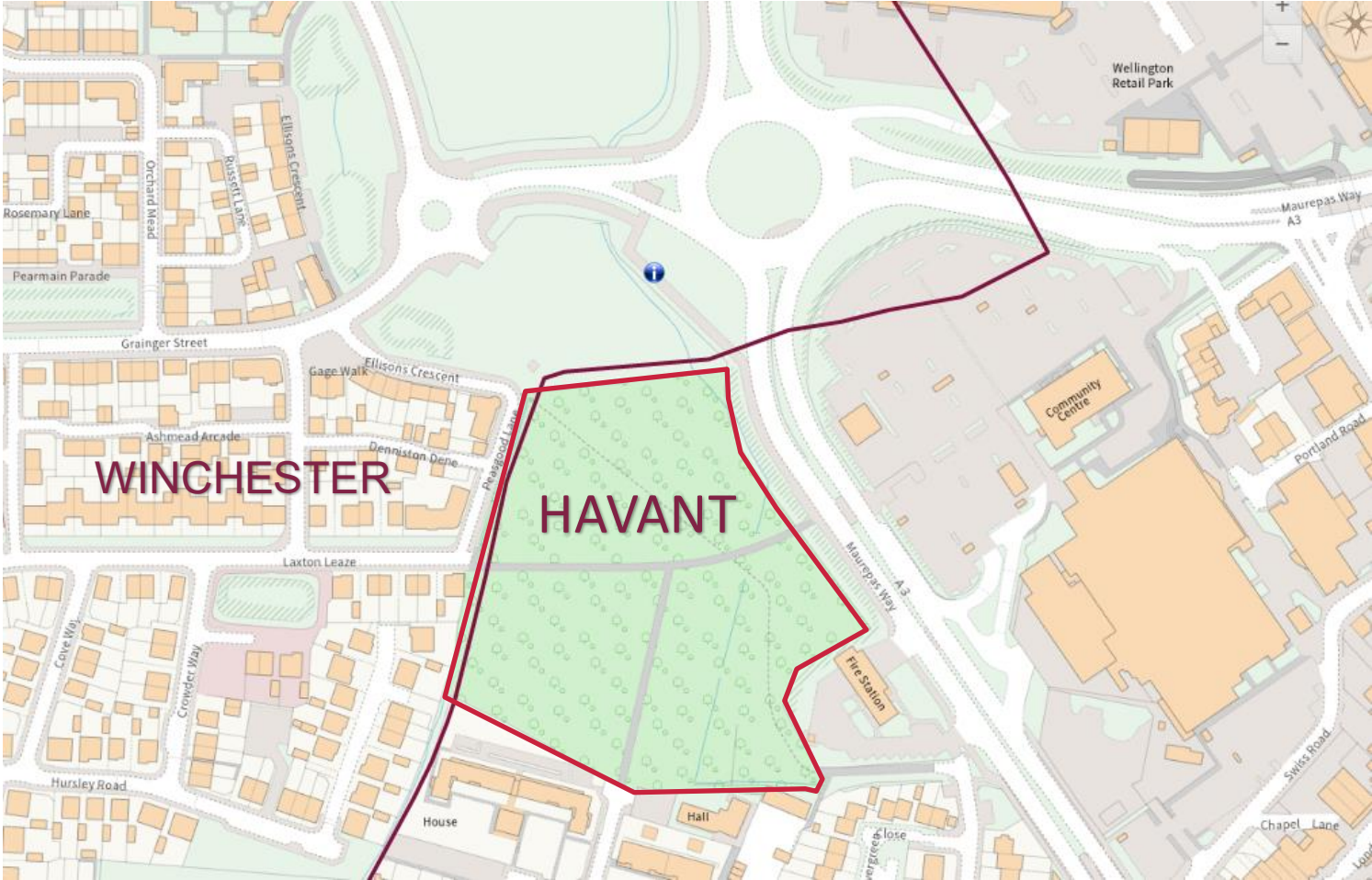
Outline application for residential development up to 69 dwellings with access in detail. All other matters reserved. (amended Plans Submitted, amended description)



LOCATION PLAN



MAP SHOWING DISTRICT BOUNDARY



AERIAL PHOTOGRAPH



ILLUSTRATIVE MASTERPLAN

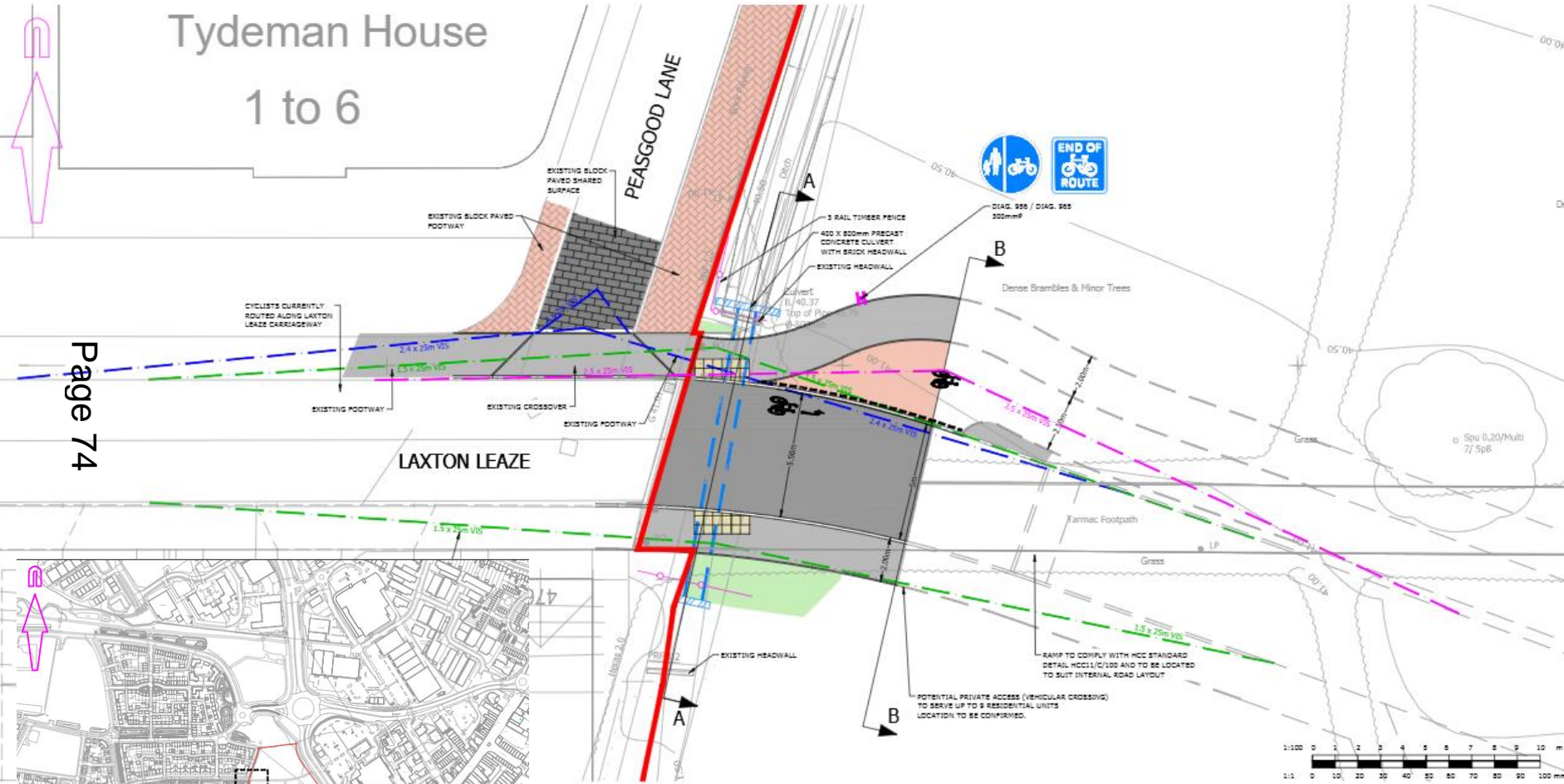


PROPOSED VEHICLE ACCESS

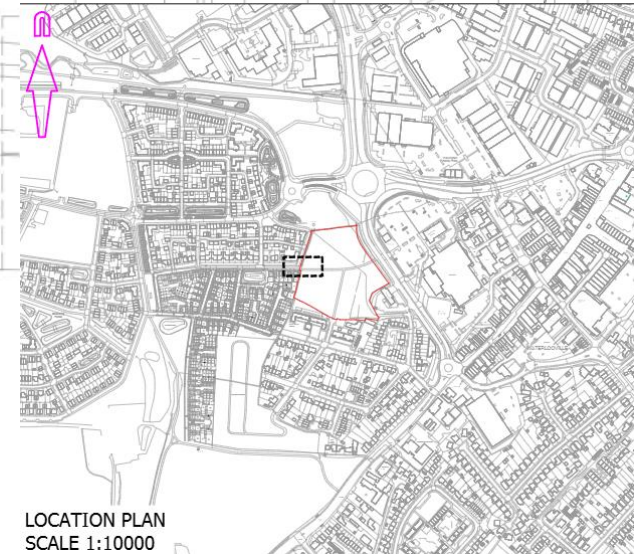
Tydeman House
1 to 6

PEASGOOD LANE

LAXTON LEAZE



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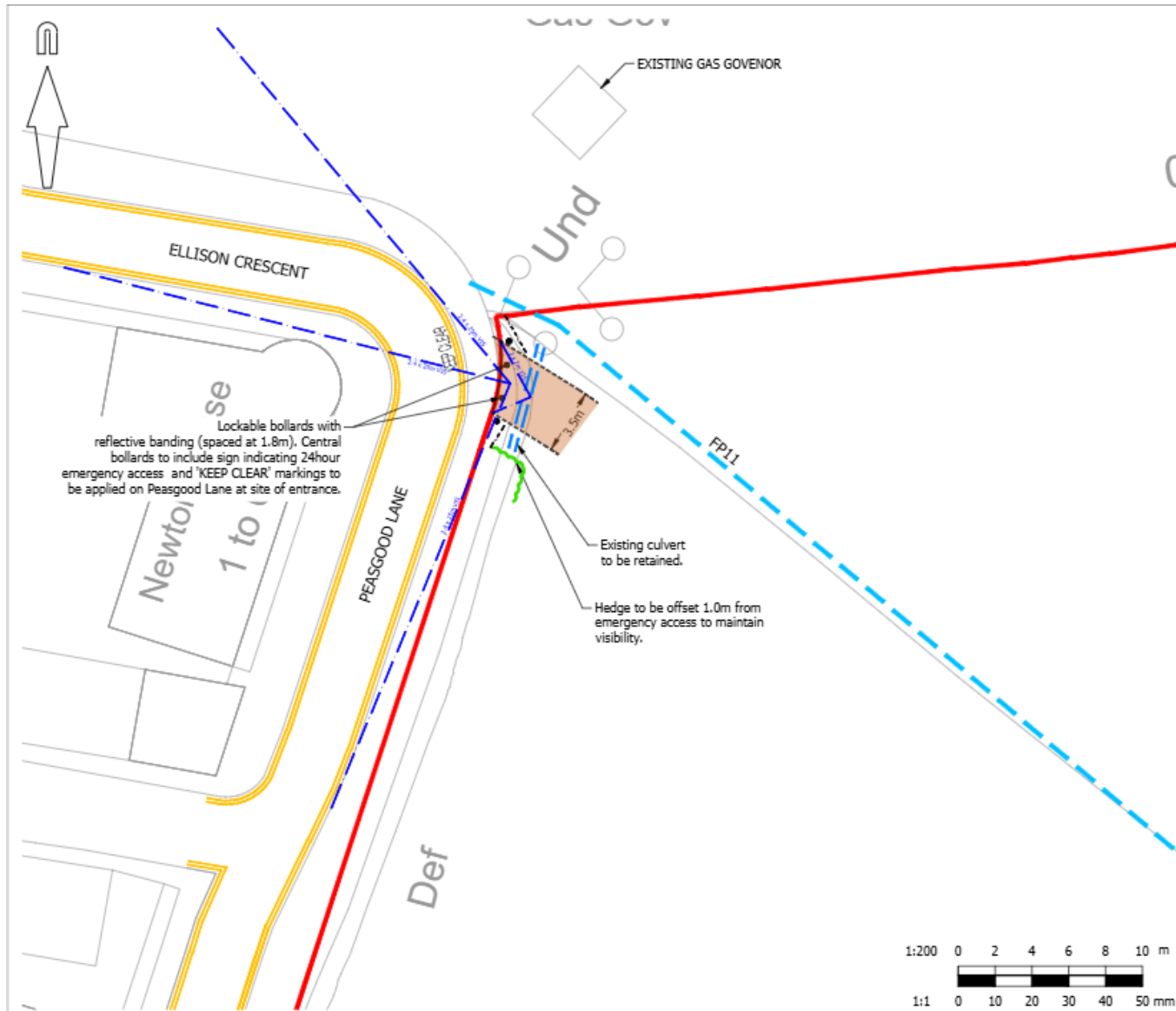


LOCATION PLAN
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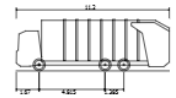
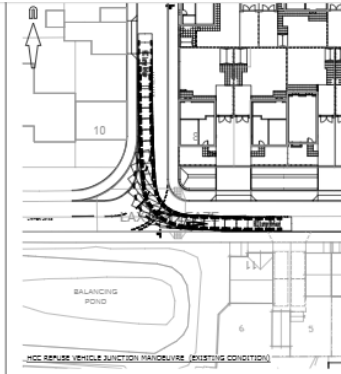
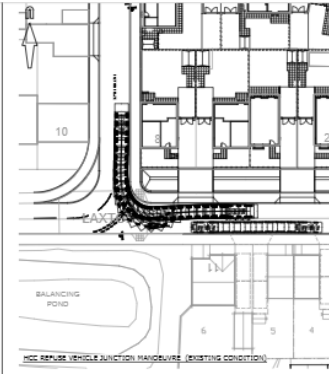
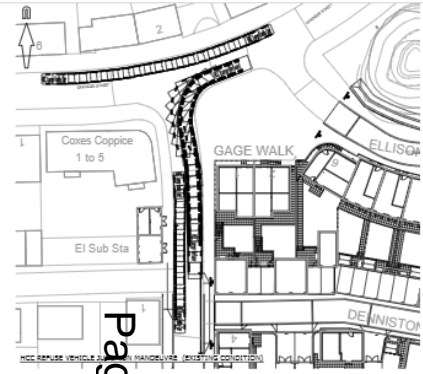


PROPOSED EMERGENCY AND PEDESTRIAN ACCESS

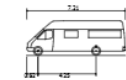
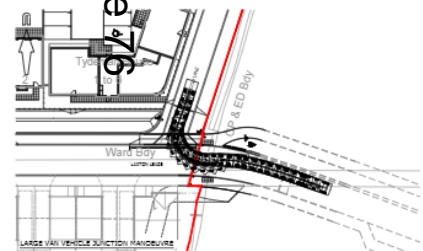
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VEHICLE TRACKING

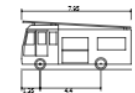
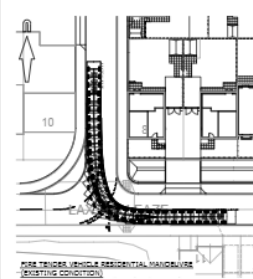
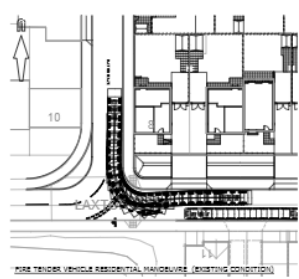
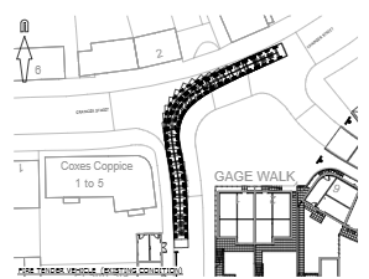
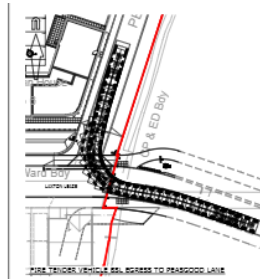
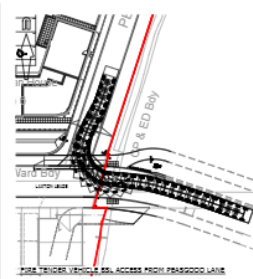
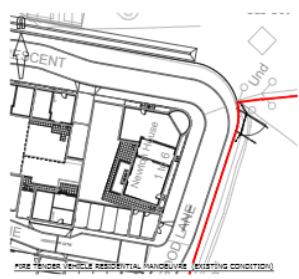
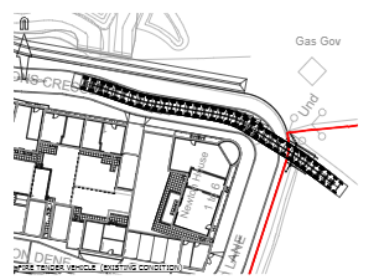


Phoenix 2 Duo (P2-15W with Elite 6x4 chassis)
 Overall Length 12.20m
 Overall Width 4.85m
 Overall Body Height 2.50m
 Min Body Ground Clearance 0.35m
 Track Width 2.50m
 Lock to lock time 4.0s
 Kerb to Kerb Turning Radius 9.500m



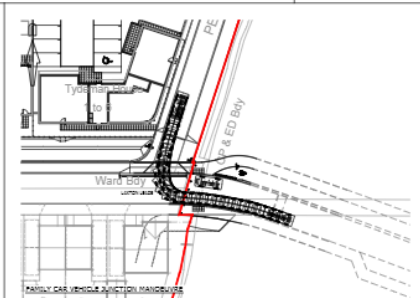
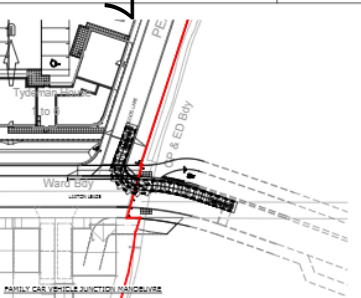
7.5t Panel Van
 Overall Length 7.21m
 Overall Width 2.54m
 Overall Body Height 2.54m
 Min Body Ground Clearance 0.35m
 Track Width 1.80m
 Lock to lock time 4.0s
 Kerb to Kerb Turning Radius 7.400m

VEHICLE TRACKING



HCC FIRE PUMP

Overall Length	7.950m
Overall Width	2.500m
Overall Body Height	3.490m
Min Body Ground Clearance	0.380m
Max Track Width	2.000m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	7.750m



Standard Design Vehicle (SDV)

Overall Length	4.800m
Overall Width	2.050m
Overall Body Height	1.950m
Min Body Ground Clearance	0.100m
Track Width	2.000m
Lock to lock time	4.00s
Wall to Wall Turning Radius	6.000m

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REFUSE VEHICLE TRACKING PEASGOOD LANE



SITE PHOTOS



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SITE PHOTOS



SITE PHOTOS



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SITE PHOTOS



CONCLUSION

Recommendation: PERMIT

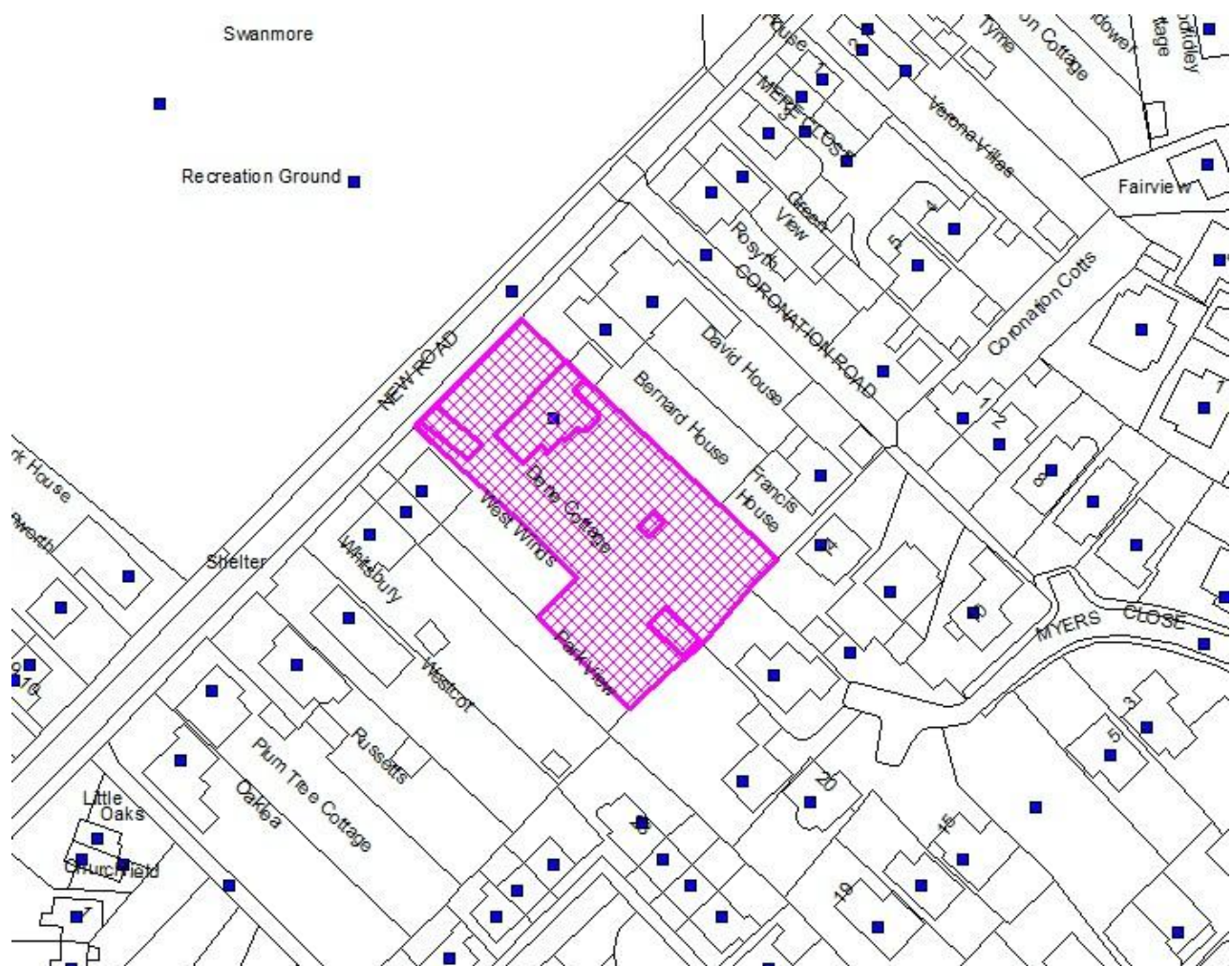
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WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: 25/01431/OUT
Proposal Description: Proposed new 4-bedroom self-build house and garage within the rear garden of Dene Cottage.
Address: Dene Cottage New Road Swanmore Southampton Hampshire
Parish, or Ward if within Winchester City: Swanmore Parish Council
Applicants Name: Mr Keith Emery
Case Officer: Cameron Taylor
Date Valid: 28 July 2025
Recommendation: Permit
Pre Application Advice: No

Link to Planning Documents

[Link to page – enter in reference number 25/01431/OUT](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
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The development is recommended for permission as it is considered that it will not have an adverse impact on the character of the area in accordance with policies SP2, D1, D8, T2, T4, NE5, NE6, NE16, H2 and H3 of the Local Plan 2020-2040 and would not result in a significant adverse impact upon neighbouring residential amenity in accordance with policy D7 of the Local Plan 2020-2040.

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

None

Site Description

The application site comprises a large detached dwellinghouse within the settlement boundary of Swanmore. The application site is located on the southern side of New Road, surrounded by other residential development that lines the southern side of the road. The site lies adjacent to Swanmore Recreation ground. The existing dwelling is a two-storey detached dwellinghouse comprised of red brick and set underneath a red tiled roof. There is a large amount of trees and vegetation along all sides of the application site's boundary.

Proposal

This application seeks outline consent for a self-build dwellinghouse, with all matters reserved. The proposed dwelling would be sited within the rear garden of Dene Cottage.

Relevant Planning History

Application Ref.:	Proposal	Decision & Date
05/01098/FUL	Conservatory to rear	Permitted 16/06/2005
80/01362/OLD	Erection of garage extension and new roof over garage and kitchen	Permitted 17/06/1980

Consultations

Service Lead – Engineering (Drainage) –

No Objection subject to condition

Service Lead – Public Protection (Environmental Health) –

No Objection subject to condition

Natural England -

No objection subject to mitigation secured by condition

Hampshire County Council Highways-

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The Highway Authority raises no objection in principle, confirming that the access has adequate visibility. However, it notes that insufficient detail has been provided to demonstrate safe on-site access, turning, and parking arrangements. It therefore recommends that, if permission is granted, conditions are imposed to secure appropriate parking, manoeuvring space, and access design in the interests of highway safety.

Representations:

Swanmore Parish Council:

Swanmore Parish Council OBJECTS to this application.

The proposal is back garden development which the Parish Council does not support, and which contravenes paragraphs 2.3 and 5.2 of the Swanmore Village Design statement:

“2.3 When considering new development, in particular an area previously used as a garden, the plot should be protected from over development and insensitive or inappropriate infilling. The scale of new development should respect our rural village environment, and maintain reasonable levels of privacy and amenity for occupiers of neighbouring properties.”

“5.2 Its positioning should be chosen to enhance visual variety, respect the neighbours’ privacy and avoid any undesirable intrusion into established views of existing open landscape.”

And paragraph 75 of the 2024 National Planning Policy Framework:

“...Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.”

The proposed development would not be in keeping with the existing pattern of development in the surrounding area; there is a clear building line along New Road and no other back garden development in this part of New Road (save for Francis House which is orientated towards and accessed from Coronation Road).

A similar application 3 doors down from this property was rejected (Whitsbury, New Road, Swanmore, 12/00319/OUT) and the reasoning given would apply here:

“(i) the proposal, by reason of its indicative size and siting would result in a cramped and inappropriate form of development which would not respond positively to the character, appearance and variety of the local environment and does not respond positively to the existing building lines;

(ii) the building, due to its indicative scale, the extent of its footprint, and its proximity to the neighbouring boundaries to the north-east and south-west, would have an overbearing and intrusive impact and would therefore be harmful to residential amenity and outlook.

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(iii) the development is considered to be an inappropriate development of a residential garden and would set a precedent for backland development which may make it hard for the Local Planning Authority to resist other similar proposals which would cumulatively further detract from and erode the character, appearance and variety of this part of Swanmore."

The proposed 4-bedroom house would negatively affect the amenity of surrounding neighbours in terms of being overlooked, loss of privacy and possibly loss of daylight.

A 4-bedroom house would result in the overdevelopment of the site.

We would be concerned about the access on to a busy road where visibility is an issue because of the many parked cars.

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

- Principle of development
 - Objections to the proposal as inappropriate back-land / garden development, which is considered incompatible with the established pattern of frontage development along New Road.
 - Concerns that residential development within the rear garden undermines the characteristic spacious plot layout of the area.
 - Fears that approval would set an undesirable precedent for further subdivision of garden land locally.
- Character and appearance
 - Concerns that a new dwelling to the rear would be out of character with the surrounding area.
 - Objections that the development would erode the open, semi-rural character currently provided by long rear gardens.
 - Views that a 4-bedroom dwelling would appear disproportionate within a rear garden setting.
- Impact on neighbouring amenity
 - Concerns regarding loss of privacy to neighbouring gardens and dwellings.
 - Objections citing potential overlooking from windows and private amenity areas.
 - Fears of increased noise and disturbance, including from general residential activity, parking and vehicle movements.
- Overdevelopment
 - Objections that the proposal would represent an overdevelopment of the original plot.
 - Concerns that the remaining garden areas would be uncharacteristically small, resulting in a cramped form of development.
- Access, parking and highway impacts
 - Concerns about the safety and suitability of the access arrangements.
 - Objections to increased traffic movements on New Road.
 - Fears that additional vehicles would be harmful to highway safety and residential living conditions.
- Trees, landscaping and ecology
 - Concerns that development would result in the loss of existing trees, vegetation or wildlife habitat within the rear garden.

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- Objections that insufficient detail has been provided to demonstrate that existing green features would be adequately protected.
- Drainage and infrastructure
 - Concerns relating to surface water drainage and the ability of the site to manage additional runoff.
 - Fears that development could place additional pressure on local services and infrastructure.
- Outline application concerns
- Objections that the outline nature of the application provides insufficient information to fully understand the impacts of the proposal.
- Concerns that matters such as layout, scale, appearance and landscaping are unresolved and could result in greater impacts than anticipated.

No Supporting Representations received.

Relevant Government Planning Policy and Guidance

National Planning Policy Framework (NPPF)

- 2. Achieving sustainable development
- 3. Plan-making
- 4. Decision-making
- 5. Delivering a sufficient supply of homes
- 8. Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change
- 15. Conserving and enhancing the natural environment

National Planning Practice Guidance (NPPG)

- Appropriate assessment
- Biodiversity net gain
- Determining a planning application
- Effective use of land
- Flexible options for planning permissions
- Noise
- Self-build and custom housebuilding
- Use of planning conditions

Local Plan 2020 – 2040

- SP2- Spatial Strategy and Development Principles
- CN1- Mitigating and adapting to climate change
- CN2- Energy Hierarchy
- CN3- Energy efficiency standards to reduce carbon emissions
- CN4- Water efficiency standards in new developments
- D1- High Quality, well designed and inclusive places
- D8- Contaminated land
- T2- Parking for New Development
- T4 - Access for New Developments

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NE1 - Protecting and Enhancing Biodiversity and the Natural Environment in the District
NE5- Biodiversity
NE6- Flooding and Flood Risk and the water environment
NE16- Nutrient Neutrality Water Quality Effects on the Special Protection Areas (SPAs),
Special Areas of Conservation (SACs) and Ramsar Sites of the Solent and the River
Itchen
H1- Housing Provision
H2- Spatial Housing Distribution
H3- Development within Settlements

Supplementary Planning Document

National Design Guide 2019
High Quality Places 2015
Swanmore Village Design Statement

Other relevant documents

Climate Emergency Declaration, Carbon Neutrality Action Plan 2020-2023
Nature Emergency Declaration
Statement of Community Involvement 2018 and 2020
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) require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Local Plan 2020-2040 Policy SP2 sets out the overarching Development Strategy for the district. Development proposals will be expected to make efficient use of land and prioritise the use of previously developed land/buildings in accessible locations, in accordance with the development strategies set out in policies H1 and H2 of the Local Plan 2020-2040.

The application site is located within the settlement boundary of Swanmore and is noted as a Larger Rural Settlement. Policy H3 notes development that accords with the Development Plan will be permitted and Swanmore falls within this list as having a defined settlement boundary. The proposal is therefore considered acceptable in principle, subject to compliance with the relevant policies of the Winchester District Local Plan 2020–2040.

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 proposed site is situated within the existing residential curtilage of Dene Cottage which is a two-storey detached dwelling with a larger garden to the side and rear, with an access road which runs along the site's southern boundary.

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The proposal seeks outline permission with all matters reserved for a 4-bed dwelling and garage.

As this is an outline application with all matters reserved the plans provided are indicative and do not provide detail of what would be built out at this stage. A previously refused outline permission (12/00319/OUT) at Whitsbury has been highlighted. The site of Whitsbury is located to the south of the site of Dene Cottage with the properties of West Winds and Park View in between. This previous application sought a dwelling within a smaller plot which resulted in development across the width of the site with a small gap to the boundary within a smaller site.

This outline application does not seek permission for the site layout or scale of the dwelling, and the scale and appearance of the dwelling would be subject to a reserved matters application. The indicative plans show the footprint of the dwelling and garage and the overall site area proposed for the dwelling. The proposed dwelling would replace an existing detached garage located on the site. The dwelling has an overall footprint that is reflective of dwellings within the area, as does the proposed curtilage of the dwelling. The indicative plans also show a garage to the front of the dwelling of a scale subservient to the host dwelling. There are other examples in the area of similar garages. The overall site has a large plot which even when subdivided to accommodate the proposed dwelling remains proportionate to the overall scale of the dwelling and the area.

The surrounding area is residential in nature with examples of backland development visible in the area. Therefore, the siting of the dwelling and garage are acceptable and would not result in a significant adverse impact upon the character and appearance of the site and wider area. Therefore complying with policy D1 of the Local Plan 2020-2040

Development affecting the South Downs National Park

The application site is located over 330metre to the west of 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.

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Neighbouring amenity

As this is an outline planning application supported by indicative plans, the detailed size, siting and fenestration of the proposed dwelling have not been formally defined at this stage. Accordingly, a full assessment of the proposal's impact on residential amenity including matters such as overlooking, overbearing impact and overshadowing would be undertaken as part of a subsequent reserved matters application.

However, the likely impact of the proposal, based on the indicative plans and an assessment of the context is necessary.

The proposed residential curtilage would adjoin West Winds to the northwest, Park View to the southwest, Nos. 16 and 18 Myers Close to the southeast, and the remaining land associated with Dene Cottage to the northeast.

The indicative siting of the dwelling retains a separation distance of approximately 6 metres to the southeastern boundary with Nos. 16 and 18 Myers Close.

The rear elevation of No. 16 Myers Close faces northwest, whilst the rear of No. 18 faces southwest. The proposed dwelling would not be directly aligned with No. 16, with an intervening distance of approximately 14.5 metres, and there would be a separation distance of approximately 22 metres to the flank elevation of No. 18.

Separation distances to West Winds, Park View and Dene Cottage exceed 25 metres at the closest point, which in this instance relates to the proposed garage rather than the principal dwelling which is located further away.

Having regard to these separation distances, alongside the siting of the dwelling away from site boundaries, a two-storey dwelling in the indicative position is not considered to result in any significant adverse overbearing or overshadowing impacts on neighbouring properties.

No detailed design or fenestration plans have been submitted at this stage; however, the proposal achieves separation distances exceeding 22 metres to the majority of neighbouring properties. Whilst No. 16 Myers Close is located approximately 14.5 metres away and is not directly aligned with the proposed dwelling, any potential for overlooking could be addressed through careful design, including the positioning of windows and the incorporation of appropriate landscaping and boundary treatments.

It is noted that the proposed dwelling will be in close proximity to what will become the northeast boundary of the plot, adjacent to land to the rear of the host dwelling, Dene Cottage. If this area of land remains as part of the extended garden of Dene Cottage, while a new dwelling would be prominent on this boundary, due to the overall scale of the land, it is not considered that it would be unacceptably overbearing or intrusive, subject to detailed design. The plans suggest that this area of land to the rear of Dene Cottage may be subject to future development, but there is currently no application for such development and therefore this cannot be taken into account.

Overall, whilst some limited potential for overlooking towards No. 16 Myers Close is acknowledged due to the distance and orientation, this can be satisfactorily mitigated

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through design and landscaping measures. The proposal is therefore considered to comply with Policy D7 of the Local Plan (2020–2040).

Sustainable Transport

For residential developments creating between one and five new dwellings, the Local Highway Authority (LHA) only wishes to be consulted directly where the proposed development would be accessed directly from an A, B, or C classified road.

The proposal seeks outline planning permission with access to be determined at the reserved matters stage. However, the indicative plans show that access to the proposed dwellings would be taken along the site's southern boundary, utilising the existing access from New Road and a section of the existing driveway. It is noted that New Road benefits from adequate visibility at the proposed access location.

Nevertheless, in order to ensure that the development would not result in an adverse impact on highway safety, detailed highways drawings are required as part of part of the reserved matters under condition 3(c). This requires the submission and approval of details relating to the widening of the access, the provision of appropriate visibility splays, on-site parking arrangements, and measures to ensure that all vehicles can enter and leave the site in a forward gear.

Subject to the satisfactory submission and implementation of the details required by Condition 3(c), the proposal is not considered to result in an adverse impact on the safe and efficient operation of the local highway network and therefore complies with policies T2 and T4 of the Local Plan (2020–2040).

Ecology and Biodiversity

The application site is not located within, adjacent to, or in close proximity to any European designated sites, including the River Itchen Special Area of Conservation (SAC), the Solent SAC, Special Protection Areas (SPAs) or Ramsar Sites.

The site forms part of the established residential curtilage of Dene Cottage and comprises a well-maintained domestic garden. There are no records of notable or protected species present on the site, nor is the site situated within an area of particular ecological sensitivity. Given the domestic nature of the land and the absence of nearby statutory ecological designations, the proposal is not considered likely to result in an adverse impact on ecological interests or biodiversity value.

As the proposal is for a self build dwelling, it would be exempt from mandatory Biodiversity Net Gain (BNG) requirements. However, a precautionary condition has been attached to ensure that, should the dwelling not be constructed as a self-build project, the development would be required to demonstrate compliance with the relevant Biodiversity Net Gain criteria (Condition 7).

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In addition, to secure some level of biodiversity enhancement on the site, condition 5 has been imposed requiring the submission and implementation of appropriate biodiversity mitigation and enhancement measures.

On this basis, the proposal is considered to comply with Policies NE1 and NE5 of the Local Plan 2020–2050.

Appropriate Assessment.

In regard to the nitrates issue, the application will have a likely significant effect in the absence of avoidance and mitigation measures of European and Internationally protected sites as a positive contribution of 1.12Kg/N/year is made. The proposal falls outside of the Itchen river catchment, therefore does not require phosphate mitigation. 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 effects 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 and policy NE16 of the Local Plan 2020-2040.

Sustainable Drainage

The site lies within Flood Zone 1 and is therefore at low risk of fluvial flooding. There is also no evidence to suggest a significant risk of pluvial flooding. However, the proposed development would involve the replacement of permeable garden land with areas of built form and hard surfacing, which has the potential to increase surface water runoff. Any increase in runoff must not result in an increased risk of flooding elsewhere.

Subject to the submission and approval of an appropriate sustainable drainage strategy, incorporating SuDS in accordance with DEFRA's Non-Statutory Technical Standards for Sustainable Drainage Systems, no objection is raised on flood risk or drainage grounds. The site is unlikely to be suitable for infiltration techniques and no watercourse is present within or adjacent to the site, therefore the method of surface water disposal will need to be carefully considered and appropriately designed.

Condition 3(b) which lists the details required to be submitted as reserved matters includes full details of both surface water and foul water drainage arrangements to be approved prior to commencement of development. This will ensure that the drainage strategy is robust, sustainable and does not adversely impact flood risk either on or off site. On this basis, the proposal is considered to comply with Policy NE6 of the Local Plan 2020–2040.

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Sustainability

The adopted Local Plan 2020-2040 has a suite of policies dealing with Carbon Neutrality and Designing for Low Carbon Infrastructure and of these Policies CN1 to CN4 are relevant to this proposal. While it is not practical to apply these policies to some proposals which pre-date the new local Plan, as this is an outline application it is expected that the subsequent reserved matters would comply with these requirements. Therefore condition 3(h) is applied to ensure that the reserved matters submission includes suitable sustainable measures.

As such the proposal is considered to comply with Policies CN1 to CN4.

Contaminated Land

The site had a GIS trigger relating to contaminated land and as such consultations were undertaken with the Environmental Health team. There were no adverse comments raised in regards to contaminated land subject to condition 6 that relates to unexpected contamination. The proposal therefore complies with policy D8 of the Local Plan 2020-2040.

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 development in this site is acceptable as it is situated within the settlement boundary of Swanmore, with the proposal seeking outline permission with all matters reserved for a detached dwelling. While the application reserves all detailed matters, the indicative information demonstrates that the site is capable of accommodating a dwelling and associated garage of an appropriate scale and footprint, consistent with the character of the surrounding residential area. The plot remains proportionate, and the presence of similar backland development nearby reinforces the acceptability of the proposal. Subject to consideration of detailed design at reserved matters stage, the development would not result in significant harm to the character and appearance of the site or wider area.

The indicative layout demonstrates that the site can accommodate a dwelling with sufficient separation from neighbouring properties to avoid significant adverse impacts. Any potential issues relating to overlooking or amenity can be appropriately addressed at the reserved matters stage through careful design and landscaping.

Therefore, the principle of development is acceptable and as the indicative plans show, the proposed dwelling and garage would not result in a harmful impact upon the site and wider area, subject to compliance with the attached conditions and subject to the submission of the subsequent reserved matters applications in respects of the access, appearance, landscaping, layout and scale.

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In conclusion it is considered that the proposal accords with national planning policies and the Development Plan policies SP2, D1, D7, D8, T2, T4, NE5, NE6, NE16, H2 and H3 and does not raise any material matters that weigh sufficiently against the granting of outline planning permission.

Recommendation

Approve subject to the following conditions:

Conditions

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

The development hereby permitted shall begin before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

2. The outline proposal subject of this planning permission shall be in accordance with the details as submitted showing the developable area within the application red-line boundary and as otherwise agreed in the plans, drawings, specified materials and written documentary supporting submissions with the application, including the following plans:

- Outline Application for 1 New 4 Bedroom Property and Garage- Dwg No. DC-001-A- Received 22.08.2025

Reason: To clearly define the outline proposal for development which will be subject to further reserved matters detail considerations based upon the area for development within the red-line application site.

3. Plans and particulars showing the detailed proposals for all the following aspects the development (hereinafter called "the reserved and other matters" shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The approved details shall be carried out as approved and fully implemented before the building(s) is/are occupied.

The plans and particulars shall specify the following detailed proposals:

Reserved and other matters: -

(a) The layout and design (external appearance and scale) of all buildings, (detailed elevations and floor plans) including the colour and texture of external materials to be used together with samples of all external facing and roofing materials.

(b) Full detailed proposals for the disposal of foul and surface water.

(c) The provision to be made for access to the site and proposed dwelling to include:

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- the proposed means of vehicular access onto New Road, including the extent of access widening and associated visibility splays;
- the proposed on-site parking provision for the dwelling;
- a vehicular turning area sufficient to enable vehicles to enter and leave the site in a forward gear
- A swept path analysis for an appropriate vehicle type.

The submitted Highways details shall be implemented in full prior to first occupation of the development and thereafter retained.

(d) A construction management plan.

(e) The provision to be made for the storage and disposal of refuse.

(f) The finished levels, above ordnance datum, of the ground floor of the proposed building(s), and their relationship to the levels of any existing adjoining buildings.

(g) Hard and soft landscape details.

(h) Details of how the proposal will provide sustainable development to satisfy policies CN1 to CN4 of the Local Plan 2020-2040.

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

4. 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

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 NE5 and NE16 of the Local Plan 2020-2040.

5. Prior to the commencement of development hereby permitted above slab level, a biodiversity enhancement and mitigation plan shall be submitted to and approved in writing by the local planning authority. The works shall then proceed in strict accordance with the approved submission.

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Reason: To ensure that the ecological value of the site is not adversely impacted upon by the development

6. 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.

7. The residential unit in the development hereby permitted shall be constructed as a self-build dwelling(s) within the definition of self-build and custom build housing in the Self-build and Custom Housebuilding Act 2015 (as amended):

- i.) The first occupation of the unit in the development hereby permitted shall be by a person or persons who had a primary input into the design and layout of the unit(s) and who intends to live in the unit(s) for at least 3 years;
- ii.) The Council shall be notified of the persons who intend to take up first occupation of the unit in the development hereby permitted at least two months prior to first occupation.

In the event that the dwelling is not built and occupied for a minimum 3 years as a self-build/custom build property, a biodiversity net gain plan shall be submitted to and approved by the Local Planning Authority. The biodiversity net gain plan shall be implemented in accordance with the approved details.

Reason: To ensure the development complies with the self-build and custom build housing definition and help meet the Council's self-build requirement, in accordance with National Planning Policy, and in light of the exemption from biodiversity net gain being obtained because the dwelling is a self-build/custom build property.

Informatives:

1. In accordance the NPPF (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 2020-2040:- SP2, CN1-CN4, D1, D8, T2, T4, NE5, NE6, NE16, H1, H2 and H3

3. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the

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

4. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

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

6. Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible. For further advice, please refer to the Construction Code of Practice <http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-ofconsiderate-practice>

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

8. 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 for Self and Custom Build Development of no more than 9 dwellings and on a site which has an area no larger than 0.5 hectares

9. As the dwelling hereby approved was exempt from Biodiversity Net Gain due to being a self-build/custom build property, it therefore needs to be constructed as a self-build/custom build property, as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 and occupied only as a self-build/custom build dwelling for a period of at least 3 years from date of the first occupation of the dwelling.

In the event that the dwelling is not built and occupied for a minimum 3 years as a self-build/custom build property, then the development would be in breach of the statutory biodiversity gain condition which sets a Biodiversity Net Gain of 10% for developments as a mandatory requirement in England under

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Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 and the Environment Act 2021. In these circumstances the applicant is advised that a revised planning application for the development would be required to include a biodiversity gain plan providing details how the 10% biodiversity net gain will be achieved.

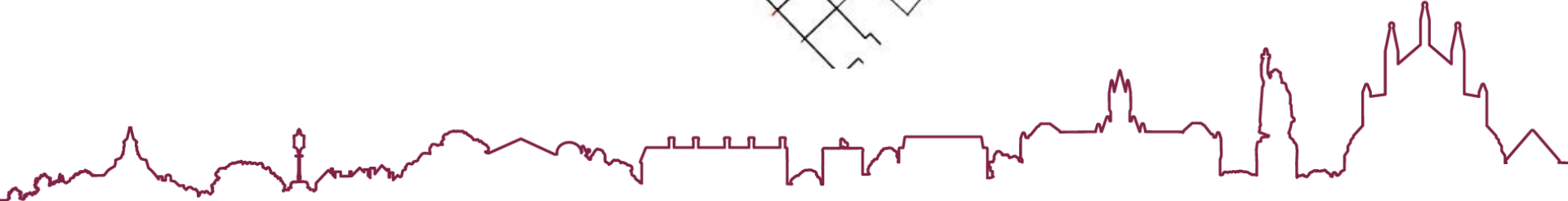
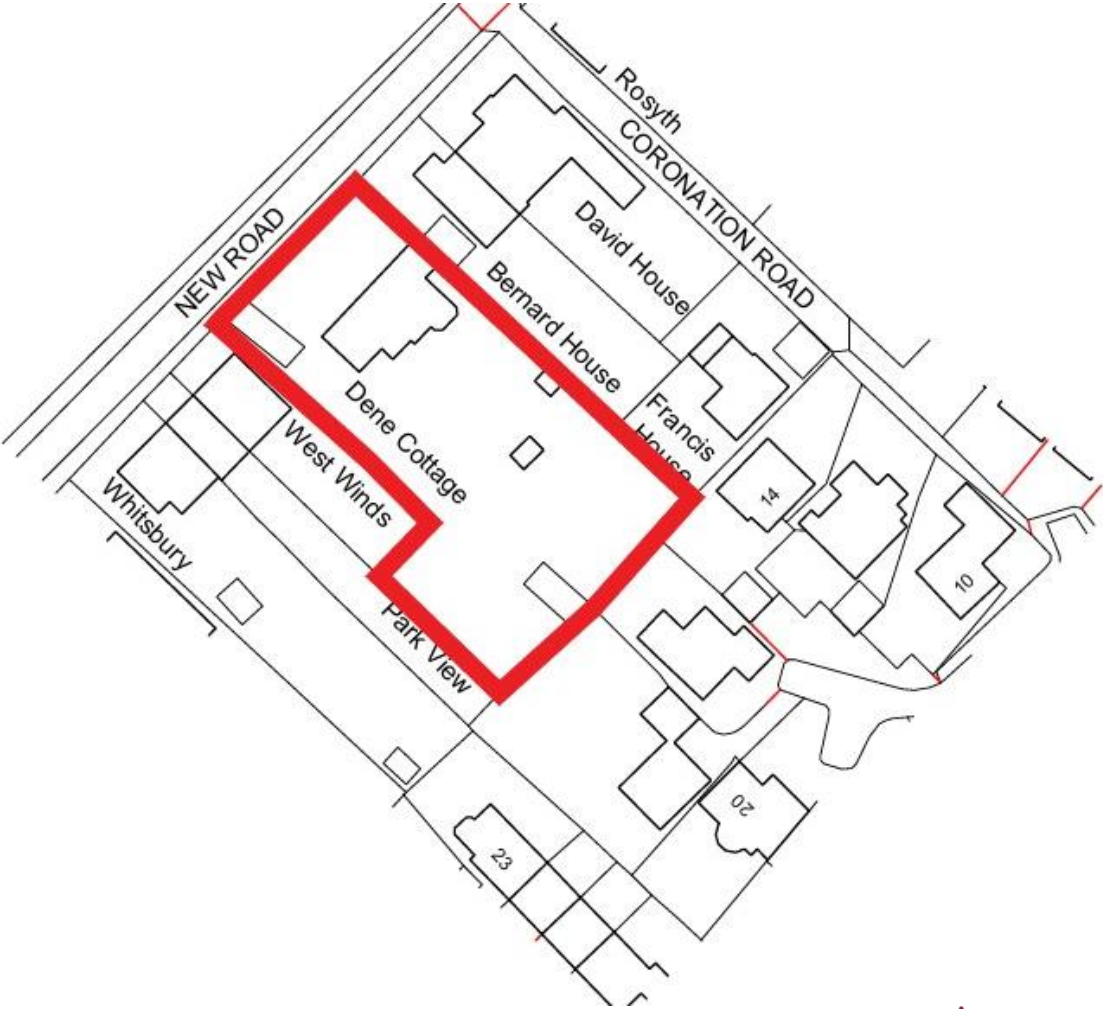
25/01431/OUT- Dene Cottage, New Road, Swanmore, Southampton, Hampshire, SO32 2PF

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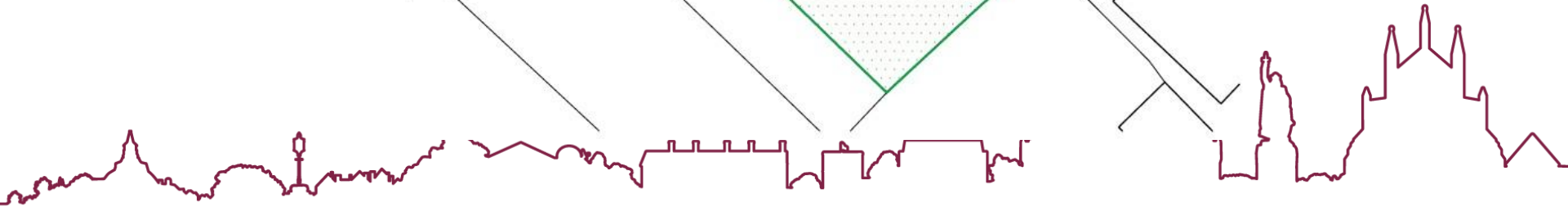
Outline permission for Proposed new 4 bedroom self-build house and garage within the rear garden of Dene Cottage.



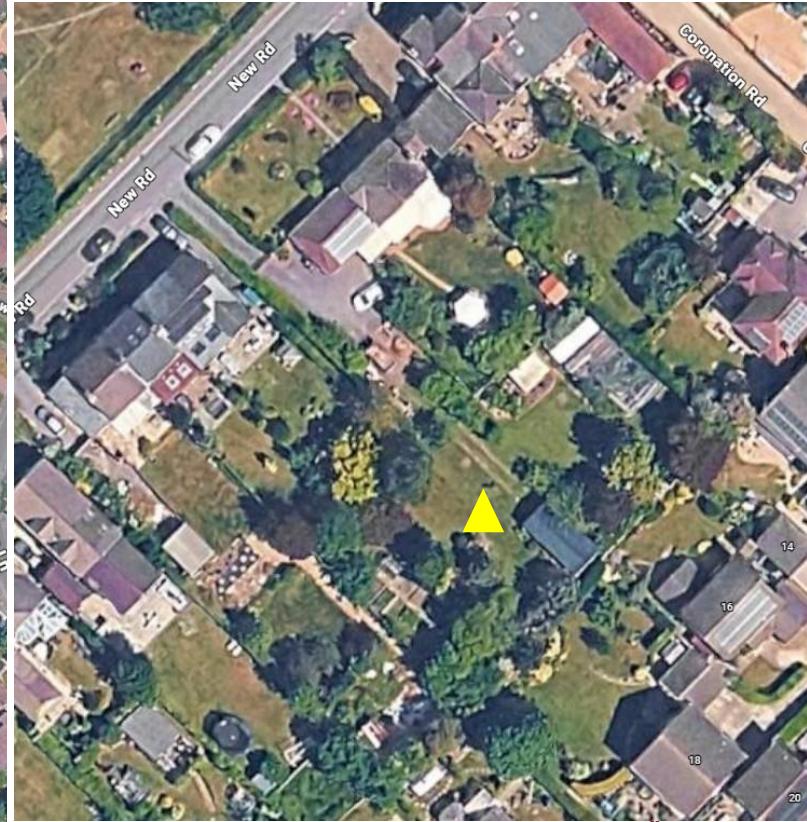
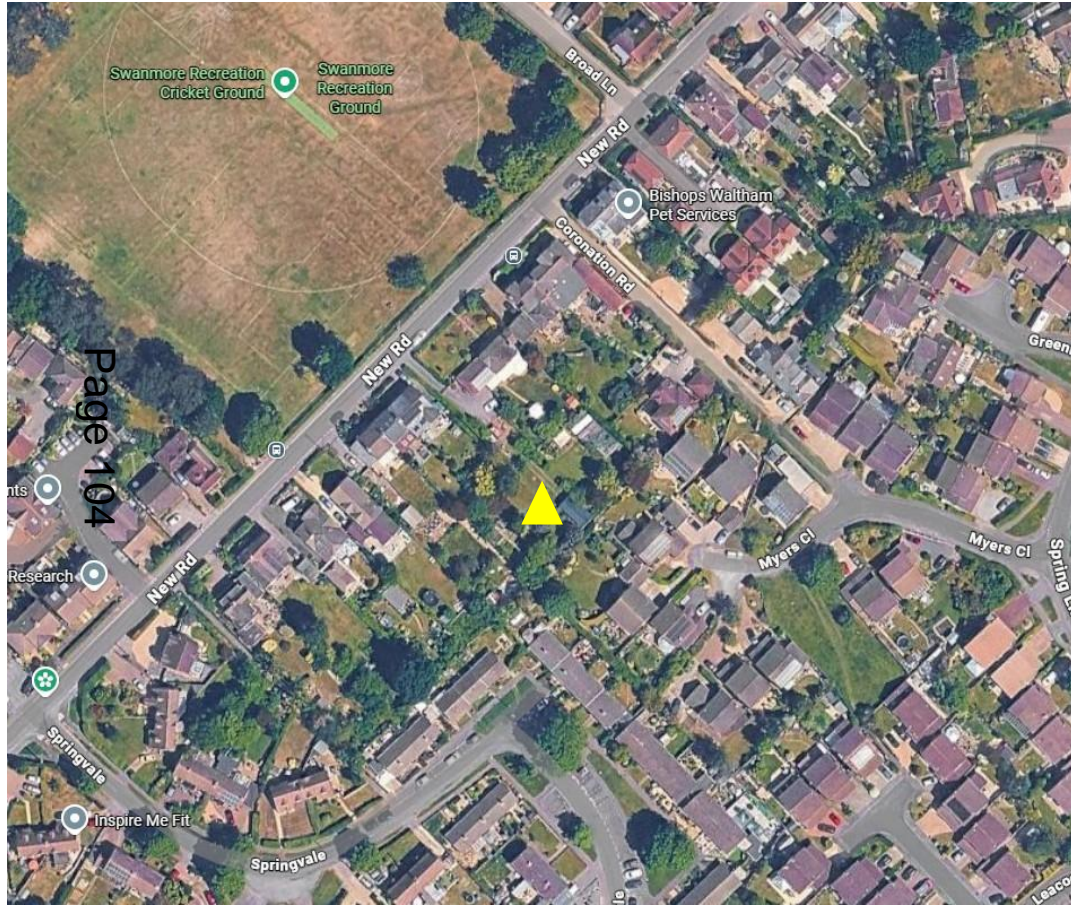
Location Plan



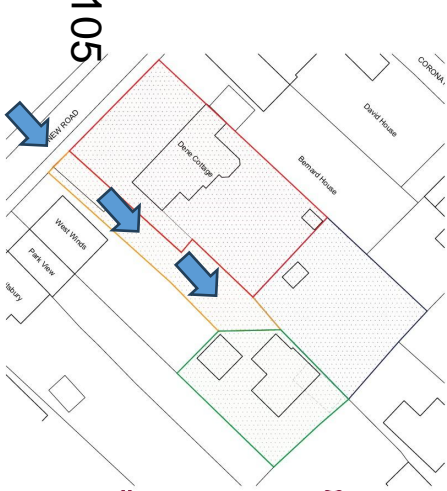
Proposed Site Plan



Aerial Photograph



View looking southeast towards proposed site



View towards southeastern boundary



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Views from and towards the northeast



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Views looking northwest and southwest



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CONCLUSION

Recommendation: PERMIT

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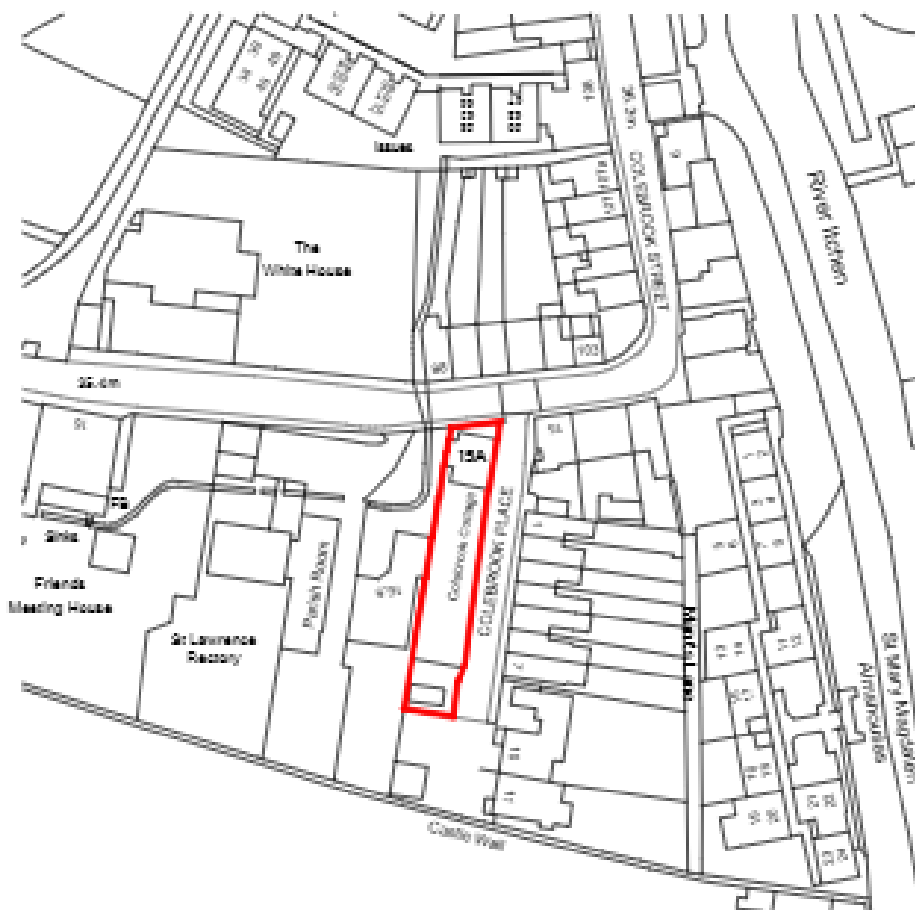
WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: 25/02508/HOU
Proposal Description: Ground Floor Extension
Address: Colebrook Cottage 15A Colebrook Street Winchester Hampshire
SO23 9LH
**Parish, or Ward if within
Winchester City:** St Michael
Applicants Name: Miss Tamara Pascall
Case Officer: Rob Callow
Date Valid: 18 December 2025
Recommendation: Permit
Pre Application Advice No

Link to Planning Documents

[Link to page – enter in reference number 25/02508/HOU](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 as it is considered that it will preserve the character of the area in accordance with Strategic Policy D1 of the Local Plan 2040 and would not harm neighbouring residential amenity in accordance with Policy D7 of the Local Plan 2040.

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

Amendments to Plans Negotiated

Plans were amended to remove materials that were inconsistent with the dwellinghouse and the surrounding areas. The new plans were submitted on the 25th of February. The new plans have reduced the width of the rear extension by 0.6 metres, removed the fascia and replaced it with a corbelling brick pattern. The roof lantern has been replaced for a rooflight.

Site Description

Colebrook Cottage is located on the south side of Colebrook Street in an historic context near to the Cathedral and within the Winchester Conservation Area. The dwellinghouse is located adjacent to 13-15 Colebrook Street, which is a Grade II Listed Building to the east. This building is a group of three redbrick houses dating back to the 18th Century. To the west of Colebrook Cottage is 16 Colebrook Street, a Grade II Listed Building. The front garden wall of 16 Colebrook Street has a separate Grade II listing.

The house has a long rear garden to the south. Immediately to the west is a private road called Colebrook Place which is unmade. This runs parallel to the side elevation of Colebrook Cottage and the side of the rear garden and provides access to 11 terraced properties which face west towards the application site. To the north of these terrace houses are 3 other terraced properties fronting Colebrook Street to the north. To the west of the application site is 16.5 Colebrook Street, a large detached house set back from Colebrook Street adjacent to the rear garden of Colebrook Cottage.

Colebrook Cottage itself is a two-storey detached dwellinghouse constructed of redbrick with white render at first floor level, and clay tiles on the roof. The dwellinghouse has a long rear garden with a tall brick wall separating it from 16.5 Colebrook Street. Along the boundary adjacent to Colebrook Place, the property is enclosed by a mixture of wall, and fencing. Three trees were identified and assessed in an arboricultural report. There is an apple located roughly in the middle of the rear garden and a Japanese Maple Tree towards the rear of the garden. There is also a Lawsons Cypress west of the boundary fence of Colebrook Cottage, level with where the rear extension would be.

Parking provisions are provided behind the rear of the house. Redbrick is especially prominent along Colebrook Street, although render is also present. The roads in the area are very narrow, which contributes to a fairly enclosed area.

Proposal

This application proposes a single storey rear extension with a flat roof with a height of 3.6 metres, a depth of 6.8 metres and a height of 7 metres. The original plans consisted of a

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roof lantern and a fascia finish to the rear extension. Amended plans have slightly reduced the width of the rear extension so it no longer reaches a side wall, removed the fascia and replaced it with corbelling brick pattern to match the existing. The roof lantern has been replaced for a rooflight.

Relevant Planning History

Application Ref.:	Proposal	Decision & Date
19/00959/FUL	Two storey front extension, new first floor window, single storey rear extension. Demolish existing outbuilding.	Permitted: 16 July 2019
05/01535/FUL	Single storey flat roof extension to rear	Withdrawn: 15 August 2005

Consultations

Service Lead – Sustainability and Natural Environment (Trees)

- No objection subject to conditions

Historic Environment

- No objection to the amended plans

Representations:

Objecting Representations:

- 23 objections from 11 addresses were submitted (not including a comment addressed from outside the Winchester District). The comments are summarised below
 - Concerns regarding overshadowing
 - Light disturbances caused by roof lantern and amended rooflight
 - Design not in keeping with the area (plans were amended)
- Some objections also cited concerns regarding the consultation procedure. The application was advertised twice, each for the statutory period.

Supporting Representations

- 1 letter of support from 1 address.
 - Believes the application to be modest and sees no material harm

Relevant Development Plan Documents and Policies

Section 70(2) of the Town and Country Planning Act 1990 and Section 38 (6) of the Planning and Compulsory Purchase Act 2004 require planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The current adopted development plans comprise:

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Winchester Local Plan 2020-2040 (adopted March 2026)

- Strategic Policy D1 – High Quality, Well Designed and Inclusive Places
- Strategic Policy D2 – Design Principles for Winchester Town
- Policy D7 – Development Standards
- Strategic Policy HE1 – Historic Environment
- Policy HE2 – All Heritage Assets (Both Designated and Non-Designated)
- Policy HE3 – Designated heritage assets
- Policy HE5 – Protecting the significance of heritage assets (designated and non-designated heritage assets) and mitigating unavoidable harm
- Policy HE10 – Development in Conservation Areas
- Strategic Policy NE1 Protecting and Enhancing Biodiversity and the Natural Environment in the District
- NE5 - Biodiversity
- NE15 - Special Trees, Important Hedgerows and Ancient Woodlands

Other Relevant Planning Policy and Guidance

National Planning Policy Framework (NPPF) (2024)

- 4. Decision-making
- 12. Achieving well-designed places
- 16. Conserving and enhancing the historic environment

National Planning Practice Guidance (NPPG)

- Historic environment
- Planning Obligations
- Tree Preservation Orders and trees in conservation areas

Supplementary Planning Document

- High Quality Places Supplementary Planning Document (HQP) 2015
 - Chapter 5 – High Quality spaces
 - Chapter 8 – Rear extension

Other relevant documents

- Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 – “General duty as respects conservation areas in exercise of planning functions”. Requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.
- Section 66 of the Planning (Listed Buildings and Conservation Areas Act 1990) which confirms that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Listed Building/Structure.

Planning Considerations

Assessment under 2017 EIA Regulations.

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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.

Principle of development

The application site is within the defined settlement boundary of Winchester where the principle of development such as that proposed is acceptable in accordance with Local Plan policy SP2. Overall acceptance is subject to compliance with the Development Plan as a whole and all other material planning considerations which is assessed below.

Impact on character and appearance of area

The application proposes a single-storey rear extension to be finished in white painted brick with a flat roof. The updated plans propose the width of the extension to be reduced by 0.6 metres, so it would not extend to a side wall of the main dwellinghouse, thus maintaining subservience.

There have been objections from occupiers of neighbouring properties stating that the height and depth of the extension is excessive. However, the extension is proposed to be a height of 3.6m and a depth of less than 7m, which is considered to be proportionate to the dwelling and surrounding context and would not take up a substantial portion of the rear garden. The proposal is therefore of an appropriate scale and in keeping with the main dwellinghouse and the area.

The amended plans propose the use of matching detailing, therefore ensuring the appearance of the extension will complement the existing dwelling. The proposed roof lantern was replaced by a roof light, therefore allowing light into the extension but without resulting in light disturbances and altering the character of the area.

The initial plans had a white fascia feature around the top of the rear extension. Amended plans have removed the fascia and copied an existing corbelling pattern which features at the top of the existing ground floor, thus making the amended plans much more in keeping with the dwellinghouse.

The rear extension would be subservient and not visually dominant. The application proposes materials which match the existing dwellinghouse and surrounding area. It therefore preserves the character and appearance of the area.

Therefore, the proposal complies with policy Strategic Policy D1 and Policy D7 of the Local Plan 2020-2040.

Development affecting 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 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.

WINCHESTER CITY COUNCIL
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The application site is located 0.4km from the South Downs National Park. 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

The development is within the Winchester Conservation Area and there are listed buildings nearby. To the east of Colebrook Cottage is 13-15 Colebrook Street, which is grouped as one Grade II listed building. To the West of Colebrook Cottage is 16 Colebrook Street, a Grade II Listed Building with a separately listed front garden wall.

In this case, while there are listed buildings relatively near to the application site, because the proposal is for a single storey rear extension set behind the property and not in close proximity or view of any of the listed buildings, it is not considered that the proposal will have any impact on the setting of these listed buildings. As such due regard has been given to Section 66 of the Planning (Listed Buildings and Conservation Areas Act 1990) which confirms that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Listed Building/Structure.

In terms of the Conservation Area, Colebrook Street is within the Walled Area of the Winchester Conservation Area which is generally defined by narrow plots. The rear extension is proposed to be single storey and would be set in from both side walls of the main dwellinghouse. Therefore it would preserve this special characteristic of narrow plots. Original plans consisted of fascia and a roof lantern, which was deemed to not be in keeping with the Conservation Area. The amended plans, which consist of a roof light and matching patterns are much more in keeping with the Conservation Area. While the rear extension would be visible from Colebrook Place, a side road off Colebrook Street, it would be a very modest addition to the existing dwellinghouse, and it would be partly shielded by the boundary wall of Colebrook cottage. The development will therefore not result in harm to the character of the Conservation Area.

The setting around Colebrook Cottage has little artificial light and is generally very dark without sunlight. The application originally proposes a roof lantern. However, this has been replaced by a rooflight, which is more sympathetic to the surrounding areas and would not result in unacceptable light disturbances, thus preserving the Conservation Area.

Therefore, the proposal complies with Local Plan policies HE1, HE2, HE3, HE5, HE10 Paragraph 212 of the NPPF and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Neighbouring amenity

D1 states that 'Proposals should not have an unacceptable adverse impact on adjoining land, uses or property by reason of intrusive lighting, overlooking, overshadowing or by being overbearing'. The extension does not propose any side windows. The rear door and window would not result in any overlooking into another property and would only oversee the rear garden of the dwellinghouse.

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Residents along Colebrook Place have raised concerns about overshadowing into their property. The application proposes a single storey rear extension which will be 3.6 metres tall and have a depth of 6 metres. Considering the scale of the extension, and that the houses along Colebrook Place are the other side of the unmade road to Colebrook Cottage (therefore over 6 metres from where the extension would be), there is no risk of harmful shadowing. A boundary wall already exists along east-facing curtilage of Colebrook Cottage. The extension would not excessively exceed the height of the boundary wall, thus further alleviating concerns regarding overshadowing.

16.5 Colebrook Street to the west is notably closer to Colebrook Cottage than the other neighbouring properties, but the tall boundary wall which separates the two dwellinghouses will completely screen the extension from this neighbour. Therefore, the extension would not cause harmful overshadowing or result in overbearing in relation to 16.5 Colebrook Street.

There were also concerns about light disturbances caused by the roof lantern, especially given the lack of artificial lighting in the area. These concerns were shared by officers, and amended plans were submitted to include a rooflight instead. While some neighbours still oppose the rooflight, it is far more sensitive to the local context and would not result in an unacceptable degree of light pollution.

Therefore, the proposal complies with Local Plan policy D1 and D7.

Sustainable Transport

There are no changes to parking provisions as parking spaces are provided in garage spaces behind the rear wall of the rear garden.

Trees

Three trees were identified and assessed in an arboricultural report. There is an apple located roughly in the middle of the rear garden and a Japanese Maple Tree towards the rear of the garden. There is also a Lawsons Cypress west of the boundary fence of Colebrook Cottage, level with where the rear extension would be.

The apple tree was cited as being at risk, due to the proposed patio falling within the root protection zone (RPZ). A tree protection plan has since been submitted to mitigate these risks. The Japanese Maple Tree would be unaffected by the application, as no development would enter the RPZ of this tree. The rear extension would enter the RPZ of the Lawsons Cypress. However, the arboricultural report notes that in practice, no roots from this tree are likely to be with the boundary curtilage of Colebrook Cottage, so no protective measurements are needed for this tree.

The proposal therefore complies with policy NE15 of the Local Plan.

Ecology and Biodiversity

This is a householder application so is exempt from Biodiversity Net Gain. As no trees are being removed and the proposal is for a modest rear extension within a garden area it is not considered that any protected species or habitat are likely to be affected by the proposed development.

Case No: 25/02508/HOU

WINCHESTER CITY COUNCIL
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The proposal therefore complies with policies NE1 and NE5 of the Local Plan.

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

Although there were concerns with the original plans within the context of the local area, the new plans successfully respect and replicate characteristics of the local area. The rear extension in design, materials and scale is appropriate in this context and will not have any adverse impacts on residential amenity. The application also considers the lack of artificial lighting in the area by proposing a rooflight, rather than the original roof lantern, which would not cause unacceptable light pollution.

Recommendation

Application granted subject to the following conditions:

Conditions:

1. The works hereby consented to shall be begun before the expiration of three years from the date of this consent.

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:

- Location Plan: 25-073_001
- Existing Site Plan: 25-073_002
- Existing Ground Floor Plan: 25-073_010
- Existing Roof Plan: 25-073_011
- Existing Elevations: 25-073_020
- Existing Sections: 25-073_030
- Proposed Site Plan: 25-073_003 D
- Proposed Roof Plan: 25-073_101 D
- Proposed Elevations: 25-073_200 D
- Proposed Sections: 25-073_300 D

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed on the associated application form.

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Reason: To ensure a satisfactory visual relationship between the new development and the existing.

4. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Implications Assessment and Method Statement ref:- 1458.bjh.Feb26 written by Bernie Harverson (Bernie Harverson arboricultural consultant) shall be installed prior to any demolition, construction or groundwork commencing on the site.

The Arboricultural Officer shall be contacted to arrange an inspection at the following stages:

- (i) before any of the site clearance and construction works begins.
 - (ii) prior to the commencement of construction of any special surfacing under tree canopies;
 - (iii) once any protective measures have been installed
- Telephone 01962 848403.

No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Impact Appraisal and Method Statement referenced above.

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

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:

National Planning Policy Framework - Chapters 4, 12 and 16

Local Plan 2020-2040: D1, D2, D7, HE1, HE2, HE3, HE5, HE10, NE1, NE5, NE15

High Quality Places 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

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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 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:

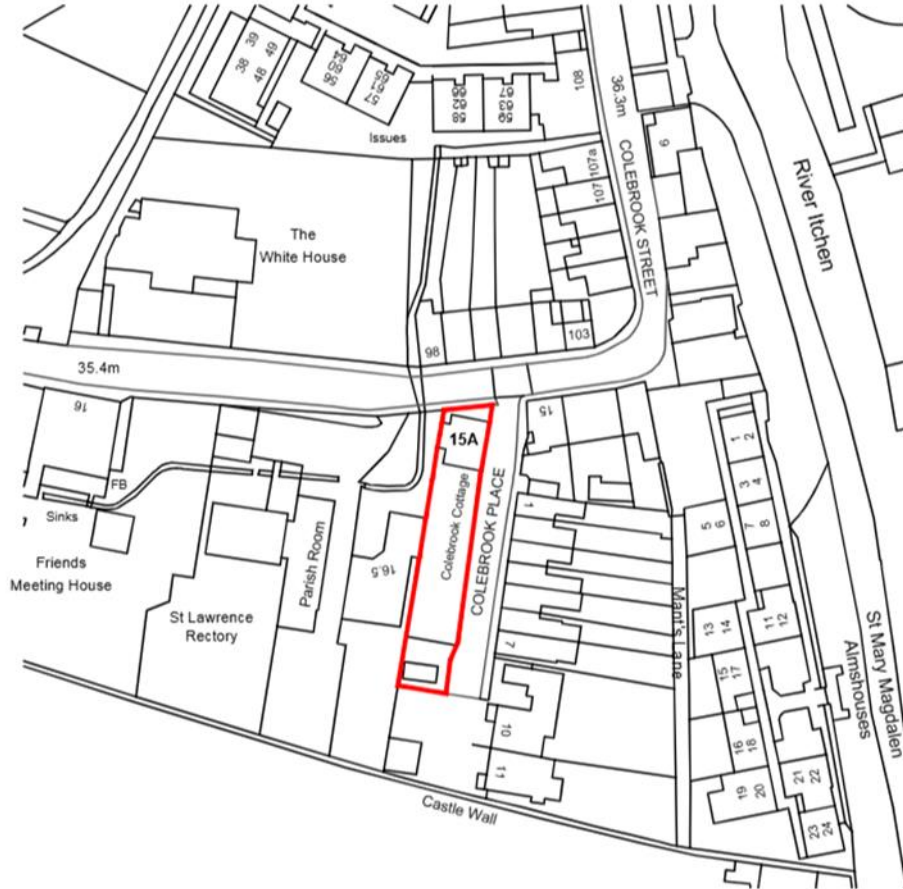
- The Development is for a householder application.

**25/02508/HOU – Colebrook
Cottage, 15A Colebrook Street,
Winchester, Hampshire, SO23
9LH**

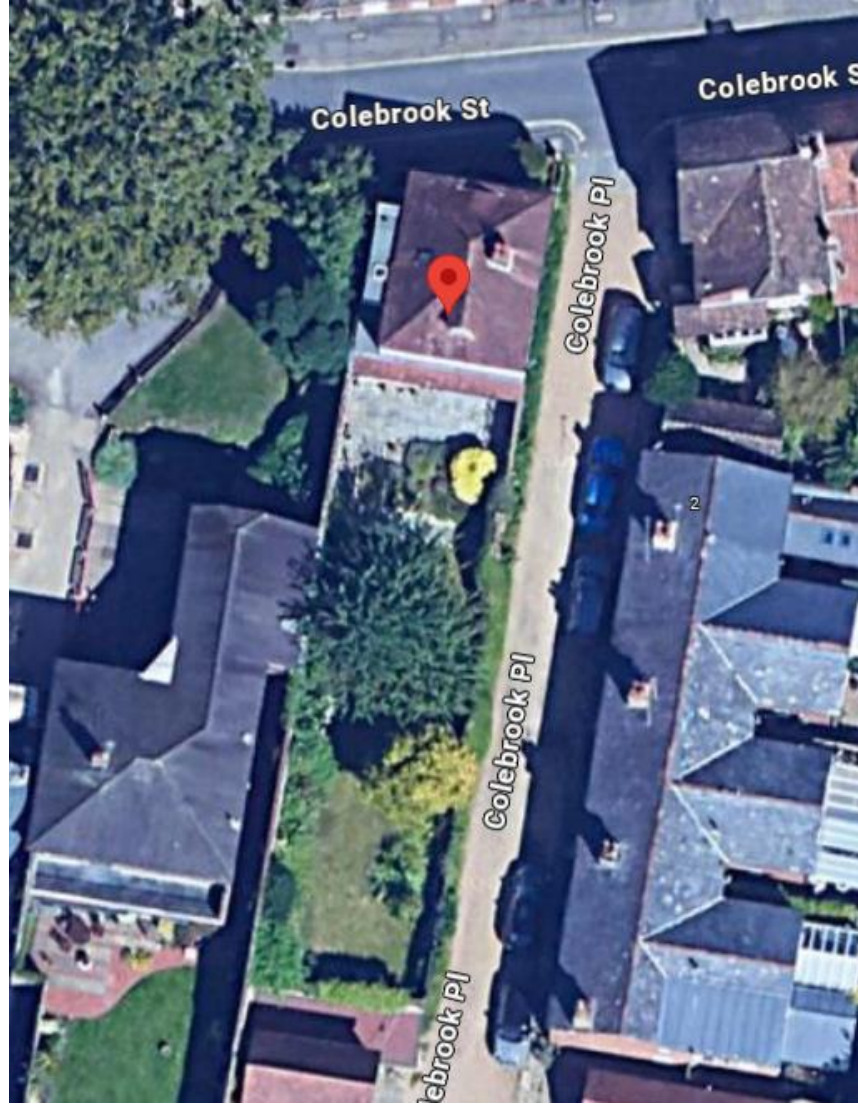
Household application for a proposed Single-Storey Rear Extension at
Colebrook Cottage, Winchester



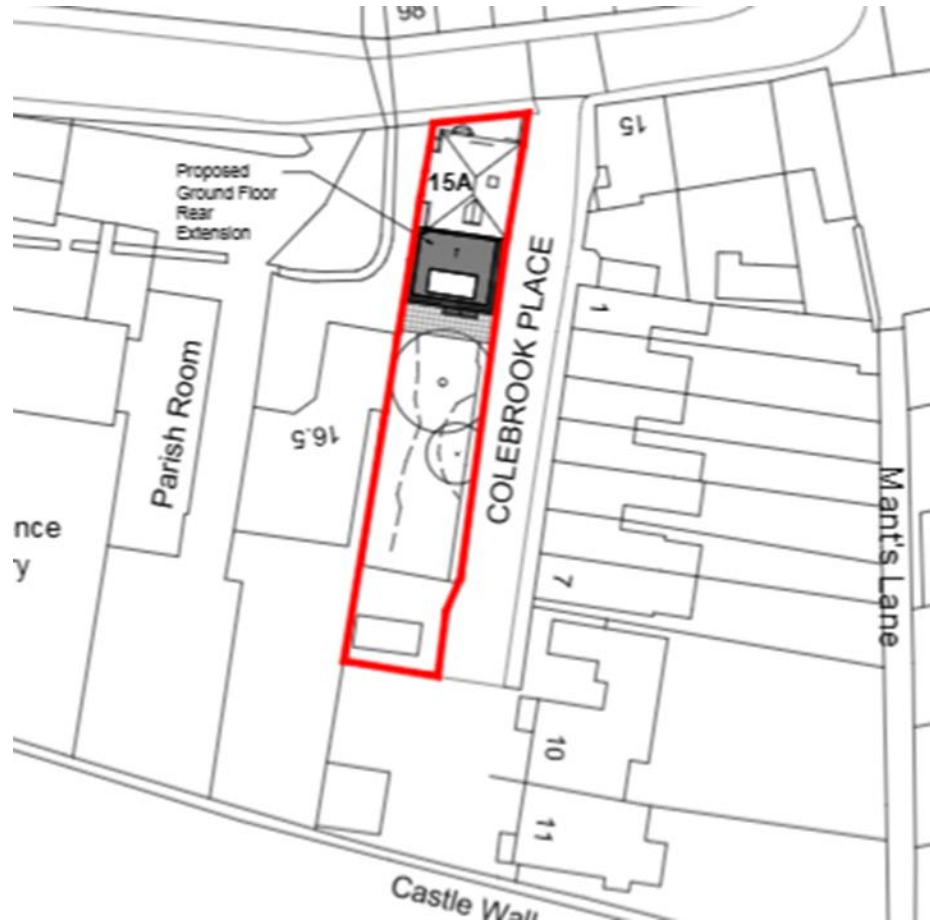
LOCATION PLAN



AERIAL PHOTOGRAPH

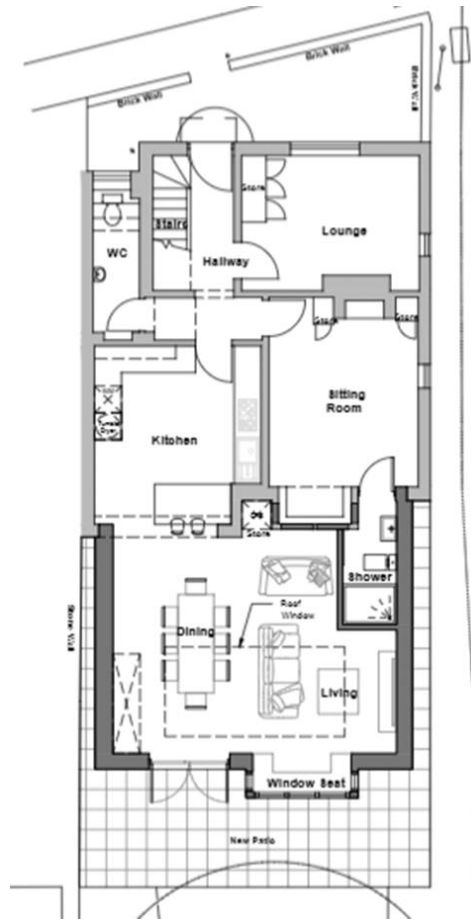
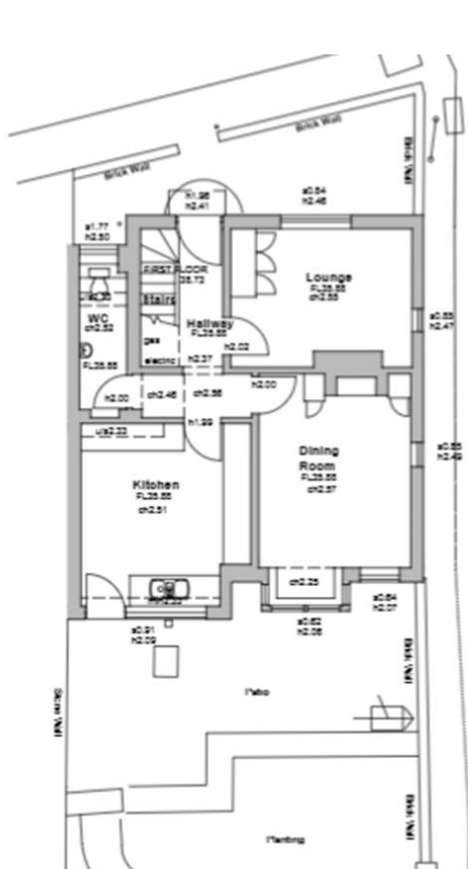


PROPOSED SITE PLAN



EXISTING AND PROPOSED GROUND FLOOR PLANS

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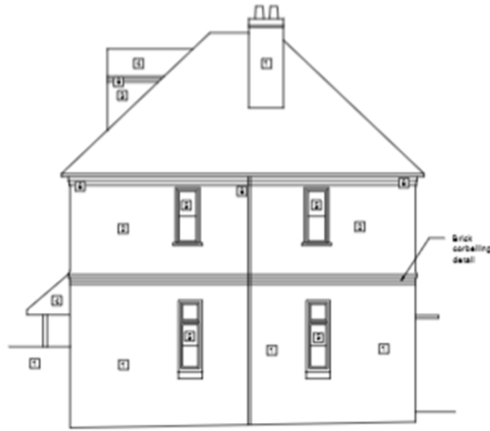


EXISTING FRONT ELEVATION (NO CHANGE PROPOSED)

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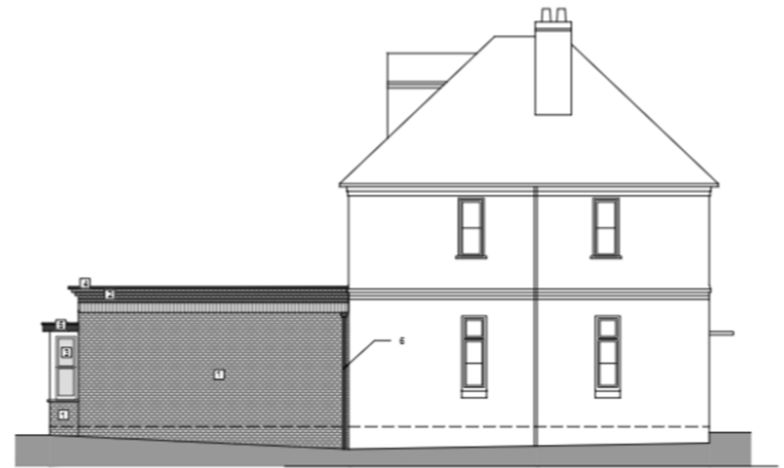


EXISTING AND PROPOSED EAST ELEVATION



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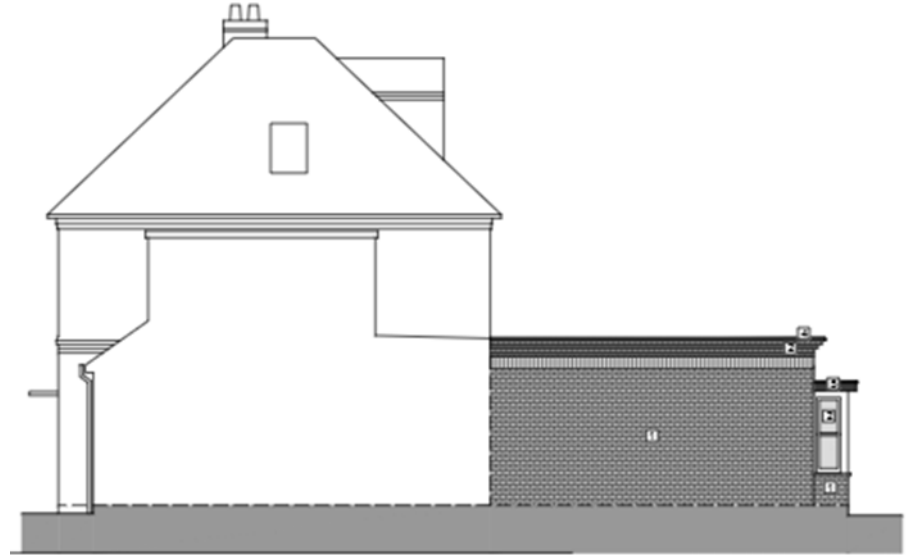
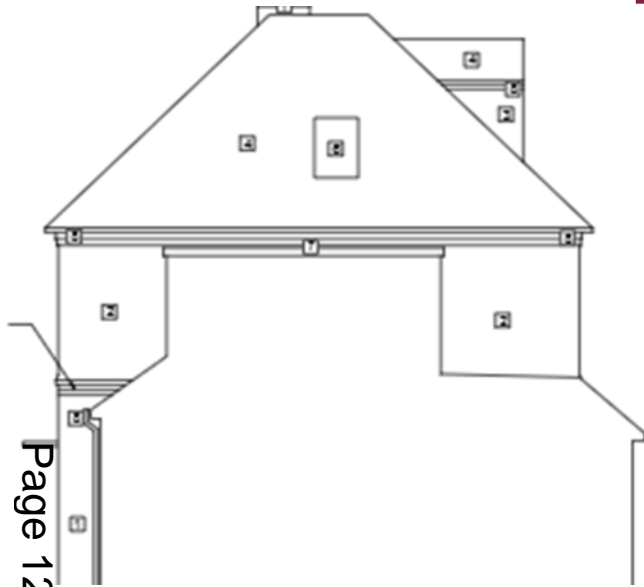
Old plans



SITE PHOTOS – EAST ELEVATION VIEWED FROM COLEBROOK PLACE

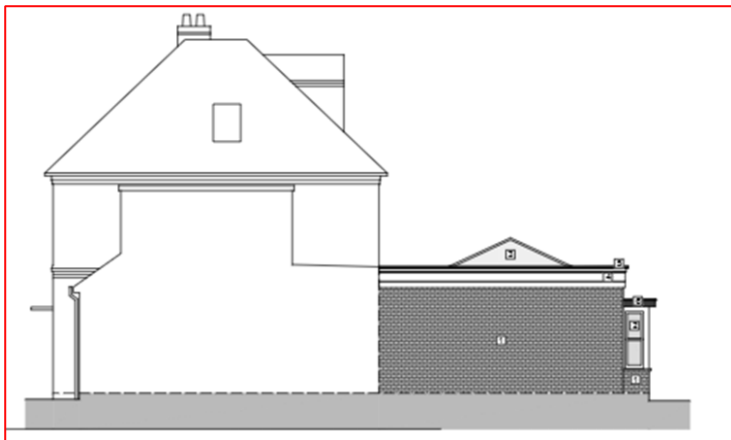


EXISTING AND PROPOSED WEST ELEVATION



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Old plans



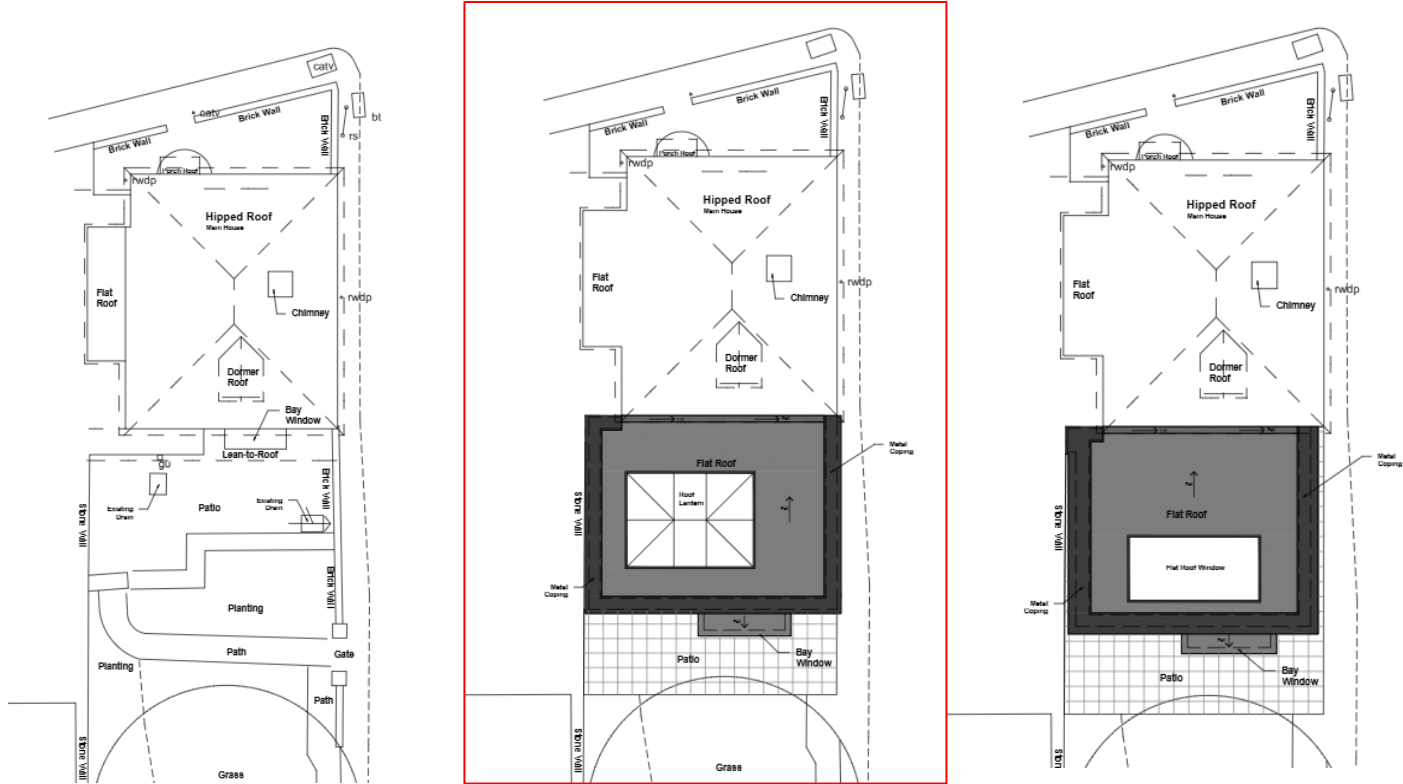
SITE PHOTOS – WEST ELEVATION VIEWED FROM 16.5 COLEBROOK STREET



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EXISTING AND PROPOSED ROOF PLAN

Old plans

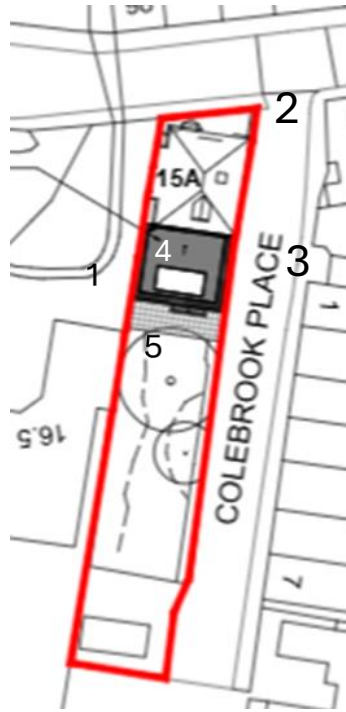


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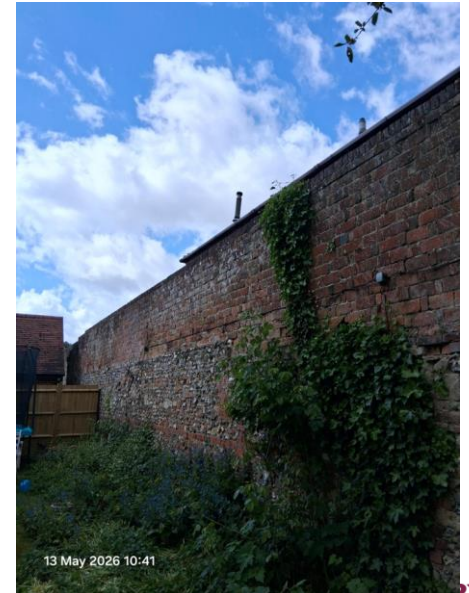
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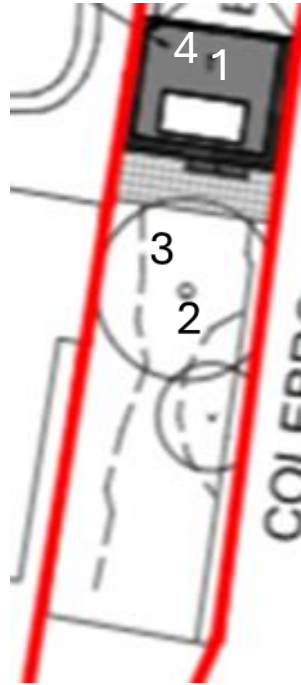
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4



CONCLUSION

Recommendation: PERMIT

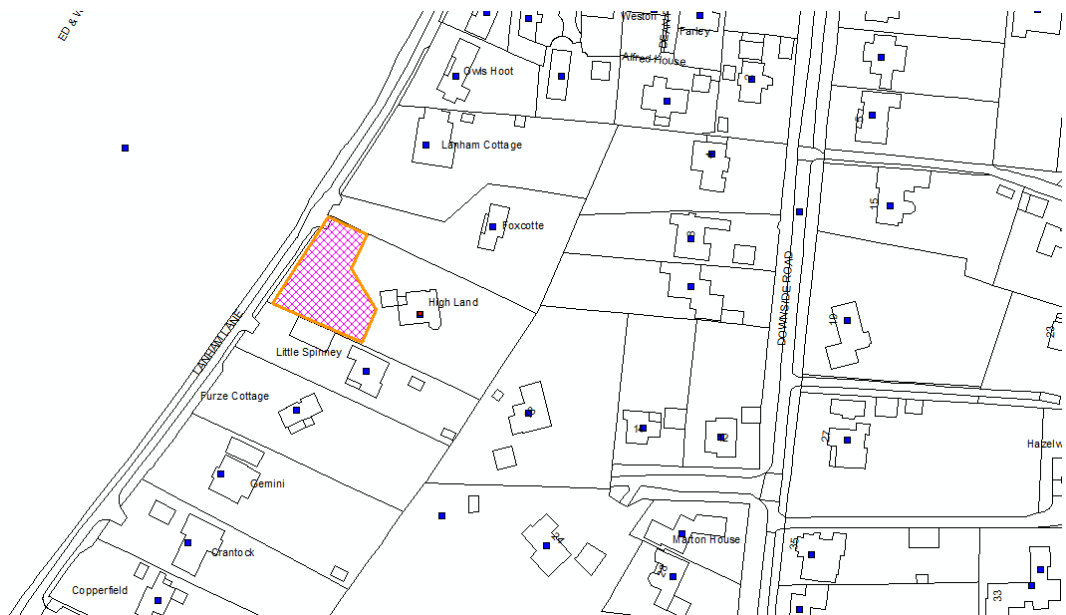
WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Link to Planning Documents

Case No:	25/01287/FUL
Proposal Description:	The proposal is for the construction of a new two storey detached dwelling at High Land, Lanham Lane.
Address:	High Land Lanham Lane Winchester Hampshire SO22 5JS
Ward:	St Barnabas
Applicants Name:	Mr Julian Griffith
Case Officer:	Matthew Rutledge
Date Valid:	26 June 2025
Recommendation:	Application Permitted
Pre Application Advice	Yes

[Link to page – enter in reference number 25/01287/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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General Comments

This report is an addendum to the original planning application 25/01287/FUL that was brought before the planning committee on 20 January 2026 and was resolved to be approved subject to the completion of a legal agreement.

The legal agreement was needed to secure details of the proposed package treatment plant, its maintenance and ongoing monitoring, alongside the removal or obscuration of a first floor window to the existing dwelling. This agreement has now been completed on 1 May 2026 but in the intervening time between the planning committee's decision to approve the planning application and the completion of the legal agreement, the Local Planning Authority adopted a new Local Plan in March 2026.

Case No: 25/01287/FUL

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PLANNING COMMITTEE

As a result of this, three of the conditions attached to the application approved by the planning committee contain references to old Local Plan policies that no longer apply and have been superseded by the newly adopted Local Plan.

In addition to this, in reviewing the conditions, it is clear that condition 7, which requires the submission of information related to the Code for Sustainable Homes is no longer relevant.

The requirements of this condition were bound up with policy CP13 of the now superseded Local Plan. The Code for Sustainable Homes is no longer in force and its requirements were only able to be sought for new developments because these were captured within Policy CP13. As Policy CP13 no longer has any weight, the Code requirements fall away. New developments moving forward are expected to meet the requirements of Policies CN1 to CN8 of the now adopted Local Plan which deal with Carbon Neutrality and Designing for Low Carbon Infrastructure. However, it is accepted that it is not reasonable or realistic to retrospectively apply these Carbon Neutrality policies to applications such as this one which were substantially formulated when policy CP11 was in place, and that the sustainability requirements of this development will have to be addressed now by Building Regulations – which in fact largely exceed the previous Code for Sustainable Homes levels. In these circumstances it is considered acceptable to delete condition 7.

This addendum therefore seeks the planning committee's approval to replace the previously agreed conditions 14, and 15 with revised versions to include the correct Local Plan policy references where necessary, and to delete condition 7. The revised conditions 14 and 15 are as follows (revised text in bold font):

Condition 14:

No development or any works of site preparation shall take place until the applicant or their agents or successors in title have:

a. submitted a Written Scheme of Investigation for a programme of archaeological mitigation works to the local planning authority for approval in writing. The Written Scheme of Investigation shall include:

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

b. have implemented the programme of archaeological mitigation works in accordance with the approved details. No development or site preparation shall take place other than in accordance with the approved Written Scheme of Investigation.

Reason: To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations. **Policies HE1, HE2, HE4, HE5, HE7 of the Local Plan 2020 - 2040.**

Condition 15:

Case No: 25/01287/FUL

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

Reason: To ensure that evidence from the historic environment contributing to our knowledge and understanding of our past is captured and made publicly available.

Policies HE1, HE2, HE4, HE5, HE7 of the Local Plan 2020 - 2040.

It is also proposed to replace informative number 2, in order to remove reference to the previous Local Plan policies. It is proposed that informative 2 will now read as follows:

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

Local Plan 2020-2040 - SP2, CN3, CN4, D1, D2, D7, T1, T2, T4, NE1, NE5, NE6, NE15, H1, H4, HE1, HE2, HE4, HE5, HE7
High Quality Places SPD

These changes have not been re-advertised as they do not materially alter the application that was resolved to be approved by committee back in January 2026.

The previous Planning Officer Report has been appended to this addendum report, at Appendix 1 below.

Recommendation

It is therefore recommended that the committee approve the changes to conditions 14 and 15 of application 25/01287/FUL and the deletion of condition 7.

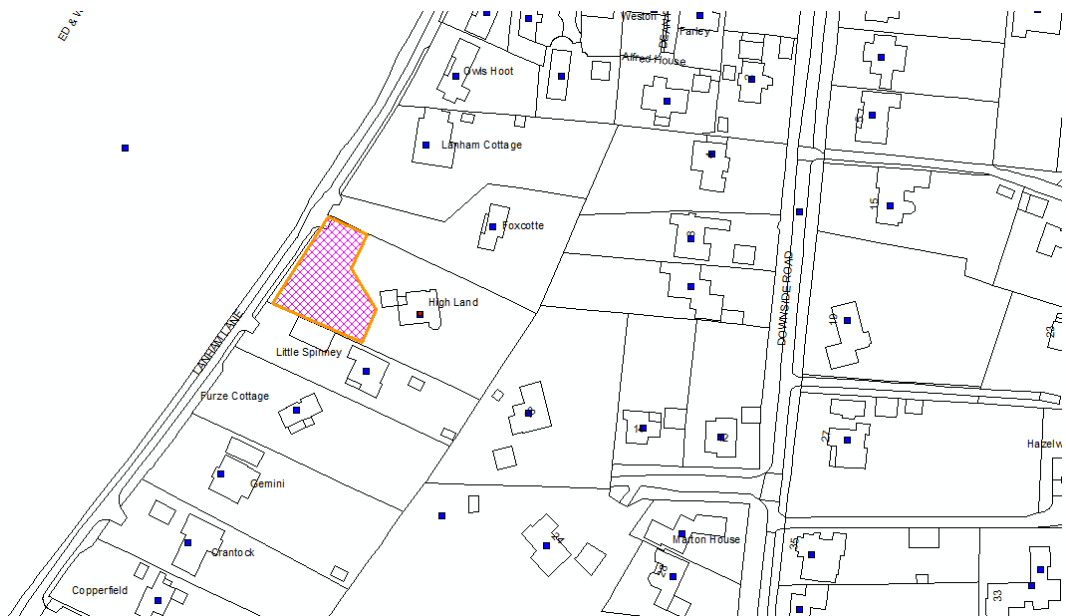
WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Appendix 1 – Officer Report:

Case No: 25/01287/FUL
Proposal Description: The proposal is for the construction of a new two storey detached dwelling at High Land, Lanham Lane.
Address: High Land Lanham Lane Winchester Hampshire SO22 5JS
Ward: St Barnabas
Applicants Name: Mr Julian Griffith
Case Officer: Matthew Rutledge
Date Valid: 26 June 2025
Recommendation: Application Permitted
Pre Application Advice: Yes

Link to Planning Documents

[Link to page – enter in reference number 25/01287/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 as it is considered that it would not have a harmful impact on the character and appearance of the surrounding area and does not result in harmful impacts on neighbouring residential amenity that would justify refusal of the application. The applicant has been able to satisfactorily demonstrate that the proposal is in accordance with the development plan as a whole and all other material planning considerations.

General Comments

Case No: 25/01287/FUL

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

Amendments to Plans Negotiated

The initial plans submitted showed the new dwelling with a linked two bay car port. The house and car port were considered to be quite substantial, and the car port was positioned in front of the site entrance so that it would have likely been the dominant feature of the site, blocking views through to the original house and remainder of the site. As such, this led to a sense of overdevelopment of the site. These concerns were raised with the applicant and revised drawings were subsequently received.

The revised drawings, as being considered in this assessment, have moved the car port to the north of the site and have altered its orientation. Its size and height have also been slightly reduced. This has resulted in the structure appearing less dominant from the street and has opened views into the site, reducing the sense of overdevelopment. The height of the proposed new dwelling has also been reduced by over 700mm, and the ground level at its position has also been reduced slightly, meaning the proposed new dwelling is now much closer in height to the existing house to be retained.

Site Description

Lanham Lane is a narrow, unclassified, adopted road set to the north west of the centre of Winchester, on the edge of Weeke. The road forms the edge of the Winchester Settlement Boundary, with land to the west predominantly being open agricultural fields.

The properties on Lanham Lane are set along its eastern side. Development is varied in style, form and layout. Towards the middle of the lane, where the application site is positioned, these properties are predominantly substantial detached dwellings in good size plots. Development is somewhat denser towards the ends of the lane, with an example of infill development to the south, on land formerly part of Crabtrees.

The site itself is surrounded by vegetation of some form, with some small to medium sized trees along the boundary with Lanham Lane. Access to the site is from its north west corner, with views into the site broken up by the vegetation. It should be noted that some vegetation appears to have been removed from the site prior to submission of the application. The existing house, High Land, is set back some distance from the entrance to the site and is positioned at a slightly unusual orientation, facing towards the north.

The existing dwelling has received several extensions over the years, including a double garage and first floor extension above. The property features a light brick with tile hanging under pitched roofs.

The closest neighbours are Foxcotte positioned to the north, Little Spinney to the south, and 18 Downside Road at the rear of the site in the east. Foxcotte would be some 40m north east of the proposed new dwelling and 18 Downside Road is over 60m to the east. Little Spinney is the nearest dwelling to the position of the proposed new dwelling (barring the existing property on site) and is approximately 14m to the south east, although its detached garage is much closer at circa 5m. The retained dwelling, High Land, would be roughly 10m east of the new dwelling at their closest points.

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Proposal

The proposal is for the construction of one new, two storey, residential dwelling within the curtilage of the existing dwelling, High Land. High Land will be retained. The new dwelling will be positioned to the west of the existing house, closer to Lanham Lane. A new detached car port is also proposed, and this will be positioned to the north of the site nearer to the entrance and will be accessed using the existing driveway.

Proposed materials include clay roof tiles, red brickwork and hanging clay tile cladding. The design has a traditional feel and incorporates details such as a projecting brick course, brick plinth, traditional style casement windows and stone cills, along with exposed rafters to the eaves and gables. The car port will have matching materials and is predominantly open sided with an oak frame.

The new dwelling will connect to the existing foul drainage arrangement although, as part of the development, this system will be upgraded from a septic tank to a more efficient package treatment plant.

The car port provides parking for two vehicles while the driveway would allow for an additional one to two vehicles if needed. The existing dwelling retains its double garage and the parking area in front of this, which is capable of accommodating at least two vehicles. All vehicles would be able to turn on site and exit in a forward gear.

The access to the site as a whole is retained and unchanged.

Relevant Planning History

None relevant.

Consultations

Service Lead – Built Environment (Archaeology)

- Recent archaeological surveys and investigations in the vicinity of the site have shown potential for archaeological remains. Considering the lowering of the ground level, excavations for foundations etc, it is considered that a programme of archaeological excavation and subsequent report on the findings is secured by suitable conditions.

Service Lead – Engineering (Drainage)

- In flood zone 1 so no objection on flood risk grounds. Surface water will need to be managed, and a SuDS based strategy should be adopted. A pre-commencement condition requiring the submission and approval of detailed foul and surface water drainage designs is required.

Service Lead – Sustainability and Natural Environment (Ecology)

- Preliminary Ecological Appraisal concludes limited suitability for birds and reptiles in particular. The report sets out appropriate mitigation measures which should be conditioned. The report also recommends several enhancements such as bird and bat boxes which should be secured by condition.

Case No: 25/01287/FUL

WINCHESTER CITY COUNCIL
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- It was noted that the Biodiversity Net Gain metric originally submitted to establish the baseline habitat position on site did not include a number of trees and vegetation removed before submission of this application. After discussion with the applicant the Biodiversity Net Gain calculation was updated to include this removed vegetation. The baseline position is now considered acceptable.

Service Lead – Sustainability and Natural Environment (Trees)

- No objection subject to the addition of recommended conditions to secure the tree protection as set out in the accompanying arboricultural report.

Natural England -

- No objections subject to the appropriate mitigation being secured by condition.

Representations:

Councillors – N/A

City of Winchester Trust

- Neutral. 'No comments'.

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

- Impact on character of the area including overdevelopment of the site
- Overlooking of neighbouring properties
- Biodiversity and ecology concerns
- Traffic and road safety
- Sustainability

Relevant Government Planning Policy and Guidance

National Planning Policy Framework (NPPF)

1. Introduction
2. Achieving sustainable development
3. Plan-making
4. Decision-making
5. Delivering a sufficient supply of homes
12. Achieving well-designed places
15. Conserving and enhancing the natural environment

National Planning Practice Guidance (NPPG)

- Appeals
- Appropriate assessment
- Before submitting an application
- Biodiversity net gain
- Climate change
- Community Infrastructure Levy
- Consultation and pre-decision matters
- Design: process and tools
- Determining a planning application
- Effective use of land

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- Environmental Impact Assessment
- Housing supply and delivery
- Making an application
- Natural environment
- Neighbourhood planning
- Planning obligations
- Renewable and low carbon energy
- Use of planning conditions
- Viability
- Waste
- Water supply, wastewater and water quality
- When is permission required?

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

Policy DS1 – Development Strategy and Principles

Policy CP1 - Housing Provision

Policy CP11 - Sustainable Low and Zero Carbon Built Development

Policy CP13 – High Quality Design

Policy CP16 – Biodiversity

Winchester District Local Plan Part 2 – Development Management and Site Allocations (LPP2)

Policy DM1 – Location of New Development

Policy DM2 – Dwelling sizes

Policy DM15 – Local Distinctiveness

Policy DM16 – Site Design Criteria

Policy DM17 – Site Development Principles

Policy DM18 – Access and Parking

Policy DM24 – Special Trees, Important Hedgerows and Ancient Woodlands

Local Plan (Regulation 19) 2020 – 2040

Strategic Policy SP2 – Spatial Strategy and Development Principles

Policy CN3 – Energy Efficiency Standards to Reduce Carbon Emissions

Policy CN4 – Water Efficiency Standards in New Developments

Strategic Policy D1 – High Quality, Well Designed and Inclusive Places

Strategic Policy D2 – Design Principles for Winchester Town

Policy D7 – Development Standards

Strategic Policy T1 – Sustainable and Active Transport and Travel

Policy T2 – Parking for New Developments

Policy T4 – Access for New Developments

Strategic Policy NE1 – Protecting and Enhancing Biodiversity and the Natural Environment in the District

Policy NE5 – Biodiversity

Policy NE6 – Flooding, Flood Risk and the Water Environment

Policy NE15 – Special Trees, Important Hedgerows and Ancient Woodlands

Strategic Policy H1 – Housing Provision

Policy H4 – Development Within Settlements

Supplementary Planning Document

National Design Guide 2019

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High Quality Places 2015
Air Quality Supplementary Planning Document 2021
Residential Parking Standards 2009

Other Relevant Documents

Climate Emergency Declaration, Carbon Neutrality Action Plan 2020-2023.
Nature Emergency Declaration.
Statement of Community Involvement 2018 and 2020
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) 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 is now subject to public consultation on the Proposed Main Modifications. Therefore, the emerging policies can be given moderate to significant weight in the assessment of development proposals in advance of Adoption.

The application site is within the defined settlement boundary of Winchester where the principle of development such as that proposed is acceptable subject to compliance with the Development Plan as a whole and all other Material Planning Considerations.

Following a decision by the Court of Appeal (May 2016) the Government has implemented its November 2014 policy that sites of 10 homes or fewer (or no more than 1000 square metres gross floorspace) will be exempt from policies seeking affordable housing provision or contributions. This has been confirmed by changes to Planning Practice Guidance (paragraph 023).

While policy CP3 remains part of the Development Plan, and the Council still aspires to achieve its provisions (40% affordable housing provision where viable on all sites), Government policy currently prevents this for sites of 10 or fewer dwellings. Therefore, for applications determined after 19 May 2016, Local Plan policy CP3 will be applied in compliance with current Government advice.

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 site is quite well screened from the public realm by vegetation along the boundary with Lanham Lane. Views of the new dwelling would be apparent through the site access and

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glimpsed between the vegetation along the west boundary. The existing house would likely remain the dominant feature in views directly through the site access.

Existing dwellings on the street are varied in design and scale, with traditional properties such as Furze Cottage and Little Spinney contrasting with the more modern appearances of Owls Hoot and Foxcotte. It is not considered that there is a strong building line along Lanham Lane, although it could be argued that the majority of properties are positioned closer to the road than High Land (and Foxcotte). As such, it is not considered that the new dwelling would look out of place in its proposed location.

The proposed design of the new dwelling features two forward projecting gables and a central covered porch, not dissimilar to the designs at Gemini and Crantock further south on Lanham Lane. The proposed new dwelling is closely comparable in both footprint and height to the existing house, High Land.

It is considered that the proposed design incorporates high quality materials in the form of the clay roof tiles and tile hanging, and also includes a number of features that add detail and interest to the property. Such features include exposed rafters, a brick plinth, a projecting brick course between ground and first floor, traditional windows with soldier course heads etc.

The main views into the site from the public realm are likely to feature the north and south elevations of the new house and car port respectively, with the existing dwelling visible between the two further into the site.

The existing curtilage to High Land is quite substantial and it is thought that, considering the size of High Land and the new dwelling together, along with their respective garden areas, the proposal would not result in overdevelopment of the site.

Overall, it is not considered that the proposal would have a substantially detrimental impact on the character of the site or surrounding area to the extent that would justify refusal of this application. The proposal is considered to comply with policy CP13 of the LPP1 and policies DM1, DM2, DM15, and DM16 of the LPP2. The proposal is also considered to comply with policies SP2, D1, D2, H1, and H4 of the Emerging Local Plan 2020-2040.

A number of the objections received to the proposed development have referenced overdevelopment of the site and claimed that the development is out of character with the surrounding area. These objections have been reviewed, however, for the reasons described above they are not considered to hold sufficient weight to justify the refusal of this application.

Development affecting the South Downs National Park

The application site is located 2.74km 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

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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 neighbours to the north and east of the site, Foxcote and 18 Downside Road, are over 40m from the nearest part of the proposed dwelling with vegetation providing at least some element of screening. Considering this, along with the orientation of these properties and the extent of their own plots, it is not considered that the proposed dwelling would be capable of having a substantial negative impact on their residential amenity to an extent that could justify the refusal of this application.

The neighbouring dwellings that could be most impacted are Little Spinney to the south and the retained dwelling, High Land.

Little Spinney is a chalet style bungalow with a steep pitched roof and two dormer windows in the principal elevation. Its north elevation, facing the proposed dwelling features two roof lights. At ground floor level there are windows facing towards the application site, however, the boundary treatment, a closeboard fence that has been reinforced with planting within the curtilage of High Land, obscures these. An existing tree, which is to be retained, on the southern boundary of the application site will provide some screening. It is proposed to add an additional two trees along the boundary adjacent to Little Spinney which would provide further screening.

The existing dwelling, High Land, will be retained in its existing form. There is a first floor window above the double garage which will face west towards the proposed new dwelling. This window could conflict with the closest first floor rear elevation window on the new dwelling, being only around 10m distant, with both windows possibly providing views into the other. In addition, this window in High Land would likely provide views into the main amenity garden areas of the new dwelling, and possibly into the ground floor rooms considering the substantial glazing proposed at the rear of the new dwelling. This issue is between the existing and proposed dwelling and therefore does not impose any new overlooking on existing neighbours. As such, the applicant is clearly aware that there may be an overlooking issue between the first floor windows of the property. Further to this, potential buyers of the new property would be able to assess any overlooking from this window before deciding to buy the property. The site plan indicates a tree is proposed to be planted between the two windows, and other screening could be considered when preparing a landscaping plan. Based on this, it is thought that the relationship between this window and the new property could be acceptable. It is felt, however, that more could be done to improve this relationship. Having discussed with the applicant, they have indicated they would be willing to obscure glaze or completely remove this window, which would be

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a preferred outcome. The bedroom within High Land that this window serves already benefits from two windows in the north elevation. As High Land itself is not within the red line boundary for this application, the requirement for this window to be obscured or removed would need to be secured by a legal agreement.

The proposed new dwelling is angled to present its rear elevation to the gap between High Land and Little Spinney. Views from the first floor windows of the new dwelling would be of its own rear garden, the north side elevation of Little Spinney, the west side elevation of High Land, and a strip of the curtilage to High Land at its rear.

Tree planting is proposed to add screening to these views. High Land would retain a substantial garden space to its east, behind its roof form, that would not be overlooked by the new dwelling. The north elevation of Little Spinney has minimal windows that would be in view, and these are rooflights presenting at an angle that is unlikely to allow for views into the dwelling, particularly at the distance involved.

The proposed new dwelling is north of Little Spinney and a substantial distance from Foxcotte, as such, it is not considered that the new dwelling would overshadow these properties. High Land and the new dwelling are positioned east – west relative to each other and therefore, even if any overshadowing were to occur at this distance, each property would only be overshadowed by the other for a small number of hours at either the beginning or end of the day. This is considered acceptable.

Having had regard to the distances between the proposed new property and the neighbours Foxcotte and Little Spinney, considering also existing and proposed screening from vegetation, it is not considered that the new dwelling would be substantially overbearing on the residential amenity of either neighbour. High Land will be in much closer proximity to the new dwelling, however, considering the distance, screening, orientation of the properties (with High Land's garage and driveway being the closest point to the new dwelling), it is not considered that the new dwelling would be substantially overbearing upon High Land to an extent that would justify the refusal of this application.

Overall, it is considered that due to the distances between all affected properties, the existing and proposed screening from vegetation, and the way that the new dwelling has been orientated to avoid direct views of any neighbour, the proposed dwelling would not result in a substantially harmful impact on the residential amenity of any nearby dwelling to an extent that would justify the refusal of this application. The proposal therefore complies with policy DM17 of the LPP2 along with policies D1 and D7 of the Emerging Local Plan.

Sustainable Transport

The proposal adds one new dwelling on an existing residential site accessed from an unclassified road, and does not make any alteration to that existing site access. Hampshire County Council as Highway Authority has issued standing advice that states for 'residential development creating from 1 to 5 new dwellings, the LHA only wishes to be directly consulted where the development proposals will be accessed directly from an A, B, or C classification of road.' Further, the guidance states 'For applications for which the standing advice applies, where a new point of access is created or an existing one amended, the local planning authority shall consult the LHA on this specific aspect of the application.'. As such, there is no requirement to consult the Highways Authority and the standing advice is followed.

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The proposal provides sufficient parking for at least three vehicles for both the new dwelling and High Land. The driveway and turning areas are considered sufficient to allow for vehicles to manoeuvre such that they can enter and exit the site in a forward gear. The proposal for the new dwelling includes bin storage within 10m of the site access, allowing for bins to be easily moved for roadside collection. The proposal includes pedestrian access onto Lanham Lane separate from the main vehicle access. The recommended planning condition relating to vehicles turning will be included on any permission given (Condition 13). As such, it is considered that the proposal meets the standing advice of the Highways Authority.

The site is a 12 minute walk to the supermarkets and shops on Stockbridge Road and Stoney Lane. The railway station is approximately a 30 minute walk from the site. As such, the site is considered to be in a sustainable location.

Based on the above, it is considered that the proposals are in accordance with policy DM18 of the LPP2, along with policies T1, T2, and T4 of the Emerging Local Plan.

Ecology and Biodiversity

A Preliminary Ecological Appraisal was submitted in support of this application, which concluded that the site has limited suitability for birds and reptiles in particular. The Council's Ecologist has been consulted in regard to the proposal and has confirmed that the report is reasonable and appropriate. The report sets out various mitigation measures which the Ecologist has confirmed are appropriate and should be a planning condition of any permission granted. The report also recommends several enhancements such as bird and bat boxes which the Ecologist also recommends are secured by condition. (Condition 4).

A full landscaping plan to include details of all proposed planting will be secured by condition. (Condition 5).

At present, there are a number of trees on site, none of which are protected. Some of these are to be removed to allow for the proposed development. An arboricultural report has been submitted in support of the application which concludes that of sixteen trees, tree groups, or hedges identified in the report, five will be removed. The report states that those to be removed are either small in size with little amenity value or are in poor condition. The report states that there will be no development work within the root protection area of the retained trees, and details tree protection measures to ensure their health.

The Council's Tree Officer has been consulted on this report and has confirmed no objections subject to the inclusion of recommended conditions on any permission granted, to ensure the appropriate tree protection measures are carried out. (Condition 16).

Biodiversity Net Gain

The proposal falls under the Biodiversity Net Gain requirements and will need to demonstrate a gain of at least 10% above the baseline habitat assessed prior to development. As identified by the Council's Ecologist and Tree Officer, the Biodiversity Net Gain calculator originally submitted to establish the baseline habitat position on site did not include a number of trees and vegetation removed from site before submission of this application. After discussion with the applicant the Biodiversity Net Gain calculation was updated to include this removed vegetation. The updated baseline position has been reviewed by the Ecologist and is now considered acceptable.

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Whilst some additional trees and hedgerow units are proposed to be added on site, there is still an overall deficit that will need to be met. It is proposed to meet the 10% net gain requirement by the purchase of offsite credits

Government guidance is that, while planning applications should establish the baseline of biodiversity that exists on site and a strategy for delivering a 10% net gain, the delivery of this net gain is to occur after planning permission has been granted with details such as the Biodiversity Gain Plan and Habitat Management and Monitoring Plan to be approved prior to works commencing. In these circumstances the application has met these requirements and conditions are therefore attached (condition 11 &12) to ensure the submission of a suitable Biodiversity Gain Plan, Habitat Management and Monitoring Plan and an appropriate s106 legal agreement to secure funding relating to the monitoring of the off-site Biodiversity Net Gain.

Nutrient Neutrality

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.

Please refer to the Appropriate Assessment Statement at the link below:

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

Foul drainage for the existing dwelling on site is served by a septic tank. Calculations submitted in support of the application indicate that the existing sewage system results in a nutrient discharge of 9.92kgTN/yr and 1.42kgTP/yr. As part of the proposal, the existing sewage system is to be upgraded to a more efficient package treatment plant. The new package treatment plant will serve both the existing/retained dwelling and the proposed new dwelling. Calculations submitted based on the new sewage system serving both properties indicate a nutrient discharge of 1.24kgTN/yr and 0.34kgTP/yr. This represents a significant improvement over the existing situation and means that the proposed development is considered nitrate neutral.

It is considered that a legal agreement will be required to ensure that the package treatment plant is installed in accordance with the details provided in this application and is appropriately maintained and replaced (if/when needed). The proposed heads of terms for the legal agreement can be read at the end of this report. Any permission granted will be subject to the completion of this legal agreement.

The application will have a likely significant effect in the absence of avoidance and mitigation measures on European and internationally protected sites. 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 assessment is that the application has demonstrated nitrate neutrality, which is secured by way of legal agreement, 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.

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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 2024.

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 7a secures the submission of design-stage data prior to the commencement of development to ensure this is complied with.

Condition 7b then requests as-built data prior to the occupation of the unit to ensure that the requirements have been met.

The submitted design & access statement indicates that the new dwelling will incorporate solar panels and an electric car charging point, amongst other sustainability measures.

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

The emerging Local Plan will require developers to do more to tackle carbon emissions in new development through policies CN1, CN3, and CN4, but as the emerging plan has not yet been adopted these policy requirements cannot be insisted upon.

Sustainable Drainage

The application site is within Flood Zone 1 and therefore has a low risk of pluvial flooding.

The proposed new dwelling will be serviced by a package treatment plant as described above.

The Council's Drainage Engineer has been consulted and has confirmed they have no objections subject to a standard pre-commencement drainage condition (Condition 8) for foul and surface water drainage and to ensure surface water is managed by a SuDS based strategy system.

Therefore, the proposal complies with policy CP17 of the LPP2 and Policy NE6 of the Emerging Local Plan.

Archaeology

The application site is in an area where recent archaeological surveys and investigations in its vicinity have shown potential for archaeological remains. These nearby surveys have identified evidence of probable settlement dating to the Late Iron Age and Roman periods as well as potential Neolithic activity. The Council's Archaeologist has been consulted with regard to the possibility of archaeological remains being present on the site.

The Archaeologist has confirmed that, whilst there are no overriding archaeological concerns in respect of the current application, given the proposal involves the lowering of the ground level, excavations for foundations etc, it is considered that a programme of

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archaeological excavation and a subsequent report on the findings is required. This will be secured by a suitable pre-commencement condition (Conditions 14 & 15).

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 will result in an additional dwelling. The application site is within the defined settlement boundary of Winchester where the principle of development is acceptable subject to compliance with the Development Plan and material planning considerations.

Based on the above assessment the proposal would conserve the character and appearance of the immediate area and does not result in adverse impacts to neighbouring residential amenity that would justify refusal of the application. The proposal demonstrates its compliance with other relevant planning considerations and the conditions and legal agreements described above provide the required certainty that the development will be carried out in accordance with those considerations.

Planning Obligations/Agreements

In seeking the planning obligations and/or financial contributions for the installation and ongoing maintenance & monitoring of the proposed package treatment plant, along with the requirement to obscure or remove the first floor window above the garage in the west elevation of High Land, the Local Planning Authority has had regard to the tests laid down in para 57 of the NPPF which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

Approve subject to completion of the following legal agreement and subject to the following conditions:

Legal Agreement – Heads of Terms

1. Details of the PTP mitigation package addressing the additional nutrient input arising from the development
2. Consideration of the PTP maintenance and monitoring plan;
3. Implementation and adherence to the agreed PTP plan;
4. Monitoring of the performance of the PTP in perpetuity
5. Step-in rights for the LPA if the PTP is failing, allowing the LPA to remedy and recover costs;
6. Requirement to replace with a PTP of equal or higher standard at end of life or as otherwise required.

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7. Prior to the occupation of the approved new dwelling the first floor west elevation window above the garage to High Land will be appropriately obscured or removed.

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:

Proposed Block Plan 8383/D02/A
Proposed Site Plan 8383/D01/RevA
Proposed Ground Floor Plan 8383/D03RevA
Proposed First Floor Plan 8383/D04/RevA
Proposed West and North Elevations 8383/D05/A
Proposed East and South Elevations 8383/D06/A
Existing and Proposed Site Sections 8383/D07RevA
Proposed Carport Plans and Elevations 8383/D08

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

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. The development shall be carried out in accordance with the measures, conclusions and recommendations set out within the Preliminary Ecological Appraisal dated May 2025, written by Emma Bennett of Pro Vision and submitted to the Local Planning Authority on 26 June 2025. This shall include the required mitigation as set out in section 5 and the recommended enhancements summarised at paragraph 5.13 of the above-mentioned report. Thereafter, the enhancement measures shall be permanently maintained and retained in accordance with the approved details.

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

5. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include:

Hard Landscape Works:

- All boundary treatment;
- Hard surfacing materials;
- Existing and proposed finished levels or contours;

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- Means of enclosure, including any retaining structures;
- Car parking layout;
- Other vehicle and pedestrian access and circulation areas;
- Minor artefacts and structures (e.g. street furniture, play equipment, refuse or other storage units, signs, lighting etc);
- Proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.): The approved hard landscape works shall be completed prior to the first occupation of the dwellings hereby approved.

The scheme of hard landscaping works approved shall be completed prior to the occupation of the hereby approved dwelling.

Soft landscaping works shall include:

- Planting plans (for new trees, hedges and other planting);
- Written specifications (including cultivation and other operations associated with plant and grass establishment);
- Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- Implementation programme.

The scheme of soft landscaping works 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.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

6. 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. Works shall be carried out in accordance with the approved details.

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

7.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

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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.

7.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.

8. 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 occupation of the development hereby permitted.

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

9. Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified. 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.

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

10. 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.

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11. Development may not be begun on site unless:

- (i) a biodiversity gain plan has been submitted to the planning authority; and
- (ii) The planning authority has approved the plan.

In making an application to discharge the biodiversity gain condition the following information shall be provided:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development; and
- (f) any such other matters as the Secretary of State may by regulations specify.

Reason: To ensure an appropriate setting to the development and to secure a net gain in biodiversity in accordance with the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 and paragraph 193 of the National Planning Policy Framework (2024).

12. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan under Condition 11 has been submitted to and approved in writing by the Local Planning Authority (LPA). The HMMP shall include the following details:

- (a) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- (b) any necessary legal mechanism or covenant for securing the monitoring over the relevant period;
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;
- (e) a proposed definition of 'completion of development' in respect of the development hereby approved.
- (f) the approved Biodiversity Gain Plan shall be maintained for at least 30 years after the development is complete.

The approved habitat creation and enhancement works shall be implemented in full within six months of the date of their written approval and be shall be maintained for at least 30 years after the development is completed. Notice in writing shall be

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given to the LPA once the habitat creation and enhancement works as set out in the HMMP have been completed

Reason: To ensure an appropriate setting to the development and to secure a net gain in biodiversity in accordance with the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 and paragraph 193 of the National Planning Policy Framework (2024)

13. Prior to occupation the area shown on the approved plan for the parking and turning of vehicles shall be provided and reserved for these purposes at all times.

Reason: To ensure that vehicles parked on the site are able to enter and leave in forward gear.

14. No development or any works of site preparation shall take place until the applicant or their agents or successors in title have:

a. submitted a Written Scheme of Investigation for a programme of archaeological mitigation works to the local planning authority for approval in writing. The Written Scheme of Investigation shall include:

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

b. have implemented the programme of archaeological mitigation works in accordance with the approved details. No development or site preparation shall take place other than in accordance with the approved Written Scheme of Investigation.

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

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

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

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16. Works shall be carried out in accordance with the Arboricultural Implications Assessment and Method Statement Ref:- 241621- AIA 3 written by Barrie Draper on behalf of Eco Urban Arboricultural, and the following measures:

- a) 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.
- b) 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:- 241621- AIA 3.
- c) Protective measures, including fencing and ground protection, in accordance with the Arboricultural Implications Assessment and Method Statement ref:- 241621- AIA 3 written by Barrie Draper on behalf of Eco Urban Arboricultural and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.
- d) 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 Arboricultural Implications Assessment and Method Statement Ref:- 241621- AIA 3 and Tree Protection Plan ref:- Eco 4 Tree Protection for High Land Winchester. Telephone Tree Officer. 01962 848360.
- e) 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. Telephone 01962 848360

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

17. Prior to the occupation of the dwelling hereby approved, full details of a cycle store shall be submitted to, and approved in writing, by the Local Planning Authority. The approved cycle store shall be installed prior to the occupation of the dwelling and retained on site thereafter.

Reason: To ensure the development provides a facility for sustainable transport.

18. 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 and E**

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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.

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, CP1, CP11, CP13, CP16

Local Plan Part 2 – Development Management and Site Allocations: DM1, DM2, DM15, DM16, DM17, DM18, DM24

Emerging Local Plan 2020-204 – SP2, CN3, CN4, D1, D2, D7, T1, T2, T4, NE1, NE5, NE6, NE15, H1, H4

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 private roads. Any damage to these areas should be remediated as soon as is practically possible.

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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. IMPORTANT - Biodiversity Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the “biodiversity gain condition” which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

The planning authority, for the purposes of determining whether to approve the Biodiversity Gain Plan, would be Winchester City Council

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: [Submit a biodiversity gain plan - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan)

8. Before undertaking any work which affects a public highway (including a public right of way) you must obtain specific written approval from the Director of Economy, Transport and Environment at Hampshire County Council and enter into or secure any necessary legal agreements or consents to enable the works on a public highway to proceed. It is an offence to carry out unauthorised works on a public highway. This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or other works on or to the public highway. For further information, please contact highways.development.control@hants.gov.uk

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THE PROPOSAL IS FOR THE CONSTRUCTION OF A NEW
TWO STOREY DETACHED DWELLING AT HIGH LAND,
LANHAM LANE.

HIGH LAND
LANHAM LANE
WINCHESTER
SO22 5JS

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PROPOSED SITE PLAN



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Conclusion

Recommendation:

PERMIT WITH CHANGES TO CONDITIONS AS
SET OUT ABOVE

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