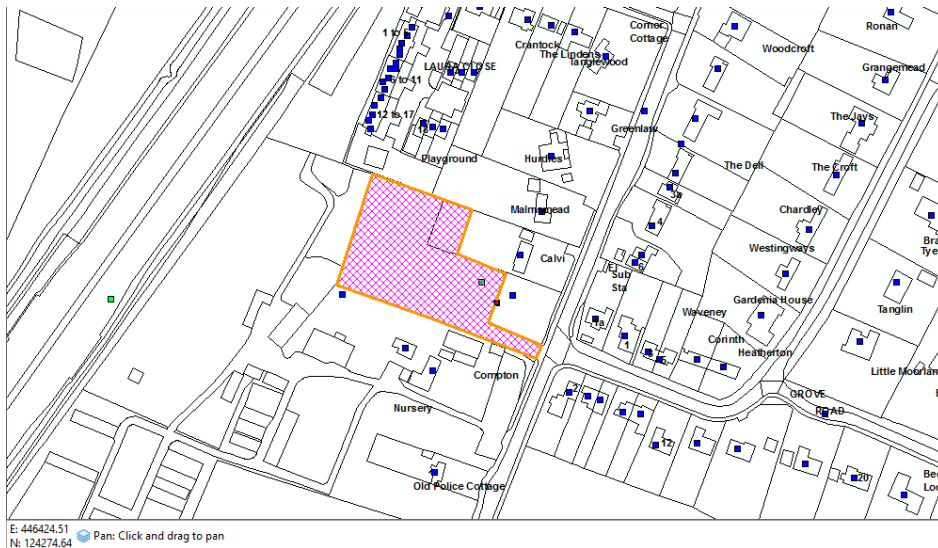


WINCHESTER CITY COUNCIL
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Case No: 20/01781/FUL
Proposal Description: Construction of 64 bed Care Home (Use Class C2), landscaped gardens, parking and associated ancillary structures and works with access from Otterbourne Road.
Address: Site Of Former Captain Barnard Otterbourne Road Compton Hampshire
Parish, or Ward if within Winchester City: Compton And Shawford
Applicants Name: Barchester Healthcare
Case Officer: Verity Murphy
Date Valid: 19 August 2020
Recommendation: Permit

Link to Planning Documents : <https://planningapps.winchester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QFBFIRBPM4A00>

Pre Application Advice: No



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General Comments

The application is reported to Committee due to number of objections received which are contrary to the officer recommendation for approval.

Site Description

The application site is located on the western side of the Otterbourne Road in Compton. The site previously accommodated a pub known as the Captain Barnard. This building has now been demolished and the site is vacant with hoarding to the road side. To the south of the site is Compton Plant Nursery, to the north a detached residential property known as Calvi, and to the rear of this new properties and a playground. The overriding character of the area is of large detached dwellings set in substantial grounds with mature planting and trees that contribute to the character of the area.

Proposal

The application seeks permission for the construction of 64 bed Care Home (Use Class C2), landscaped gardens, parking and associated ancillary structures and works with access from Otterbourne Road.

Relevant Planning History

19/00761/OUT (PER 21.02.2020) Construction of 62 Bed Care Home for the Elderly containing 40 single rooms and 11 double nursing units plus a villa of 4 double nursing units on the site of the former Captain Barnard Public House and part of rear garden of Calvi (Re-submission, ref: Consented cases No. 15/02427/OUT and 12/01298/OUT).

15/02427/OUT (PER 14.03.2016) Construction of 62 Bed Care Home for the Elderly containing 40 single rooms and 11 double nursing units plus a villa of 4 double nursing units on the site of the former Captain Barnard Public House and part of rear garden of Calvi (OUTLINE - considering access, appearance, layout and scale) (Re-submission, ref: Consented Case No. 12/01298/OUT).

12/01418/FUL (PER 17.09.2012) (Extension to the time limit for implementing planning permission 09/00697/FUL) Construction of 65 bed care home for the elderly and 2 no. two bedroom semi-detached dwellings

Consultations

Service Lead Environmental Services: Drainage

The site is within Flood Zone 1 and there is an area across the site at low risk of surface water flooding. The geology is chalk overlain by head deposits. Surface water drainage is to be reviewed by Hampshire County Council due to the scale of the proposed development. Foul drainage should connect to the foul sewer, however there needs to be evidence that a capacity check has been undertaken proving that the sewer network would be able to accommodate the flows from the proposed development.

Service Lead Public Protection: Environmental Protection:

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Concern that the layout of the proposed development has not taken into account the prevailing acoustic environment, namely the road traffic noise from the M3 Motorway and that no consideration has been given to the potential noise impacts from the proposed development.

As the results of the acoustic assessment may impact on the layout of the proposed development, it is therefore not possible to condition an acoustic report as part of any granting of permission.

Hampshire County Council: Highway Authority

The parking provision is acceptable under WCC parking standards. In line with the comments given by the Highway Authority in the outline planning application 19/00761/OUT, there is no objection to this application subject to condition.

Hampshire County Council: Flood and Surface Water Management

The information submitted by the applicant in support of this planning application indicates that surface water runoff from the application site will be managed through two cellular soakaway system (infiltration). This is acceptable in principle since the infiltration testing and groundwater monitoring carried out by the applicant showed that infiltration is feasible at the application site.

The information submitted by the applicant has addressed concerns regarding Surface Water Management and Local Flood Risk. Therefore, the County Council as the Lead Local Flood Authority has no objection to the proposals subject to planning conditions.

Natural England

The waste water issue should be examined via an Appropriate Assessment and the bespoke water calculation justified, Natural England is aware that the council has adopted an interim strategy using Grampian conditions requiring the mitigation package to be agreed, provided to the Council and implemented prior to the occupation of the development. Provided the applicant confirms the mitigation approach prior to determination and that the development achieves nutrient neutrality through an agreed site specific nutrient budget and associated mitigation package, Natural England agrees with this approach.

Representations:

Compton and Shawford Parish Council

- No comments received

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

- Insufficient parking

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- Concerns with construction vehicles parking off site
- The proposal is contrary to the Green Travel Plan
- Overlooking impact to neighbouring amenity
- Noise impacts of development
- Loss of trees on site
- Sewage and surface water

Reasons aside not material to planning and therefore not addressed in this report

- Covenant on land

4 letters of support received.

- Improve design compared with previous scheme
- New jobs and opportunities for the area

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

Policy DS1 – Development Strategy and Principles

Policy CP13 – High Quality Design

Policy CP11 – Sustainable Low and Zero Carbon Built Development

Policy CP2 – Housing Provision and Mix

Policy CP6 – Local Services and Facilities

Policy CP8 – Economic Growth and Diversification

Policy CP10 - Transport

Policy CP16 - Biodiversity

Policy CP17 – Flooding, Flood Risk and the Water Environment

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

Policy DM7 – Town, District and Local centres

Policy DM15 – Local Distinctiveness

Policy DM16 – Site Design Criteria

Policy DM17 – Site Development Principles

Policy DM18 – Access and Parking

Policy DM19- Development and Pollution

Policy DM20 – Development and Noise

National Planning Policy Guidance/Statements:

Section 4 of National Planning Policy Framework 2019

Planning Practice Guidance

Planning Considerations

Principle of development

The application site is located within the settlement boundary of Southdown, where the principle of development is accepted, provided the proposal is in accordance with the relevant policies of The Development Plan and unless material planning reasons indicate

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otherwise. The site has a long history of previously approved care home schemes; there is an extant permission on the site for a 62 bedroom care home and nursing accommodation (19/00761/OUT) which is a material consideration of significant weight in the determination of this application. The principle of the proposal is therefore considered to be acceptable, and there has not been a material change in planning policy since the previous consent such that there are new material considerations that would now warrant refusing the application on these grounds.

The Specialist Housing for Older People in Winchester Report (2015) which helped form Winchester District Local Plan Part 2, highlights the need for providing specialist forms of housing for older persons. Policy CP2 of WDLPP1 supports the provision of specialist forms of accommodation for older persons across the District. The proposal would provide accommodation in the form of a 64 bedroom residential care home which is considered to accord with the stipulations of Policy CP2.

The proposal would be classified as Use Class C2 under The Town and Country Planning (Use Classes) Order 1987 (as amended). A high level of care will be provided to the elderly and frail, including specialist nursing staff employed to provide for dementia, respite and convalescence care on site. Therefore, no affordable housing contribution is proposed which is not considered to conflict with Policy CP3 of WDLPP2

Policy CP6 of WDLPP1 seeks to retain and improve facilities and services across the District unless it can be demonstrated that the site is no longer required because the service or facility has been satisfactorily relocated or no longer needed to serve the locality and the site has no reasonable prospect of being used for an alternative service or facility. The land was previously used by Captain Barnard Pub, however this has been demolished and the site has been vacant for some years. The site has not been used for any local facility or service during this time and it is considered that the proposed care home provides a facility and service to compensate for the loss of the pub. The proposal accords with the requirements of Policy CP6.

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

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

The assessment of the application in relation to the Development Plan policies is set out below.

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Design/layout

The building will be located to the rear of the site with a size and scale which is similar to that previously approved. The location of the proposal to the rear of the site reduces the prominence of building from the street scene and responds positively to the building line and general pattern of development within the surrounding area. The external layout of the building has been developed by using the principles of the form and massing permitted under the existing consent and also uses the levels of the site to provide a building which has a reduced height to that already approved on site.

The footprint of the building is slightly reduced from 1211m² permitted under the previous scheme to 1168 m²; and the overall height of the building is reduced from the extant permission. The small square shaped parcel of land to the front of the site, which previously contained nurse accommodation, has been excluded from the site as it is to be retained by the previous landowner, this results in a greater emphasis on landscaping to the front of the site through this application and reduces the amount of built form on the site.

Internally the building has been configured to fully comply with the National Care Standard, and provides disabled access throughout each floor, communal lounges for residents and day space facilities. Externally, communal gardens and patio areas are provided around all sides of the building.

The design and appearance of the proposal is similar to that already approved on site. The main elevations of the building will feature a range of materials and will incorporate a mix of brickwork and feature detailing. The elevations of the building feature projecting gables and balconies and are stepped to break up the building to ensure it does not appear as one continuous mass of built form. The materials to be used are similar to those already approved, however this proposal will introduce zinc cladding above larger windows to add more visual interest to the building.

The overall design and layout of the building is not considered to be significantly different to that of the existing consent. The proposal is considered to accord with Policy CP13 of Local Plan Part 1, DM15, DM16 of Local Plan Part 2 and The High Quality Places SPD

Impact on character of area and neighbouring property

The proposed development would be very similar in terms of its overall layout, design, size and scale to the previously approved schemes and the existing consent. The building will be set back from the road frontage and will be located within the rear section of the site which reduces its visual prominence from the road and the surrounding area. There will be views of the site from Otterbourne Road; the proposed south east elevation is outward facing on to the road and will provide an interesting and active frontage from the public realm.

The height of the building has been reduced slightly from the consented scheme, the scale of the building is broken up by the use of several projecting bays and through a varied material palette. The proposed development is considered to be sympathetic to the adjoining neighbouring sites and to the overall character and appearance of the

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surrounding area. The proposal accords with Policies DM15, DM16 and DM17 of Local Plan Part 2;

The application site is bordered to the south and west by the Otterbourne/Southdown Local Gap. The proposed development falls outside the gap and the proposed scheme is considered to have an acceptable impact on the surrounding area. The proposal is considered to retain the gap's open and semi-rural appearance and on this basis the proposal is not considered to adversely diminish the adjacent Local Gap and accords with Policy CP18 of Local Plan Part 1.

Impact on Residential Amenity

Objections have been received in relation to the impact of the development on neighbouring amenity. The properties to the north of the site in Laura Close are situated approximately 30 metres away and are screened by the intervening vegetation along the northern boundary. Whilst there would be some additional built form along the northern boundary under this application, given the distance between the site and the properties within Laura Close, the extant consent and the nature of the existing boundary treatment, the proposal is not considered to result in significant overlooking impact to these neighbouring properties.

Objections have also been received in relation to the impact of the development to the neighbouring property to east of the site, Calvi. The building is to be pulled further back from Calvi under this application. There will be a slight increase in height on the eastern wing which faces Calvi and the number of windows on this end elevation will increase to 4 and be at a higher level than those of the existing consent. However these windows serve stairwell/corridors and are not considered to result in a significant overlooking impact to neighbouring amenity.

The building is very similar in length and width to that previously approved. There is not considered to be any increased impact of development through overshadowing, overbearing or overlooking impact of development to neighbouring occupiers. The building has been reduced in height and pulled away from the north, east and north west boundaries, and the proposals are not significantly different from the previous consent in regards to the impact on neighbouring properties, therefore the development complies with Policy DM17 of Local Plan Part 2.

Noise

Objections have been received in relation to the noise impacts of the development. The proposal is not considered to generate a level of noise over and beyond that associated with the previous scheme, however in response to these concerns, a full acoustic report will be conditioned to the consent in order to assess any noise arising from the internal laundry and plant rooms. The proposal is considered to accord with Policy DM20 of Local Plan Part 2.

The Environmental Protection Officer also raised objection to the development as they considered that the noise from the M3 would have a significant impact on residents of the care home. However, there are existing residential properties surrounding the application site which are nearer to the M3, and this was not raised as an issue under the previous

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application. Therefore, in this instance, it is not considered reasonable to warrant a reason for refusal on this basis.

Contamination

Detailed soils surveys and analysis have been conducted at the site, in response to concerns that arose during the previous applications. The contamination analysis and works undertaken to date has formerly highlighted a potential risk from contamination present within Made Ground as infill of a former Chalk Pit backfilled in the 1960's. This environmental risk is considered low to negligible in the context of the proposed development and therefore no remediation is considered necessary and the majority of materials on site should be suitable for re-use. Water and gas risks are considered low to negligible and no further investigation is considered necessary.

It is not considered necessary to condition any further contamination reports at the site as the findings of the submitted analysis demonstrate that there is only a negligible risk of contaminants on site. The proposal is considered to accord with Policy DM20 of LPP2.

Highways/Parking

Objections have been received in relation to parking on the site. The application provides 21 car parking spaces, 2 disabled bays, 8no. cycle stands and vehicle charging points for electric vehicles. Sufficient space for delivery vehicles and pick-up/drop-off areas is provided. The Hampshire Parking Strategy and Standards 2002 requires that in sustainable locations, care homes provide 1 space per 8 residents and 0.5 spaces per staff. The proposal exceeds these requirements in terms of parking and the provision is not significantly different to that approved under the existing consent. The site is considered to be sustainable by virtue of it being within a defined settlement boundary and close to public transport links.

The access to the site remains in the same position as the existing consent, sited on Otterbourne Road with appropriate visibility splays. Technical access drawing 39468/51 P1 is submitted demonstrating appropriate access construction and visibility splays. The traffic impact of the development is not considered to have significantly altered from the existing consent and vehicle movements generated by the development can be safely accommodated at the access and will not result in a detrimental impact on the safety or operation of the local highway network in accordance with policy DM18 of the Local Plan Part 2.

Landscape/Trees

The proposal will retain the existing trees where feasible and incorporate them into the proposed development. The principle of the site layout and location of the building footprint has already been established by the previous schemes. The trees to be retained include two protected trees which are within the centre of the site. An Arboricultural report has been submitted and will be conditioned to the consent to ensure that the protective measures are installed to avoid damage to these trees during construction. The proposal accords with Policy DM24 of Local Plan Part 2.

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The proposal also involves the planting of additional trees, hedging and shrubs to reinforce the boundaries of the site and to create gardens and recreation space for residents. The landscaping will be maintained through a landscaping management plan which will also be conditioned and sets out how the landscape proposals will be sustainably managed to encourage its longevity and vitality. The hard surfaced areas will be permeable and will be non-slip and laid smooth to avoid trip hazard. The removal of the extra building through this application allows for greater landscaping to the front of the site and around the building and is considered to improve the soft landscaping and outdoor communal areas for residents.

Nitrates

A separate appropriate assessment in relation to the nitrate issue has been completed and is attached to this case. If Committee is minded to approve the application the applicant has agreed that a Grampian Condition can be attached to the consent to ensure that a mitigation strategy is submitted to and approved in writing by the Council prior to the occupation of the development.

Other Matters

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 as statutory planning authority for the council.

Recommendation

Permit subject to the following condition(s):

Conditions:

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

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 Ground Floor Plan Drawing 0001
Proposed First Floor Plan Drawing 0002
Proposed Second Floor Plan Drawing 0003
Proposed Roof Space Drawing 0004
Proposed Elevations Drawing 0040
Proposed Elevations Drawing 0041
Rendered Elevations 1 Drawing 0050

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Rendered Elevations 2 Drawing 0052
Proposed Site Sections Drawing 0060
Comparative Elevations 0070
Proposed Roof Drawing 1104
RC Pile Layout Drawing 39468/01
Foundation Layout 39468/02
Foundation Layout 39468/03
Foundation Layout 39468/04
Foundation Sections and Details 39468/05
Site Access Works and Visibility Splays 39468/51
Proposed Boundary Treatments Drawing 9904
Outbuilding Details Drawing 9905
Approved Footings Drawing 9910

Reason: In the interests of proper planning and for the avoidance of doubt and to ensure the development is carried out in accordance with the relevant policies of The Development Plan.

3. The development hereby permitted shall be used for an elderly care and nursing care home only and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

Reason: To restrict the use of the premises in the interests of highway safety and local amenity.

4. No development above damp proof course shall take place until details and samples of the materials to be used in the construction of the external surfaces of the care home, hereby permitted, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory visual relationship between the new development and the existing and to ensure the materials are of a high quality and appropriate to the character of area in line with Policy CP13 of Winchester District Local Plan Part 1 (2013), DM27 of Winchester District Local Plan (2017) and The High Quality Places SPD (2015).

5. The hard and soft landscaping of the site shall be carried out in accordance with the following landscaping plans, hereby permitted:

- Landscaping Proposals Drawing ORO L1 REV E
- Landscape Management Plan by PDP Landscape and Urban Design Ltd
- Proposed Boundary Treatments Drawing 9904

The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any

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variation.

Reason: In the interests of visual amenity of the area and to ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

6. The drainage design of the scheme, including provision for foul and surface water drainage, as detailed within the submitted Flood Assessment and Drainage Strategy REF: Drainage Strategy by DSA dated 28/07/2020 ref 20/39468 REV 3, must be implemented before the occupation of the building.

There shall be no deviation from these approved details.

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

7. The Construction and Environmental Management Plan REV 1 prepared by Highwood Construction dated 31/07/2020, submitted with this application hereby permitted, shall be adhered to throughout the duration of the construction period. For the avoidance of doubt, this covers all construction and demolition work on the application site.

Reason: To ensure that all demolition and construction work in relation to the application is undertaken in a sustainable manner and does not cause materially harmful effects on nearby properties or road users.

8. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Method Statement reference JFA0244 written by James Fuller, and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

Reason: To prevent inappropriate work being undertaken to protected trees.

9. The trees shown to be retained on the approved site plan and within Arboricultural Method Statement (REF JFA0244) shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority.

Reason: To prevent inappropriate work being undertaken to protected trees.

10. 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 JFA0244 . Telephone 01962 848403

Reason: To prevent inappropriate work being undertaken to protected trees

11. No Arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Method Statement JFA0244.

Reason: To prevent inappropriate work being undertaken to protected trees.

12. Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Method Statement JFA0244 shall be agreed in writing to the Local Planning Authority.

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Reason: To prevent inappropriate work being undertaken to protected trees.

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

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants and because the site lies above Culver chalk formation, a principal aquifer and within the groundwater Source Protection Zone 1 for the Otterbourne public water supply. Any contamination present at the site may pose a risk to groundwater.

14. Details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority prior to the use commencing. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

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

15. Works shall be carried out in line with the recommendations set out within the updated report from EPR Ltd (28 March 19) relating to nesting birds, reptiles, bats and Japanese Knotweed.

Reason: In order to provide ecological mitigation

Prior to Occupation Conditions

16. Before the development hereby approved is first brought into use, visibility splays of 2.4 metres by 120 metres shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times.

Reason: In the interests of highway safety.

17. The car park shall be constructed, surfaced and marked out in accordance with the approved plan before the development hereby permitted is brought into operation. That area shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles

Reason: To ensure that adequate on-site parking and turning facilities are made available.

18. Before air conditioning/refrigeration/kitchen extract/laundry equipment is installed and operated on the premises, a full acoustic report (with a scheme of attenuation

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measures) shall be submitted and approved in writing by the Local Planning Authority. The equipment shall be installed and maintained in accordance with the approved scheme.

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

19. Prior to the first occupation of the development hereby permitted, confirmation that the SAP design stage data and BRE water calculator have been complied with (in the form of 'as built' data) must 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 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy

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

a) A water efficiency calculation which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to and approved in writing by the Local Planning Authority

b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European sites by the development and be implemented in full prior to first occupation and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and

c) All measures forming part of that mitigation have been secured and submitted to the Local Planning Authority.

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

Informatives:

1. 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.

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

Winchester District Local Plan Part 1 (2013): CP6, CP7, CP8, CP10, CP11, CP13, CP16, CP17, CP18,

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Winchester District Local Plan Part 2 (2017): DM1,DM15, DM16, DM17, DM18, DM19, DM20

Winchester District High Quality Places Supplementary Planning Document

3. In accordance with paragraph 38 of the NPPF (July 2018) , 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.

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>