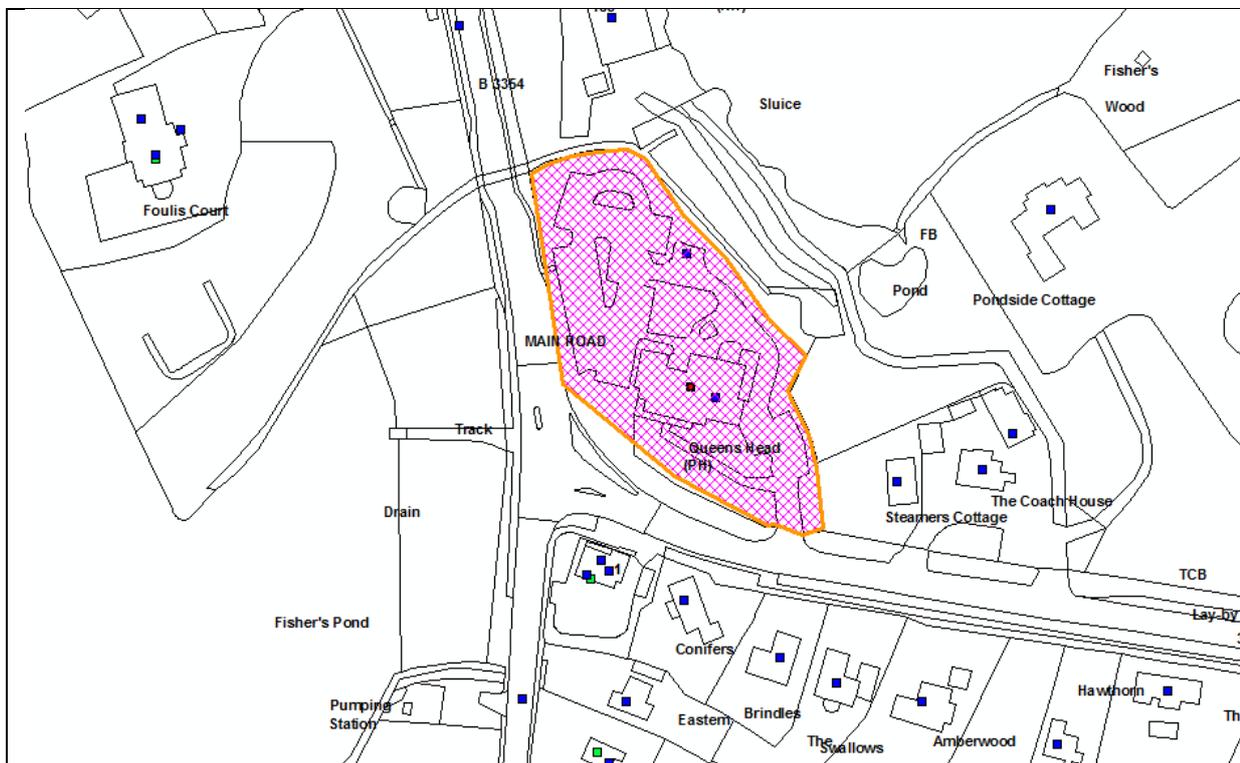


WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Case No:** 20/02269/FUL  
**Proposal Description:** Demolition of existing pub and erection of a care home (within Class C2), parking, access, landscaping and other associated works.  
**Address:** Queens Head Portsmouth Road Fishers Pond Eastleigh Hampshire  
**Parish, or Ward if within Winchester City:** Colden Common  
**Applicants Name:** Other -  
**Case Officer:** Liz Marsden  
**Date Valid:** 16 October 2020  
**Recommendation:** Permission subject to S106 and conditions

**Link to Planning Documents :** <https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple&searchType=Application>

**Pre Application Advice:** Yes



© Crown Copyright and database rights Winchester City Council License 100019531

**Case No:** 20/02269/FUL

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**General Comments**

**Parish Council's request for application to be determined by Planning Committee, see Appendix 1**

Amended plans received 04.02.21 and 06.04.21 seeking to address some of the concerns raised by the Urban Design officer and Design Review Panel. The principle differences are:

- Removal of chimneys to central blocks to simplify overall roof form
- Alterations to rear dormers to reduce number of rainwater downpipes
- Simplified design to link sections
- Alterations to internal layout to accord with the requirements of the operator

**Site Description**

The site is an area of around 0.54ha located outside the settlement boundary of Colden common at the junction of Main Road (B3354) and Portsmouth Road (B2177). It currently contains a large two storey pub building together with extensive car parking areas, set on slightly raised ground. To the rear (east) of the site there is a belt of woodland separating the site from the lake known as Fisher's Pond. To the north there are further trees, beyond which there is another large pub/restaurant (The Fisher's Pond). A water course runs along the northern and eastern boundaries. To the south of the junction there are commercial premises on the corner, with residential properties adjacent and to the west, on the other side of Main Road, there are open fields.

**Proposal**

The proposal is for the demolition of the existing pub building and the redevelopment of the site to provide a 60 bedroom care home, with the capability for all care needs to be met on site. The information provided with the application states that the home is likely to be dual-registered so that it can deliver both nursing and residential care, enabling the provision of dementia-specific care.

The proposal shows a purpose-built building, with accommodation over 3 floors, and designed as four blocks linked together to form a slightly curved shape that follows the road frontage, from which it is set back behind a landscaped area. The existing access to the site will be used and 20 parking spaces provided on the site, together with an ambulance bay and 10 secure bicycle spaces. A new footpath link is to be created from the entrance to the site along its frontage with Portsmouth road and round to link with the existing footpath on Main Road.

**Relevant Planning History**

The site was, until March 2020, an operational pub and there is no relevant planning history relating to the current proposal. Pre-application advice was sought on the scheme which evolved through a series of alterations to address comments of officers and the Design Review Panel.

**Consultations**

WCC Service Lead for Environmental Services: Drainage – No objection subject to appropriate conditions and informatives.

**Case No: 20/02269/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

WCC Service Lead for the Built Environment – Urban Design: The proposal has evolved during the consultation process and is now considered to be more consistent in urban design terms. The building has been split into blocks through the use of recessed links which help to break up its mass and avoid the perception of a continuous large building. The outdoor amenity space has also been considerably improved. The quality of the materials and detailing of the building are of considerable importance in ensuring that the character and significance of the building is acceptable in this prominent location.

WCC Service Lead for the Built Environment – Strategic Planning: Advice was provided at pre-application stage about the principle of the development and is still relevant to the proposal. The proposed development does not meet the criteria of policy MTRA4 and is not therefore the type of development that should ordinarily be permitted in the countryside. However, a material consideration is that the site is currently occupied by a pub, which is classed as a facility and service under policy CP6 of LPP1 and the proposed care home would also be considered as a facility and service under this policy. The principle of the development is therefore acceptable under policy CP6.

WCC Service Lead for Environmental Services – Landscape: This will be a large building but it is considered that its visual appearance responds positively to the character and appearance of the locality. Acceptable in landscape terms providing that all landscaping details are in accordance with the submitted plans, though there is a concern about the proximity of the proposal to the trees along the northern boundary.

WCC Service Lead for Environmental Services – Trees: The proposal will result in the loss of a number of smaller trees in the former car park, but will retain mature trees around the perimeter of the site that are more significant to the visual amenities of the area.

WCC Service Lead for Environmental Services – Ecology: No objection subject to conditions requiring details of lighting (condition 12) and the provision of a Biodiversity Mitigation and Enhancement Plan (condition 16).

WCC Service Lead for Environment – Environmental Protection: No objection subject to appropriate conditions.

HCC Highways: No objection subject to s.106 agreement to secure the footpath works and accordance with the revised travel plan.

HCC Flood and Water Management Team: No objection following the submission of additional information.

Natural England:

- Water Environment. The alternative (and lower) figure suggested for water use per person per day is not accepted and the figure of 110 litres should be used for a suitably precautionary approach and ensure appropriate mitigation of potential harm to the water environment.
- Protected species and biodiversity. A biodiversity mitigation and enhancement plan should be submitted and measures secured as part of any application (condition 16)

**Case No: 20/02269/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

Sustainability Officer: The scheme does not achieve BREEAM excellent but an agreed approach to mitigate this failure is to maximise the CO2 reduction so that they achieve the equivalent to BREEAM 'outstanding' for energy/CO2 emissions. It is accepted that the applicants have maximised the on-site opportunities for reducing CO2 emissions as far as possible, though this still falls slightly short of the 'outstanding' target it is possible that the gap could be bridged by calculating the cost of what this would cost in terms of extra PV on site and contribute this to an appropriate off-site project.

Design Review Panel: The proposal has been considered at a number of Design Reviews through which the design of the building has evolved. Whilst this is a large building, the Panel felt that its massing was acceptable overall and has successfully been developed to break down the buildings mass and reduce its perceived scale to an extent that the proposal is not considered to be overdevelopment. The quality of materials and detailing is crucial to the success of the scheme.

**Representations:**

Colden Common Parish Council object on grounds that:

- Contrary to policy as it is not an appropriate scale for the existing capacity of services and infrastructure in the area
- Does not meet the policy criteria for development in the countryside
- Size, scale and layout amounts to overdevelopment of the site
- Potential highways problems due to inadequate parking on site and limited public transport links.

3 letters received objecting to the application for the following material planning reasons:

- Several care homes in the area have been closed recently due to the inability to recruit sufficient quality staff to run them. There are a number of reasons for this which will also apply to the current proposal, small local workforce necessitates unattractive and expensive commuting and there is inadequate public transport.
- Local surgeries are small and the size of the care home will result in unmanageable workloads

2 letters neither supporting or objecting but commenting on:

- A kerbside footpath is shown on the plans which is not there at present but should be provided
- The Transport Plan suggests that 20 spaces is adequate for edge of town location, but this is a rural location with poor public transport and the parking to be provided is inadequate for staff and visitors.

**Relevant Planning Policy:**

Winchester Local Plan Part 1 – Joint Core Strategy

DS1 – Development Strategy and Principles

MTRA1 – Development Strategy for Market Towns and Rural Area

MTRA4 – Development in the Countryside

CP2 – Housing Mix

CP3 – Affordable Housing Provision on Market Led Housing Sites.

CP6 – Local Services and Facilities

**Case No: 20/02269/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

CP10 – Transport  
CP11 – Sustainable Low and Zero Carbon Built Development  
CP13 – High Quality Design  
CP14 – Effective Uses of Land  
CP15 – Green Infrastructure  
CP16 – Biodiversity  
CP20 – Heritage and Landscape Character  
CP21 – Infrastructure and Community Benefit

Winchester Local Plan Part 2 – Development Management and Site Allocations

DM1 – Location of New Development  
DM15 – Local Distinctiveness  
DM16 – Site Design Criteria  
DM17 – Site Development Principles  
DM18 – Access and Parking  
DM23 – Rural Character

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance

Colden Common Village Design Statement  
High Quality Places SPD 2015

**Planning Considerations**

Principle of development

Paragraph 47 of the NPPF requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The site is located in the countryside outside any settlement boundary and policy MTRA4 of Winchester District Local Plan Part 1 (LPP1) is applicable. This restricts development in the countryside to:

- Development which has an operational need for a countryside location, such as for agriculture or horticulture;
- Proposal for the reuse of existing rural buildings for employment, tourist accommodation, community use or affordable housing (to meet demonstrable local housing needs);
- Expansion or re-development of existing buildings to facilitate the expansion on-site of established businesses;
- Small scale sites for low key tourist accommodation.

Development proposed in accordance with this policy should not cause harm to the character and landscape of the area or neighbouring uses.

The proposed development does not meet the criteria of policy MTRA4 and is not the type of development which should be ordinarily permitted in the countryside. However, in this case, the site is developed land, currently occupied by a pub which is classed as a facility and service under policy CP6 (LPP1). A care home is also considered to be a facility and service under this policy and therefore the proposal can be considered under policy CP6 in terms of the acceptability of the principle of development.

**Case No: 20/02269/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

Policy CP6 does seek to resist the loss of existing facilities unless it can be demonstrated that the site/premises are no longer required due to the relocation of the facility or it no longer being needed. In this case it is understood that the Pub was marketed for sale since 2018 and that there was no interest from any party retaining it as a public house. The decision was made, prior to Covid restrictions, to close the pub. Furthermore, it is not considered that the loss of a pub in this location, bearing in mind the close proximity of another large pub (Fishers Pond), will cause harm to the residents of the area or the overall vitality and viability of Colden Common.

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 60 bedroom residential care home which is considered to accord with the stipulations of Policy CP2.

Policy CP14 of LPP1 states that the development potential of all sites should be maximised and that higher densities will be supported on sites which have good access to facilities and public transport. The primary determinant will be how well the design responds to the general character of the area.

Design/layout

The layout and design of the development has been determined to a large extent by the requirement to provide a high standard of living accommodation which reflects the needs of the residents and ensures a level of operational efficiency whilst taking into account the constraints imposed by the size and natural features of the site. In addition the context of the surrounding development and relationship with adjoining properties must be considered in order to minimise any adverse impact.

The building is designed in 4 blocks of three stories high (maximum height to ridge of 11.7m), with recessed sections linking them together. This enables the building to follow the curve of the road in addition to breaking up its overall mass and reducing the perception of a single very large structure. The height of the building has been kept to the minimum possible without compromising the accommodation to be provided in the third floor rooms. This has resulted in an areas of flat roof, though this is not apparent from ground floor level, where they will be concealed by pitched roof sections.

Internally the building has been configured to fully comply with the National Care Standard, and provides disable access throughout each floor, communal lounges for residents and day space facilities.

The proposal incorporates landscaped amenity space for the accommodation, either in private garden areas to ground floor rooms, or the communal gardens in the northern and eastern parts of the site. The landscaping has been enhanced around the road frontage of the site by a hedgerow and additional tree planting, where the site is most exposed.

The location of the building has been carefully sited in order to avoid encroaching into the root protection areas of the mature trees that line the northern and eastern boundaries of the site, ensuring that these can be retained. It is recognised that some of these trees are close to the building and could lead to limited light available to the occupants, due to the

**Case No: 20/02269/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

extent of overshadowing, potentially resulting in future pressure for their removal. However, these are principally to the north of the site which will have little direct shading effect on the rooms. In addition, the internal layout of the building is such that all residents will have access to areas with a greater level of natural light, both within the building where there are sitting rooms located on all floors together with the communal areas external gardens and patios.

Given the scale of the development and its prominent location, it is essential that the detailing and materials to be used are of exceptional quality to ensure that the building will be an attractive feature. To this end a number of minor amendments have been sought to address concerns in relation to various features including rainwater goods, treatment of the link sections, window detailing and materials. Some of these have been agreed during the application process, but there is still some concern over the roofing tiles and joinery details and it is therefore appropriate to include a condition requiring the agreement of materials (condition 03).

It is recognised that the proposed building is significantly larger than the one it is to replace and will inevitably be more visible in some public vantage points. However, it is considered capable of being accommodated on the site without undue loss of natural features and will not result in the site appearing cramped or overdeveloped.

Impact on character of area

The principal impact of the proposal would be due to the scale of the building, which is significantly larger than the building that it is to replace and its prominent corner location. To the north, east and west of the site, in views from Main Road and Portsmouth Road respectively, the height and extent of existing trees limit the distance in which the development can be viewed and it will not therefore be unduly prominent from these directions.

The primary visual impact will be to the south at the junction of the Portsmouth Road and Main Road, where there is little in the way of screen planting around the site and much of the building will be viewable from the road and across the open fields to the south west. There is a footpath to the west from which the site may be seen, but the nearest point to the site is a distance of around 500m and the development could not be said to be intrusive in any views from it. However, from the road junction and along Winchester Road to the south, a large part of the building will be seen, as it is set further west than the existing pub building and will therefore be less well screened in longer views by existing properties on the southern corner of the road junction.

However, notwithstanding the scale of the building it is considered that its visual impact will be localised, with the most effect on a busy road junction, which is the least visually sensitive part of the area. It will not therefore have a significant or adverse impact on the rural character and appearance of the surrounding area and the development is therefore in accordance with policies CP20 of LPP1 and DM23 of LPP2.

Impact on neighbouring property

There are few properties in the immediate vicinity of the site, with the nearest dwelling being located around 40m to the east of the nearest part of the proposed building. This is substantially screened by trees along the mutual boundary and, based on the submitted layout and massing plans, the proposal would have no more direct physical impact (loss of light, privacy or outlook) than the existing building. It is also unlikely that the care home

**Case No: 20/02269/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

use would generate more noise or disturbance than the pub use, though there may be some additional emergency vehicle movements, such as ambulances, through the night.

The properties to the south are located on the other side of a busy road and, again, are at a sufficient distance not to be unduly affected. To the north there is a large and busy pub/restaurant, which would not be affected due to the belt of mature trees along the boundary. The development therefore complies with Policy DM17 of Local Plan Part 2.

#### Landscape/Trees

The existing trees around the boundaries of the site, particularly those along the northern and eastern boundaries are of importance in minimising the impact of the development on the wider landscape. Whilst a number of trees within the site, the majority of which are category C, are to be removed, the boundary trees are to be retained and protected during the construction and will therefore retain much of the character and appearance of the site when viewed from external vantage points, particularly from the north and east. It is recognised that the south western boundary of the site is currently very exposed and a comprehensive landscaping scheme has been submitted which through the use of estate railings, new hedgerow and tree planting will provide security to the care home, whilst remaining appropriate to this semi-rural area.

#### Highways/Parking

The proposal utilises the existing vehicular access to the site, with the addition of pedestrian pathway, which extends from the main entrance to the new footpath link that is proposed. Car parking provision is made for 20 vehicles, including 2 disabled access bays, which, based on a review of parking provision for care homes in similar suburban edge of town locations, as set out in the submitted Transport Assessment is considered to be appropriate to the scale and use of the development. The transport assessment sets out the level of usage and concludes that the increased level of traffic generated by the proposal will result in an overall decrease in the number of trips per day when compared to its former use as a pub and will therefore have very little impact on the local highway network. In addition swept path analysis plans demonstrate that the site and car parking spaces are accessible by a range of vehicle types and sizes, which are able to turn round and exit in a forward gear.

A Travel Plan, which has been agreed with Hampshire Highways Authority, provides measures to minimise the use of single occupant car journeys, encourage the use of public transport

It is considered that the impact of the development on the local transport network has been appropriately quantified and assessed and that the development is in accordance with policies CP10 and CP21 of the LPP1.

#### Nitrates

Excess levels of nitrates can damage freshwaters and the marine environment by a process known as 'eutrophication', promoting excessive growth of algae that chokes other life and leading to harmful effects on the SPA. Development within Winchester District that would result in overnight accommodation or excessive amounts of nitrates, such as dwellings, require nitrate calculations to demonstrate a deficit, neutral or surplus of nitrates being generated on site. Developments that would result in a surplus of nitrates therefore require mitigation to prevent harm to the SPAs in the district.

**Case No: 20/02269/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

Natural England notes that we, as competent authority under the provisions of the Habitats Regulations, has undertaken an Appropriate Assessment of the proposal, in accordance with Regulation 63 of the Regulations. Natural England is a statutory consultee on the Appropriate Assessment stage of the Habitats Regulations Assessment process.

The applicants have agreed to the requirement for mitigation, as set out by Natural England, and are entering into a legal agreement for the appropriate sum, based on a scheme put forward by Eastleigh Borough Council, which is in the same catchment area as the application site. On the above basis it is considered that harmful effects that the development will have on nitrates levels in the Solent SPA can be adequately mitigated through securing an appropriate scheme by way of a Grampian condition (13) and therefore the Appropriate Assessment is adopted by the Council in accordance with the Habitats Regulations.

Other Matters

Sustainability – Policy CP11 requires development to achieve the lowest rating that is practical and viable in relation to carbon emissions and water consumption and sets a target BREEAM rating of ‘outstanding’. A pre-assessment was submitted with the application, which suggested that the scheme could achieve a BREEAM rating of ‘very good’. The development has been re-assessed with various elements improved and the sustainability officer has accepted that the opportunities on site to reduce CO2 emissions have been maximised. Whilst it is not possible to achieve BREEAM ‘excellent’ the proposal has a higher rating for energy efficiency which falls just short of excellent. Based upon the above assessment it is considered that the development achieves the best BREEAM rating that is practical and viable for the proposal and in these terms accords with policy CP11.

The applicants are prepared to contribute towards renewable energy measures for a community project or affordable housing in the vicinity if an appropriate scheme can be identified. However in the absence of a suitable scheme, which would enable such offsetting, this cannot be secured through the proposed development.

Impact on existing health facilities. There is concern from Doctors working in local surgeries that the addition of a 60 bed care home will place undue pressure on the capacity of those surgeries. The applicants have confirmed that there are a number of measures to ensure that this impact is minimised and the most appropriate will be determined through discussions with the relevant NHS bodies to ensure the care home makes effective use of local provision. In addition the operator will have extensive experience and will be able to provide an element of in-house care.

The possibility of recruiting staff for the home has also been raised as a concern, due to the necessity for commuting and associated cost and poor public transport. The application is accompanied by a Travel Plan which set out measures to provide a range of travel options to meet the individual requirements of staff, making it a more attractive workplace.

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

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

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.

Conclusion

The site is located in the countryside where new care homes are not generally acceptable, but in this case it will replace an existing facility and is therefore in accordance with policy CP6 of the Local Plan Part 1. The development will result in a substantial building in a prominent location but it is considered that the design and detailing of the development is such that it can be accommodated on this site without an adverse impact on the character and appearance of the surrounding area. The development accords with the relevant policies of the Development Plan.

**Recommendation**

**Approval subject to the completion of a Section 106 legal agreement to secure the following:**

- **Access**  
Proposed footpath works shown on drawing PC1459-RHD-GE-SW-DR-R-0002 rev.3
- **Adherence to the approved Travel Plan**
- **Nitrates Mitigation Contribution:**

In seeking these planning obligation and financial contributions the local planning authority has had regard to the tests laid down in para 56 of the NPPF which requires the obligations to be necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development.

And subject to the following condition(s):

**Conditions**

Timescale

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 provision of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be in accordance with the following plans and documents:

B19094 101B – Landscape proposals  
2790-HIA-ZZ-ZZ-DR-A-0102 rev.P10 – Proposed site plan  
2790-HIA-01-00-DR-A-0200 rev.P3 – Proposed ground floor plan

**Case No: 20/02269/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

2790-HIA-01-01-DR-A-0210 rev.P3 – Proposed first floor plan  
2790-HIA-01-02-DR-A-0220 rev.P3 – Proposed second floor plan  
2790-HIA-01-XX-DR-A-0221 rev. P4 – Proposed elevations 1-4  
2790-HIA-01-XX-DR-A-0222 rev. P4 – Proposed elevations 4-8  
2790-HIA-ZZ-ZZ-DR-A-0310 – Proposed site sections A and B  
2790-HIA-ZZ-ZZ-DR-A-0311 – Proposed site sections C and D  
2790-HIA-01-ZZ-DR-A-9091 – Details of link junctions  
2790-HIA-01-RP-DR-A-2701 – Roof plan  
135650/2000 rev. B – Proposed drainage strategy  
135650/2002 - Surface Water exceedance Plan  
PC1459-RHD-GE-SW-DR-R-0002 – Site access arrangement and visibility  
B19094-TLP-602 Tree Protection Plan

Noise Assessment – H3157 – dated 25/09/20  
Transport Statement – PC1459-RHD-ZZ-XX-RP-Z-0001  
Travel Plan - PC1459-RHD-ZZ-XX-R-Z-0002  
Tree Survey Report Arboricultural Impact Assessment and Arboricultural Method Statement – Landscape Partnership September 2020.  
Ecological Impact Assessment – B19094 – Landscape Partnership October 2020

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

Pre-commencement

3. No development shall take place above slab level until details and samples of the materials to be used for the construction of all external surfaces, including doors and windows 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, before any of the bedroom care units are occupied, unless otherwise agreed in writing by the local planning authority.

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

4. No development shall take place unless otherwise agreed in writing until a scheme to deal with contamination shall be submitted to and approved in writing by the Local Planning Authority.

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

- a) A desk top study and conceptual model documenting all the previous and existing land uses of the site and adjacent land;
- b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study;

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

c) A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a suitably qualified person to oversee the implementation of the works.

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

5. Before the approved development commences full details of the proposed noise mitigation measures shall be submitted and approved in writing to the Local Plan Authority. This shall include:
  1. Specification of external glazing installed to habitable rooms within the building, which shall meet a minimum Sound Reduction Index of at least 30dB.
  2. A mechanical supply and extraction system with heat recovery meeting the internal ambient noise levels as presented in Table 3.4 and Table 3.5 of the Hawkins Environmental report referenced H3157-v1 dated 25th September 2020.

The approved scheme shall be installed prior to the occupation of the development.

Reason: To ensure that acceptable noise levels within the dwelling are not exceeded.

6. i) Protective measures, including fencing and ground protection, in accordance with the submitted Arboricultural Impact Assessment and Method Statement, dated September 2020 and prepared by The Landscape Partnership, shall be installed prior to any demolition, construction or groundwork commencing on the site.
  - ii) The Arboricultural Officer shall be informed once protective measures have been installed so that the construction exclusion zone can be inspected and deemed appropriate and in accordance with the approved Method Statement.
  - iii) No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Impact Assessment and Method Statement. Any deviation from the works prescribed or methods agreed in accordance with the Method Statement shall be agreed in writing by the Local Planning Authority.
  - iv) 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

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

constructions activity occurring on the sites and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

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

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

7. Prior to work commencing on the site, including demolition, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Traffic Management Plan shall include the following details:
- Development contacts, roles and responsibilities
  - Public communication strategy, including a complaints procedure
  - Construction Method Statement, including demolition activities.
  - Code of Construction Practice for all works and operations on the site.
  - Measures to be undertaken to minimise impacts on surrounding land.
  - Timetable and dates for stages of the development, including land restoration at the completion of construction works.
  - Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
  - Dust suppression, mitigation and avoidance measures.
  - Measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway.
  - Provisions to be made for the parking and turning of operative and construction vehicles during the period of development including times of movement so as to avoid peak period traffic, neighbour notification, use of pointsmen etc.
  - Measures for minimising construction waste and provision for the re-use and recycling of materials.
  - Floodlighting and security lighting. (note: this must be directed in such a way as not to cause nuisance to adjoining properties or adjacent highway).
  - Measure to be taken to prevent contaminants from entering watercourses or the water environment and to protect drainage infrastructure.
  - Use of fences and barriers to protect adjacent land, footpaths and highways.
- Pest control

The Construction Traffic Management Plan, Construction Method Statement, and Code of Construction Practice shall be adhered to throughout the duration of the construction period.

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

8. No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works should substantially accord with the submitted

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

Landscape Proposals Plan (B19094 101 Rev B) by The Landscape Partnership. These details shall include the following:

- existing and proposed finished levels or contours:
- means of enclosure, including any retaining structures:
- car parking layout:
- hard surfacing materials:
- street furniture, refuse or other storage units, signs, lighting;
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.):

Soft landscape details shall include the following:

- planting plans:
- written specifications (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- retained areas of grassland cover, scrub, hedgerow, trees and woodland;
- implementation programme:’

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

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

9. No development shall take place on site, with the exception of above ground, demolition works, before an Employment and Skills Plan (the Plan) has been, submitted to and approved in writing by the Local Planning Authority (LPA). The Plan shall as far as is reasonably possible:
- i) follow the templates, benchmarks and principles of the Construction Industry, Training Board's 'Client Based Approach' as endorsed by Winchester City Council,, (CAB2717, Supporting Employment through Planning and Procurement Processes, 9th September 2015 refers). The objectives of the Plan will be:
- a) where possible to help local jobseekers find work through a range of paid and, unpaid roles;
  - b) where possible to create training and development opportunities for those already, employed;
  - c) to stimulate awareness of careers in construction, green technologies and other, sectors related to the development.
- (ii) include arrangements setting out how, in order to meet the above objectives, the, developer and any future owner or occupier and their contractors as far as, reasonably possible will work directly with local employment/training agencies such, as but not limited to,;

**Case No: 20/02269/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

- Voluntary and private sector providers,
- Schools, sixth form colleges, colleges of further education and universities,
- Job Centre Plus,
- Hampshire County Council's 'Hampshire Futures' Team

(iii) set out a timetable and format for the submission to the LPA of monitoring, reports, indicating how the objectives of the Plan have been delivered., Following written approval of the Plan by the LPA, the developer, owner or occupier, (as appropriate) shall implement and where necessary procure implementation and, promote the objectives of the approved Plan and ensure that so far as reasonable, the objectives of the Plan are met.

Reason: In the interests of promoting local employment and workforce skills to the, benefit of the economy of Winchester in accordance with policy DS1 of the, Winchester District Local Plan Part 1 - Joint Core Strategy.

Prior to occupation

10. The car park bays 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 and turning of vehicles.

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

11. Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person nominated in the approved remedial strategy (condition 3) shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the approved remedial strategy has been implemented fully, unless varied with the written agreement of the Local Planning Authority in advance.

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

12. An external lighting plan, in line with Bat Conservation Trust & Institution of Lighting Professionals (BCT/ILP) 08/18 Guidance, shall be submitted to the LPA for approval prior to any works or preparatory works.

Reason: To safeguard the visual amenities of the countryside and avoid adverse impact on the adjacent ecologically sensitive area.

13. 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

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

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 Local Plan Part 1.

Other

14. 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.

15. To avoid the drainage system becoming blocked and to prevent its contents overflowing within the kitchen, adjacent premises and land, the commercially operated kitchens shall be fitted with a grease interceptor.

*Reason:* To protect the amenity of occupiers of nearby premises and in the interest of public health.

16. The recommendations and requirements of the Landscape Partnership Ecological Impact Assessment dated October 2020, shall be updated by a Biodiversity Mitigation and Enhancement Plan, including details of the buffer to the watercourse, which shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. The approved mitigation measures shall be adhered to throughout all phases of the development and the ecological enhancements measures shall be thereafter maintained in perpetuity.

*Reason:* To safeguard protected species and maintain biodiversity.

17. The development shall be built in accordance with the rating and key performance indicators set out in the BREEAM new construction pre-assessment review and sustainability strategy dated March 2021 and Energy Strategy update of June 2021, submitted in support of the application.

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

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

18. The accommodation hereby permitted shall not be used for any other purposes than residence care home (Use Class C2). The building shall be used for no other purpose in the Town and Country Planning Act (Use Class) Order without the prior written approval of the Local Planning Authority.

Reason: The development is of a type that would be adaptable for other residential use, and does not incorporate sufficient parking provision for alternative types of occupancy.

**Informatives:**

1. In accordance with the NPPF, Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:
  - offer a pre-application advice service and,
  - update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.In this instance alterations to the scheme were negotiated in order to ensure its acceptability.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-  
  
Local Plan Part 1 - Joint Core Strategy: DS1, MTRA1, MTRA4, CP2, CP3, CP6, CP10, CP11, CP13, CP14, CP15, CP16, CP17, CP20, CP21  
Local Plan Part 2 – Development Management and Site Allocations: DM1, DM15, DM16, DM17, DM18, DM23
3. This permission is granted for the following reasons:  
  
The development is in accordance with the Policies and Proposals of the Development Plan set out above, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
4. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

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.

## Appendix 1

# Comments for Planning Application 20/02269/FUL

### Application Summary

Application Number: 20/02269/FUL

Address: Queens Head Portsmouth Road Fishers Pond Eastleigh Hampshire SO50 7HF

Proposal: Demolition of existing pub and erection of a care home (within Class C2), parking, access, landscaping and other associated works.

Case Officer: Liz Marsden

### Customer Details

Name: Colden Common Parish Council

Address: Parish Office, Colden Common Community Centre, St Vigor Way, Colden Common, Winchester, Hampshire SO21 1UU

### Comment Details

Commenter Type: Parish Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Parish Council wishes to object to this application on the following grounds. It does not comply with policy MRTA1, Local Plan Part 1, as development should be of an appropriate scale so as not to exceed the capacity of existing services and infrastructure or should be accompanied by any required improvements to physical and community infrastructure provision, including rural transport initiatives. The Parish Council notes that Twyford and Colden Common surgery have highlighted in their representation the reasons for closures of local care homes, and their professional opinion that the infrastructure is not sufficient to be able to meet healthcare demands that a development of this scale would place upon healthcare services.

The application is not in accordance with policy Local Plan Part 1. Policy MRTA 4, as it does not meet any of the criteria in this policy which is :-

- development which has an operational need for a countryside location, such as for agriculture, horticulture or forestry; or
- proposals for the reuse of existing rural buildings for employment, tourist accommodation, community use or affordable housing (to meet demonstrable local housing needs). Buildings should be of permanent construction and capable of use without major reconstruction; or
- expansion or redevelopment of existing buildings to facilitate the expansion on-site of established businesses or to meet an operational need, provided development is proportionate to the nature and scale of the site, its setting and countryside location; or
- small scale sites for low key tourist accommodation appropriate to the site, location and the setting.

**Case No: 20/02269/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

Development proposed in accordance with this policy should not cause harm to the character and landscape of the area or neighbouring uses, or create inappropriate noise/light and traffic generation

The Council also objects to this application under policy DM16 of Local Plan Part 2 as the site is being overdeveloped and therefore does not comply with policy DM16 due to its size and scale and layout.

Matters in relation to the Transport Statement

- The National Planning Policy Framework gives priority to pedestrian and cycle movement. The pedestrian footway shown on site accessibility arrangements and visibility splay (drawing PC1459-RHD-GE-SW-DR-R-000) is vital to residents living in and around on this area of the village and provision and it is welcomed that in the transport study section 5.5.2. that this will be delivered via a s278 agreement if the permission is granted. The Parish Council would also ask that improvement to the cycle ways to the site from both Fair Oak and Colden Common is also delivered by a S278 agreement.
- Public transport is not a realistic mode of travel to this site for staff.
- Traffic frequently backs from the traffic lights at the junction of Spring Lane right up to the Fishers Pond signals. HCC are aware junction improvements are required and further development will exacerbate this issue. The corridor study commissioned by HCC should be remodelled to show the potential further impact.
- To access train links is a minimum of 30 minutes travel with the 69-bus route being every hour and Xelabus being every 2 hours. Last buses are earlier than shown in the transport study. The 69 bus has recently resumed a Sunday service, and this should not be relied on as being available in the future.
- Section 4.6.3 on the transport study suggests that most journeys will be made by car (81.9%). However, only 20 parking spaces are planned. Section 5.6.13 equates a maximum of 20 staff will be on site at the same time, but only 20 spaces are being provided for in total. No weighting is given for the rural location, shift patterns or lack of public transport. No consideration is given for visitor parking. Given the location, no opportunity exists for parking to spill out onto local residential streets or roads, and therefore more provision must be given for more parking on site.
- This parking provision does not meet Local Plan Part 2 policy DM18, as it does not provide acceptable parking provision given the poor transport links other than by vehicle.

If the officer is minded to approve this application, the Parish Council request that it be determined by the Winchester City Council Planning Committee.