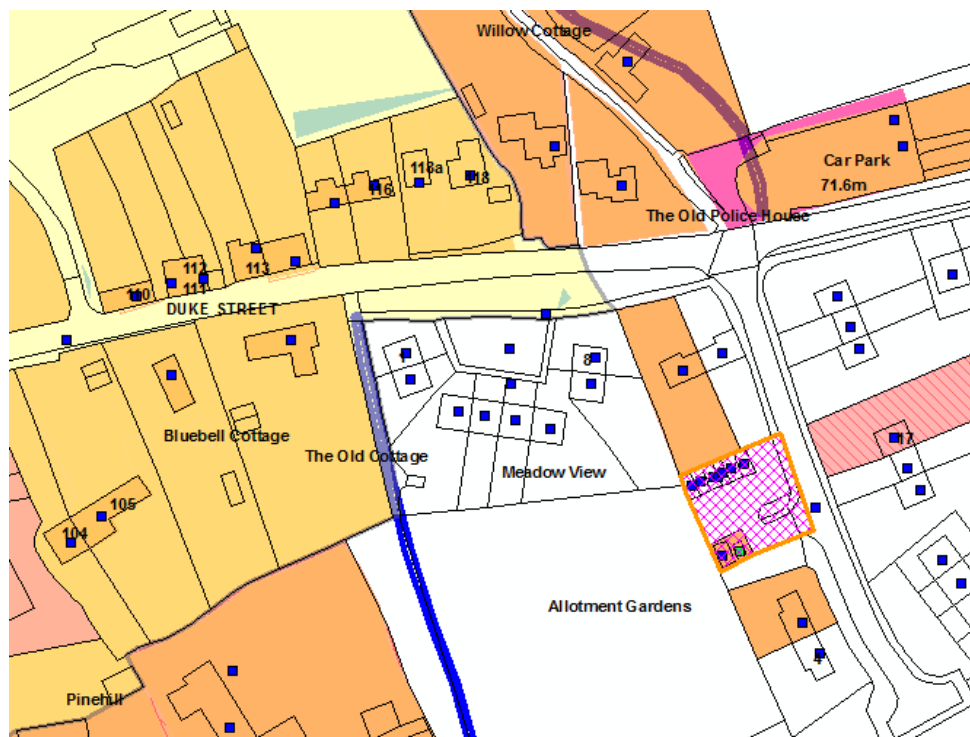


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**Case No:** 21/01279/FUL  
**Proposal Description:** Removal of existing garages and construction of a single two storey building for affordable housing, containing 4x one bed flats and 2x two bed flats, with associated cycle and refuge storage, and car parking.  
**Address:** Garage Block 1 To 6 Southbrook Cottages Micheldever SO21 3DJ  
**Parish, or Ward if within Winchester City:** Micheldever  
**Applicants Name:** Winchester City Council - Deborah Sunley, New Homes Team  
**Case Officer:** Verity Murphy  
**Date Valid:** 20 May 2021  
**Recommendation:** Application Permitted

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

**Pre Application Advice:** Yes



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**General Comments**

The application is reported to Committee due to the number of objections received contrary to the officer recommendation to permit the application. The application is reported to Committee as it is an application submitted by Winchester City Council, and the number of objection letters received exceeds one.

The application will be properly considered by the Council as the Local Planning Authority.

**Site Description**

The application site is located on the western side of Southbrook Cottages. There are currently 8 garages on the site which will be removed under this application. The site is adjoined by residential properties along its northern and southern boundaries, and there are allotment gardens to the west of the site.

Southbrook Cottages is characterised by outward facing residential properties which address the street. There is a mix of property styles within the road, including post war red brick houses, brick bungalows and pre-fabricated timber framed houses that were imported from Sweden in the mid-20<sup>th</sup> century. Properties are well set back from the road with green landscaped frontages.

**Proposal**

Removal of existing garages and construction of a single two storey building for affordable housing, containing 4x one bed flats and 2x two bed flats, with associated cycle and refuge storage, and car parking.

**Relevant Planning History**

None relevant

**Consultations**

WCC Service Lead – Built Environment (Urban Design):

The scheme presents a good example of how sustainable buildings can incorporate high quality design and use natural and contemporary buildings to further blend in with its context. It will enhance Micheldever and have minimum impact on the public realm.

WCC Service Lead – Environment (Drainage):

Site is at a very low risk of surface water flooding, and being in a Flood Zone 1 it is also at a low risk of flooding from rivers or the sea. A condition for foul and surface water will be conditioned to the consent.

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Hampshire County Council – Highways

No objection. The proposed development consisting of 4 x 1 bed flats and 2 x 2 bed flats would not lead to any material detrimental impact upon the public highway in regard to traffic generation. The Highway Authority is also satisfied that vehicles could access and egress the proposed parking spaces with the existing provision on Southbrook Cottages

WCC Service Lead – Natural Environment (Landscape):

Building on garages and parking land would not alter the character of this area. Additional environmental enhancements such as tree planting around the parking areas will provide year round interest to a road currently devoid of trees.

Natural England:

The nutrient budget has been calculated in line with Natural England's Advice on Achieving Nutrient Neutrality in the Solent (version 5 June 2020). Provided the competent authority is assured and satisfied that the site areas used in the calculation are correct and that the existing land uses are appropriately precautionary, then Natural England raises no concerns with regard to the nutrient budget.

**Representations:**

Micheldever Parish Council:

- Supports application for the provision of additional affordable homes within the Parish.

1 petition from 12 households received objecting to the application and 3 separate objection letters (4 objections in total) received for the following reasons:

- Increase in traffic
- Design out of keeping with area
- Development should be bungalows
- Lack of space for emergency vehicles
- Overlooking impact of development
- Overdevelopment of site
- Lack of parking and inadequate sized parking bays
- Imposing form of development
- No need for 1 bed accommodation in Micheldever
- Imbalance between private and social housing in area
- Impact on footpath
- Invasion of privacy
- Lack of public transport

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

- Affordable housing will result in anti-social behaviour
- Inhabitants of flats will be young and noisy

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1 letters of support received.

- Welcomes affordable housing in 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

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

Policy DM15 – Local Distinctiveness

Policy DM16 – Site Design Criteria

Policy DM17 – Site Development Principles

Policy DM18 – Access and Parking

National Planning Policy Guidance/Statements:

Section 4 of National Planning Policy Framework

Planning Practice Guidance

Supplementary Planning Guidance

High Quality Places SPD 2015

National Design Guide 2019

**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 application site is located within the settlement boundary of Micheldever where the principle of new residential development is accepted provided it is in accordance with the relevant policies of the development plan.

Policy CP2 of WDLPP1 seeks to ensure that new residential development should meet a range of community housing needs and deliver a wide choice of homes. The development will be provided as affordable housing, to meet an identified need within the local area. A Housing Need Survey undertaken by Action Hampshire in 2019 indicates that there is a significant need for 1 and 2 bedroom properties within the Micheldever area. This development is for 6 dwellings comprised of 4 x 1 bedroom and 2 x 2 bedroom units. It is considered that the proposal accords with Policy CP2 in terms of both housing tenure and mix

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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.

Furthermore, in June 2019 WCC declared a Climate Emergency and has recently published the WINCHESTER CLIMATE EMERGENCY CARBON NEUTRALITY ACTION PLAN 2020 - 2030. The aim is to reduce carbon emissions that cause climate change and support environmental improvements in the district. The focus is on the biggest sources of carbon emissions – transport, property and energy.

Having regard to the above, the development proposed under this application is the council's pilot 'Passivhaus' Scheme. Passivhaus is an energy standard which focuses on achieving excellent levels of internal comfort with an energy input that is as close to minimum as possible. This proposal aims to meet Passivhaus Plus, which seeks to generate the little energy needed for the dwellings by using renewable energy. The proposal uses a combination of increased building fabric efficiency, paired with renewable energy technologies such as ground source heat pumps, PV panels and mechanical ventilation and heat recovery. In addition, the proposal seeks to meet the RIBA 2030 Carbon Challenge, which seeks to reduce the level of carbon emissions produced during the production of the building.

Winchester City Council Housing Strategy 2017/18-2022/23 also highlights a series of key priorities which include, accelerating and maximizing the supply of high quality affordable housing across the District. The proposal is considered to result in a high quality and sustainable form of affordable housing, and accords with Policy CP11 of LPP1, Winchester City Council Housing Strategy and the wider aims of Winchester City Council's Climate Emergency.

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.

Design/layout

The proposed building will be located in a north to south orientation within the plot and will have an I-shaped layout. The main, longer elevation of the building faces onto and addresses Southbrook Cottages. The shorter side of the 'I' shape runs along the southern boundary of the site to ensure maximum solar gain for the units. The main section of the building will have two gable ends and the overall form of the building reflects the existing timber clad Swedish properties within the road. The rear section of the building will be constructed with an a-symmetric roof and will remain subservient to the main section of the building through its materials and detailing.

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The building is set back from the road and occupies a similar building line as No.3 Southbrook Cottages immediately south of the site. It is considered that the proposed layout is appropriate for the site with setting of the building respecting the prevalent pattern of development along Southbrook Cottages. As the building is set back, there is space for parking and landscaping to the front of the site which accords with the prevailing character of the road, as large green frontages are distinctive to Southbrook Cottages. The height of the building also copies that of No.3 Southbrook Cottages, however will sit slightly lower due to the existing slope of the road.

This height and form of the building helps to reduce its prominence within the street scene, and allows the building to appear as another terrace of houses in keeping with the other houses on the street. Similarly, the building has three entrances from the street which further adds to the building's appearance as a run of terraces.

The materials used in the building have been carefully chosen to ensure low levels of embodied carbon. The main elevation of the building will be clad in black timber on its upper level and will be finished in facing brickwork underneath. To further add architectural interest to the main elevation of the building, there are areas of recessed cladding which are orientated horizontally. The northern elevation of the building is broken up with brick detailing which uses alternating courses of recessed brickwork. The roof will be finished in anthracite zinc and PV panels which will help connect the dark timber cladding with the roof space above.

The materials used within the building will reflect the surrounding timber clad buildings within Southbrook Cottages, but will also help reduce the carbon emissions resulting from the development. The proposed material palette will result in the building having a contemporary and refined appearance which is considered to accord with the character and appearance of the area.

Accommodation will be spread across two floors. There are 3 flats on the ground floor, all of which have a private patio to the rear. There are a further 3 flats on the first floor of the building, which have private balconies facing onto the allotment gardens to the west of the site. These balconies have been carefully designed to minimise overlooking impact and to add interest to the western elevation of the building. The balconies use a combination of timber privacy screens and louvres to echo the timber used on the front of the building and to limit overlooking to neighbouring properties.

There have been numerous iterations to the layout and design of the dwellings, which has resulted in their design responding carefully and uniquely to their specific context and site constraints and care has been taken to reflect the character, scale and form of surrounding development and limit adverse impacts on residential amenity. The design and layout of the scheme is therefore considered to be acceptable and in accordance with Policy CP13 of Local Plan Part 1, DM15, DM16 of Local Plan Part 2 and The High Quality Places SPD

Impact on Conservation Area, Listed Buildings and Public Rights of Way

Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area. The application site is located approximately 40 metres away from the edge of Micheldever Conservation Area. There will be some long distance views of the proposed new building from the Conservation Area, however the building will be viewed

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in the context of the adjoining residential properties within Southbrook Cottages. The proposed development will result in a high quality, contemporary and eco-friendly building which is considered to enhance the street scene and wider area. The proposal, in respect of its appearance, size, siting, detailing and the materials used is not considered to involve the erosion of character of the Conservation Area. Based upon the above assessment it is considered that the proposed development would conserve the character, appearance and historic interest of the Conservation Area in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in compliance with DM27 of LPP2, CP20 of LPP1 and para 16 of the NPPF and the historic environment section of the Planning Practice Guidance.

Of pertinence to this application proposal in the context of the surroundings are matters pertaining to heritage noting that there are several listed buildings in the surrounding area. 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. Case law has established that where an authority finds that a development proposal would harm the setting of a listed building, it must give that harm “considerable importance and weight”. The historic environment section of the Planning Practice Guidance further outlines the role of the Local Planning Authority in considering the effects of new development that are in the vicinity of or affect the setting of listing buildings and heritage assets. Paragraph 193 of the NPPF advises that great weight should be given to the conservation of a heritage asset in considering the impact of a proposal on its significance (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Policy CP20 of WDLPP1 and Policy DM29 of WDLPP2 ensure that development conserves and enhances heritage assets and their settings.

There are a number of listed buildings within Micheldever Conservation Area. The nearest listed building is ‘The Old Cottage’ which is located approximately 65 metres away from the western boundary of the application site. This listed building is bounded by unlisted residential properties on its eastern boundary and is separated from the residential dwellings within Southbrook Cottages by the intervening allotment gardens. Given the degree of separation between proposal and ‘The Old Cottage’ and other listed buildings, it is considered that it will result in less than substantial harm to the significance of the setting and historic interest of the listed buildings, in accordance with Section 16 para 193 of the NPPF, S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy CP20 of WDLPP1 and DM29 of WDLPP2 and the historic environment section of the Planning Practice Guidance.

There is a public right of way (157/14/1) running along the western edge of the allotment gardens. The proposed development will clearly be seen by pedestrians using this PROW. When travelling along this PROW, you experience the existing residential properties within Southbrook Cottages, and the proposed development will be viewed in this context. The proposed development is not considered to significantly impact on the PROW over and beyond the existing situation.

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Impact on Residential Amenity

Objections have been received in relation to the impact of the development on neighbouring amenity. Number 1 and 2 Southbrook Cottages adjoin the site on its northern boundary. There will be a 20m gap between the proposed building and these properties. There are no windows on the northern elevation of the building and the balcony nearest to these neighbouring properties will have a privacy screen to avoid any significantly harmful overlooking. An overshadowing study has been undertaken to show the impact of the development on Nos 1 and 2 Southbrook Cottages; the overshadowing is not considered to be significantly harmful over and beyond the existing situation.

During detailed pre-application discussion, the rear section of the building was originally proposed significantly closer to the northern boundary. However, the form of the building was revised to reduce the overshadowing and overbearing impact on Nos 1 and 2 Southbrook Cottages. As discussed in the previous section of this report, the rear section of the building has been set back along the southern boundary of the site.

Number 3 Southbrook Cottages is located to the south of the site, there will be approximately 9 metres between the proposal and the side elevation of this neighbouring property. Number 3 has a blank gable end facing the application site, and the proposed flank gable facing No.3 only has secondary windows for daylight as the habitable rooms all have their main windows facing out to the front and rear of the building. Furthermore, the rear balconies have privacy screens and louvres to ensure overlooking to this property is not significant.

The rear of the building will face onto allotment gardens. The balconies will overlook onto this space, however as the allotments do not form private residential amenity it is not considered that these balconies will have any harmful impact on neighbouring amenity to the west of the site. It is considered that balconies facilitate the engagement of the building with the public space of the allotments and will have a positive impact from an urban design perspective.

The proposal development is not considered to have a significant impact on neighbouring amenity in terms of overlooking, overbearing or overshadowing impact. The proposal therefore accords with Policy DM17 of LPP2 which stipulates that new development **must** not have an unacceptable adverse impact on adjoining land, uses or property by reason of overlooking, overshadowing or by being overbearing.

Landscape/Trees

The application is accompanied by a landscaping plan and planting schedule. Although there will be parking to the front building, this space has been softened with the proposed landscaping. The parking bays and entrance paths have been grouped into three sections by areas of soft landscaping including small trees and bushes.

Native hedging is proposed along the southern boundary of the site and along the footpath leading to the allotments behind the application site. The western boundary with the allotments will also be reinforced with native hedging. New railings will be provided along



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this western boundary to help establish more planting and wildlife. Bio-diversity improvements such as hedgehog houses are also included in the landscaping plans.

It is not considered that the proposal would alter the landscape character of the area. The additional environmental enhancements proposed through the soft landscaping, such as new tree planting will provide landscape interest to the road which is currently devoid of trees. The proposal therefore accords with Policies DM15, DM16 of LPP2 which indicate that developments should respect the qualities, features and characteristics that contribute to the distinctiveness of the local area and that proposals respond positively to the character, appearance and variety of the local environment, within and surrounding the site, in terms of their design, scale and layout.

#### Highways/Parking

Hampshire County Council have been consulted on the application and have no objection to the access/egress of the site; they do not consider that the proposal would result in a harmful level of additional car movements or traffic.

6 car parking spaces are provided at the site which equates to one space per dwelling. As there are two x two bedroom flats, the parking requirement is 8 spaces for the development. However, it is considered that a reduction in on-site parking for the development is acceptable in this instance. As the scheme is aimed at reducing carbon emissions and focuses on sustainability, it is not considered that encouraging households to have multiple private cars would accord with the environmental aims of the development. Notwithstanding this, the site is considered to be in a sustainable location by virtue of it being within a settlement boundary with public transport links.

The existing garages on site are currently owned by Winchester City Council and will be removed under this application. The garages are redundant buildings which are no longer fit for purpose and their loss is not considered to result in any significant impact on parking provision within the street. Notwithstanding this, a separate application will be submitted to provide further parking provision in the street, however this does not form part of this planning application.

Based on the merits of this application, the proposal is considered to accord with Policy DM18 of LPP2.

#### Ecology

An ecological assessment of the site has been undertaken and has been submitted with this application. The report found that the adverse impacts on biodiversity and habitats arising from the proposed development would be unlikely.

Paragraph 174 of the NPPF requires planning decisions to contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity. In relation to this application, the proposal contains a series of avoidance and mitigation measures which are conditioned to this consent. These include hedgehog houses, swift boxes, bat boxes and house martin nest boxes.

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It is considered that the proposed development would result in a net gain for biodiversity on site, through its enhanced landscaping, new tree planting, hedgehog corridors and increased number of nest sites for birds and bats. The proposal will also minimise its impact on ecology within the site by providing the above comprehensive avoidance and mitigation measures. The proposal is not considered to result in any significant harm to local ecological systems and will improve biodiversity on site in line with Policy CP16 of LPP1, Section 15 of the NPPF and WCC Biodiversity Action Plan 2021.

Other Matters

Nitrates

A separate appropriate assessment in relation to the nitrate issue has been completed and is attached to this case. This has been undertaken in accordance with 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. This application will result in an additional nitrate contribution of 4.493 kg/TN/yr which needs to be mitigated.

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. This would ensure that the mitigation is calculated and provided at the agreement of conditions stage prior to occupation. A legal agreement will be necessary to secure the mitigation package. Without the security of the mitigation being provided through a Grampian condition, a significant effect would remain likely. Agreement to a Grampian Condition is secured through the planning process, the proposed development will not affect the status and distribution of key bird species and therefore act against the stated conservation objectives of the European sites.

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 as statutory planning authority for the council.

Conclusion

It is considered that the proposed development will result in the provision of much needed affordable housing within the Micheldever area. The proposed units, in terms of their tenure and mix accord with Policies CP2 and CP3 of LPP1 and WCC Housing Strategy.

The design, form and layout of the building is considered to be appropriate to the setting and context of the site and is reflective of the existing buildings within Southbrook Cottages. The materials used will result in a high quality design with refined architectural detailing which enhances views of the site from the surrounding area. The proposal in this

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respect accords with Policies CP13 of LPP1, DM15, DM16 of LPP2, the High Quality Places SPD and National Design Guidance.

The proposed development has also been designed carefully to ensure that there will be no significant adverse impacts on neighbouring residential properties in accordance with Policy DM17 of LPP2.

The proposal will result in the first 'Passivhaus' scheme undertaken by the council, and will be energy efficient and low in carbon emissions, in accordance with Policy CP11 of LPP1 and the aims of the Winchester City Council Climate Emergency Strategy.

The application fulfils the requirements of Section 66 and Section 72 of the Listed Building and Conservation Area Act 1990 in that it would result in less than substantial harm to the setting of the surrounding listed buildings, and it would enhance the character and appearance of Micheldever Conservation Area.

The proposed development will also result in bio-diversity net gains for the site in keeping with the stipulations of Policy CP16 of LPP1, Section 15 of NPPF and the objectives of WCC Biodiversity Action Plan 2021.

The local planning authority has had full regards to all advice received from all consultees listed and having regard to all material planning considerations, it is concluded that the proposal will accord with The Development Plan and the following policies: DS1, CP11, CP13, CP16, CP20 of LPP1, DM15, DM16, DM17 DM18 of LPP2, The High Quality Places SPD, Sections 66 and 72 of the Listed Buildings and Conservation Area Act 1990, Sections 15 and 16 of the NPPF, National Design Guidance, WCC Climate Change Emergency, WCC Biodiversity Action Plan and WCC Housing Strategy.

### **Recommendation**

Application Permitted subject to the following condition(s):

### **Conditions**

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

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 Roof and Block Plan 2910-APLB-ZZ-00-DR-A-1101 P1  
GA Plan – Ground Floor 2910-APLB-ZZ-00-DR-A-2000 P8  
GA Plan – First Floor 2910-APLB-ZZ-01-DR-A-2001 P8  
East Elevation Drawing 2910-APLB-ZZ-ZZ-DR-A-3000 P3  
South Elevation Drawing 2910-APLB-ZZ-ZZ-DR-A-3001 P3  
West Elevation Drawing 2910-APLB-ZZ-ZZ-DR-A-3002 P3  
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North Elevation Drawing 2910-APLB-ZZ-ZZ-DR-A-3003 P3  
Section AA Drawing 2910-APLB-ZZ-ZZ-DR-A-4000 P3  
Section BB Drawing 2910-APLB-ZZ-ZZ-DR-A-4001 P3  
Site Section Drawing 2910-APLB-ZZ-ZZ-DR-A-4010 P3  
Vehicle Tracking Drawing 01843-C-0550 P2

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.

**PRE-COMMENCEMENT CONDITIONS**

3. 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 new dwellings 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 a satisfactory visual relationship between the new development, the existing and the surrounding area in accordance with Policy DM15, DM16 of Winchester District Local Plan Part 2 (2017) and The High Quality Places SPD (2015).

4. No development 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 including any earthworks to be undertaken 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 a satisfactory relationship between the landscape and the new development.

5. Prior to the commencement of the development above damp proof course, hereby permitted, detailed energy information shall be submitted to the local planning authority to demonstrate how the development will achieve Passivhaus requirements. Development shall be carried out in accordance with the approved details

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

6. Prior to the commencement of the development above damp proof course, hereby permitted, detailed information (in the form of SAP design stage data and a BRE water calculator) demonstrating that the dwelling shall meet Code 4 or equivalent 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 built in accordance with the approved details.

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

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7. Prior to work commencing on the site, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include the following details:

- Development contacts, roles and responsibilities
- Public communication strategy, including a complaints procedure.
- Details of parking and traffic management measures.
- Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway
- Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development

Development shall be carried out in accordance with the approved details

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

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 development can begin.

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

**PRIOR TO OCCUPATION CONDITIONS**

9. 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 the dwelling shall meet the Code 4 or equivalent 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 the approved details.

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

10. Before the occupation of the development, areas for access, car parking and turning shall have been constructed and laid out within the site in accordance with the approved plans. Any final surfacing shall be laid post completion of the units, and shall be maintained thereafter.

Reason: to ensure adequate on-site car parking provision for the approved development.

11. 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

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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

**OTHER CONDITIONS**

12. The precautionary mitigation measures, recommendations and enhancements, including swift boxes, shall be provided on site in accordance with Section 6 of the submitted Ecological appraisal by Ecosupport

Reason: To enhance biodiversity on site in accordance with Policy CP16 of Winchester District Local Plan Part 1 (2013).

13. The proposed development shall provide 100% affordable rented housing on the site. If this figure changes, a financial viability appraisal shall be submitted to the Local Planning Authority to demonstrate that at least 70% of the housing on site shall be provided as affordable rented housing. Works shall not commence on site until the details and recommendations of the financial viability assessment are approved in writing by the Local Planning Authority. The tenure of the housing shall be provided in strict accordance with these approved details.

Reason: To ensure the site delivers the maximum amount of affordable housing in accordance with Policy CP3 of Local Plan Part 1 – Joint Core Strategy

14. All hard and soft landscape works shall be carried out in accordance with the approved plans: Landscape Plan 01 dated 08.06.2020, Plant Schedule Landscape Plan 02 dated 08.06.2020

The landscaping 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: 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

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**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): DS1, CP2, CP11, CP13, CP16

Winchester District Local Plan Part 2 (2017): DM1, DM15, DM16, DM17, DM18, DM24

Winchester District High Quality Places Supplementary Planning Document

3. In accordance with paragraph 38 of the NPPF, Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

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

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>