

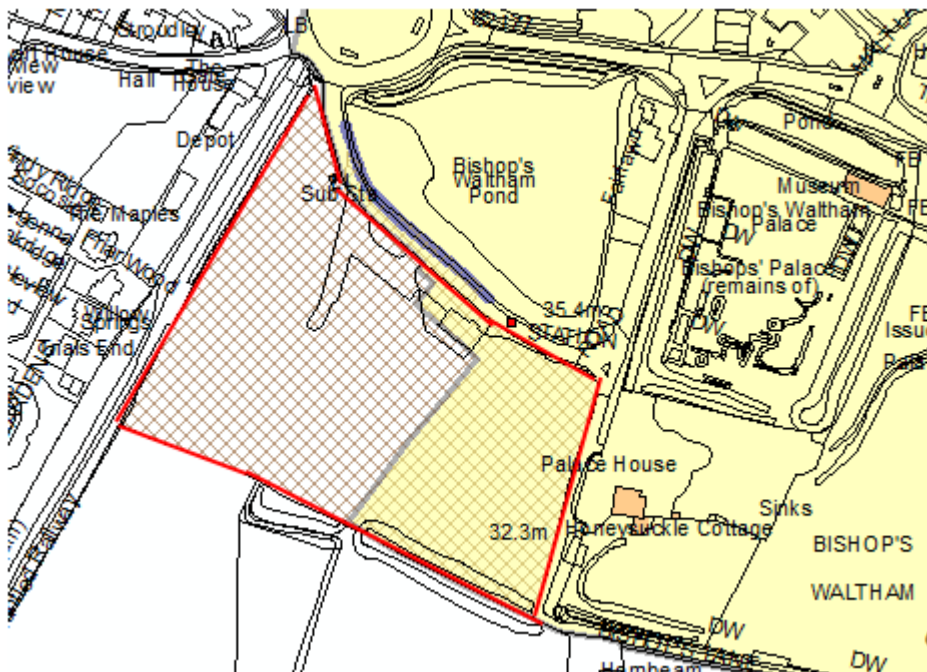
WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 17/02075/FUL
Proposal Description: Conversion of the Mill Building and construction of a 66 bed Care Home, 38 Assisted Living Units, 19 family houses and 12 affordable homes and associated works (AMENDED PLANS and DESCRIPTION).
Address: Station Road, Bishops Waltham, SO32 1DH
Parish, or Ward if within Winchester City: Bishops Waltham Parish Council
Applicants Name: Beechcroft C/O Agent
Case Officer: Rose Lister
Date Valid: 14 August 2017
Recommendation: Application Permitted
Pre Application Advice No

Link to Planning Documents

17/02075/FUL

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



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Reasons for Recommendation

The development is recommended for permission as it is considered that the proposal meets the provisions of the Development Plan and the NPPF and material planning considerations do not indicate an alternative approach should be taken.

General Comments

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

There have been a number of revisions to the proposed plans. Public consultation period have been carried out over the following dates:

- 23.08.2017 – 15.09.2017
- 23.05.2018 – 13.06.2018
- 11.02.2022 – 04.03.2022
- 25.05.2022 – 10.06.2022

Amendments to Plans Negotiated

This application has been subject to a number of amendments.

September 2017 – changes in layout, floorplans and elevations

May 2018 – changes to the layout to address highways and historic environment concerns and drainage updates

August 2018 – additional drainage information

February 2022 – changes to layout to address highways/parking, historic environment and design concerns, and additional drainage information.

May 2022 – changes to layout to address design, highways and historic environment issues.

An additional publicity period was undertaken to advertise the February and May 2022 amendment and press advertised as it is a Major planning application and also affects a ROW and heritage assets.

Site Description

The site is approximately 3.7ha located south of the centre of the village of Bishops Waltham, adjacent to the Bishops Palace.

The site incorporates part of the Bishops Palace Scheduled Monument which is located within the eastern part of the site and along approximately 80m of the Station Road frontage to approximately 20m back from the road. Scheduled Monument Consent has been granted for the current scheme documents, submitted May 2022, this is a separate process to the consideration of the planning application and is undertaken with Historic England.

The site is partially within the Bishops Waltham Conservation Area and contains the Abbey Mill building which is considered to be a non-designated heritage asset (NDHA).

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The site has a wide frontage along Station Road that is approximately 188m in length. Much of this has been covered in concrete though there is an access road leading to the central area of the site.

There is a dramatic change in levels on the site with a drop of approximately 4-5m from the initial road frontage. The ground raises again to the south west corner and is approximately 1m higher than the road level.

The site is naturally divided into 2 sections by a drainage ditch and a row of semi mature trees.

The area to the east of the ditch is approximately 4-5m below road level and is heavily overgrown. This area is outside of the settlement boundary of Bishops Waltham.

The area to the west of the ditch is somewhat overgrown with areas of concrete and tarmac that served a previous employment use. This area is within the settlement boundary of Bishops Waltham.

The site is bounded by mature trees and hedges. There is a Public Right of Way (PROW) to the north of the site along the footpath adjacent to the pond.

The River Hamble runs underneath the site through a culvert.

Proposal

The proposal is for the conversion of Abbey Mill into 3 assisted living units, a day room and managers flat, the creation of a 66 bed care home, 35 additional assisted living units (38 in total), 19 market dwellings and 12 affordable housing units. The application also includes public open space.

The proposed housing mix would comprise:

- 66 bed Care home
- Assisted Living units
- 35x 2 bed flats
- 3x 3 bed flats

Affordable housing

- 4x 1 bed flats
- 8x 2 bed flats

Market dwellings

- 16x 2 bed dwellings
- 3x 3 bed dwellings

Relevant Planning History

14/02944/LDC - Implementation of planning permission 10/01650/FUL (CERTIFICATE OF LAWFULNESS) – permitted June 2015

10/01650/FUL - Erection of retail store and doctors surgery with undercroft car parking;
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refurbishment of existing mill building for 3 no. residential flats and ancillary store uses; associated landscaping, access works and linkage improvements– permitted December 2011

10/03127/FUL - (Extension to the time limit for implementing planning permission 07/01188/FUL) Demolition of existing industrial buildings, construction of new offices/workshops and 70 new dwellings with ancillary roads, parking and amenity areas, upgrading work to Abbey Mill, Abbey Field and South Pond – permitted May 2011

07/00243/FUL - Demolition of existing industrial buildings, construction of new offices/workshops and 70 new dwellings with ancillary roads, parking and amenity areas, upgrading work to Abbey Mill, Abbey Field and South Pond - withdrawn

07/01188/FUL - Demolition of existing industrial buildings, construction of new offices/workshops and 70 new dwellings with ancillary roads, parking and amenity areas, upgrading work to Abbey Mill, Abbey Field and South Pond (RESUBMISSION) – permitted January 2008

01/02406/FUL - Erection of 5 no B1 and B2 buildings, refurbishment of 1 no building for use as offices. Erection of 24 no two and three bed dwellings, 6 no two and three bed flats with associated parking and landscaping – refused April 2002

Consultations

Hampshire County Council – Highway Authority

Original (advertised 23.08.2017 – 13/09/2017) – objection due to layout, and lack of detail of visibility splays, tracking, and speed surveys.

Revised 2018 (advertised 23.05.2018 – 13.06.2018) – objection due to previous concerns not being addressed

Revised Feb 2022 (advertised 11.02.2017 – 04.03.2018) – objection due to previous concerns not being addressed

Revised 2022 (advertised 25.05.2022 – 10.06.2022) – no objection subject to conditions (3, 4,5,6,12) and obligations requiring bus stop improvements, securing the travel plan including implementation payments and provision of a pedestrian crossing across Winchester Road. These are addressed below in the sustainable transport section.

South Downs National Park

Original (advertised 23.08.2017 – 13/09/2017) – no objection

Revised May 2022 (advertised 25.05.2022 – 10.06.2022) – none received

Service Lead for Built Environment - Policy

Original (advertised 23.08.2017 – 13/09/2017) - comments regarding Affordable housing and the question of whether a percentage of affordable housing is required as a result of the assisted living units. This is explored below under the principle of development.

Service Lead for Built Environment - Urban Designer

Original (advertised 23.08.2017 – 13/09/2017) – comments on the layout, design and loss/retention of the Mill building.

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Revised May 2022 (advertised 25.05.2022 – 10.06.2022) – no objection

Service Lead for Community - Landscape

Original (advertised 23.08.2017 – 13/09/2017) – comments regarding open space requirement, provision and management

Revised 2018 (advertised 23.05.2018 – 13.06.2018) – no change in comment

Revised Feb 2022 (advertised 25.05.2022 – 10.06.2022) – comments regarding the accessibility of pathing choice and management these are addressed in the landscape section below. Conditions (11 and 22) and provisions within the S106 regarding the management plan have been recommended.

Service Lead for Community - Trees

Original (advertised 23.08.2017 – 13/09/2017) – no objection subject to conditions

Revised Feb 2022 (advertised 25.05.2022 – 10.06.2022) - no objection subject to conditions

Revisions May 2022 (advertised 25.05.2022 – 10.06.2022) - no objection subject to condition 15

Service Lead for Community - Ecology

Original (advertised 23.08.2017 – 13/09/2017) - no objection subject to conditions

Revised Feb 2022 (advertised 25.05.2022 – 10.06.2022) - no objection subject to conditions

Revised May 2022 (advertised 25.05.2022 – 10.06.2022) - no objection subject to conditions 4, 12 and 21.

Service Lead for –Public Protection - Environmental Protection

Original (advertised 23.08.2017 – 13/09/2017) – no objection subject to conditions

Revised 2018 (advertised 23.05.2018 – 13.06.2018) – no objection subject to conditions

Revised Feb 2022 (advertised 25.05.2022 – 10.06.2022) – verbal comments: no objection subject to conditions indicated in 2017

Revised May 2022 (advertised 25.05.2022 – 10.06.2022) - verbal comments: no objection subject to conditions indicated in 2017 (14, 18, 20)

Service Lead for - New Homes Delivery

Original (advertised 23.08.2017 – 13/09/2017) - objection due to question of affordable housing provision and assisted living units

Revised 2018 (advertised 23.05.2018 – 13.06.2018) – objection as previous concerns had not been addressed

Revised Feb 2022 (advertised 25.05.2022 – 10.06.2022) – no objection subject to provisions within the S106

Revised May 2022 (advertised 25.05.2022 – 10.06.2022) - no objection subject to provisions within the S106 to secure the assisted living units. This is discussed under the Principle of Development

Natural England Consultation Service

Original (advertised 23.08.2017 – 13/09/2017) - no objection subject to conditions

Revised 2018 (advertised 23.05.2018 – 13.06.2018) - no objection subject to conditions

Revised Feb 2022 (advertised 25.05.2022 – 10.06.2022) – no objection subject to conditions

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Revised May 2022 (advertised 25.05.2022 – 10.06.2022) - no objection subject to conditions (4, 12, 17, 21)

Service Lead for Community - Drainage Engineer

Original (advertised 23.08.2017 – 13/09/2017) – objection due to the lack of detail regarding flood risk management and the redirection of the River Hamble

Revised 2018 (advertised 23.05.2018 – 13.06.2018) – objection as previous objections had not been fully addressed

Revised Feb 2022 (advertised 25.05.2022 – 10.06.2022) – objection as previous objections had not been fully addressed.

Revised May 2022 (advertised 25.05.2022 – 10.06.2022) - no objection

Southern Water

No objection

HCC Flood and Water Manager

Original (advertised 23.08.2017 – 13/09/2017) – objection due to the lack of detail regarding flood risk management and the redirection of the River Hamble.

Revised 2018 (advertised 23.05.2018 – 13.06.2018) – objection as previous objections had not been fully addressed

Revised Feb 2022 (advertised 25.05.2022 – 10.06.2022) – objection as previous objections had not been fully addressed

Revised May 2022 (advertised 25.05.2022 – 10.06.2022) - no objection

Service Lead for Built Environment - Archaeology

Original (advertised 23.08.2017 – 13/09/2017) – objection due to impacts to the Scheduled Monument and removal of the Abby Mill Building

Revised 2018 (advertised 23.05.2018 – 13.06.2018) – objection due to the impacts on the Scheduled Monument

Revised Feb 2022 (advertised 25.05.2022 – 10.06.2022) – objection due to the impacts on the Scheduled Monument

Revised May 2022 (advertised 25.05.2022 – 10.06.2022) - no objection subject to conditions (3, 11, 13, 19, 22)

Service Lead for Built Environment - Historic Environment

Original (advertised 23.08.2017 – 13/09/2017) – objection due to the loss of the Abbey Mill building this is discussed within the Historic Environment section

Revised 2018 (advertised 23.05.2018 – 13.06.2018) – objection due to the lack of details regarding the retention and works to the Abbey Mill Building

Revised Feb 2022 (advertised 25.05.2022 – 10.06.2022) – objection as previous objections has not been addressed.

Revised May 2022 (advertised 25.05.2022 – 10.06.2022) - no objection subject to conditions (8, 9, 10)

Hampshire County Council Education – no objection

Historic England

Original (advertised 23.08.2017 – 13/09/2017) – objection due to impacts to the Scheduled Monument and removal of the Abby Mill Building

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Revised 2018 (advertised 23.05.2018 – 13.06.2018) - objection due to impacts to the Scheduled Monument

Revised Feb 2022 (advertised 25.05.2022 – 10.06.2022) – objection as previous objections has not been addressed.

Revised May 2022 (advertised 25.05.2022 – 10.06.2022) - no objection subject to conditions (3, 11, 22)

Environment Agency

Original (advertised 23.08.2017 – 13/09/2017) – objection due to lack of detail regarding the redirection of the River Hamble

Revised 2018 (advertised 23.05.2018 – 13.06.2018) – objection as previous objections has not been addressed.

Revised Feb 2022 (advertised 25.05.2022 – 10.06.2022) – no objection subject to conditions

Revised May 2022 (advertised 25.05.2022 – 10.06.2022) – no objection as the details requested via condition have been submitted. This is discussed under the sustainable drainage section.

Service Lead for Estates

Original (advertised 23.08.2017 – 13/09/2017) – objection due to lack of affordable housing provision in relation to the assisted living units.

Revised 2018 (advertised 23.05.2018 – 13.06.2018) – objection as previous concerns have not been addressed.

Revised Feb 2022 (advertised 25.05.2022 – 10.06.2022) – no objection

Revised May 2022 (advertised 25.05.2022 – 10.06.2022) – none received

Representations:

The application has been advertised by site notices and neighbour notification. The application was also advertised in a local newspaper as it is a major development and in close proximity to a Public Right of Way.

2018

Bishops Waltham Parish Council

Initial consultation: Comment

The Parish Council considered the above application at the meeting on 6th June 2018 and the following resolution was passed.

To support this application with the following comments/requests:

1. Investigate the reduction in the height of the building adjacent to the Mill building to ensure the prominence of the Mill building.
2. Request an improved route for pedestrians to the town centre to include a safe crossing point on the Winchester Road.
3. Request a maintenance plan for the South Pond to clarify the responsibilities.
4. Instigate a link to the railway path at the south end of the site.
5. Ensure the production of a construction management plan to avoid parking in the surrounding areas.
6. Request a traffic/parking management plan for Station Road.

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Revised Plans Feb 2022:

As indicated below, the Parish Council have no further comments to make; other than their initial comments which they would like considered by the Planning Committee and Developer.

Further to my colleague's comments below the Planning & Highways Committee would like to request that consideration of a pedestrian crossing on the Winchester Road (similar to that proposed for the Sainsbury's development of this site) is undertaken.

Revised Plans May 2022:

Re: 17/02075/FUL

Closing date for comments: 16.6.22

Beechcroft Homes

Conversion of the Mill Building and construction of a 66-bed care home, 38 assisted living units, 19 family houses and 12 affordable homes (amended plans and description) and associated works.

Station Road, Bishop's Waltham, SO32 1DH.

At the Parish Council meeting on 14th June 2022 the Councillors considered the above application and the additional information provided.

Having reviewed the latest reports and updated plans the Council resolved:

Bishop's Waltham Parish Council continues to support, in principle, the proposed development for this site.

Bishop's Waltham Parish Council comments on the proposal as follows:

Comments and requests as sent previously stand with the addition of -

Mitigation measures recommended concerning flooding, drainage, archaeology, landscaping, lighting and materials should be included as conditions of any permission.

Bishop's Waltham Parish Council reiterates the need for a safe crossing point on the B2177 Winchester Road.

Yours sincerely

Bishops Waltham Society – object

- Loss of Non-Designated Heritage Asset (NDHA)
- Impact on Conservation Area
- Impact on character of area
- Flooding
- Contrary to Village Design Statement
- Impact on long distance views from Botley Road
- Views from proposed amenity/open space area
- Lack of planting/informal space
- Poor design
- Lack of affordable housing
- Affordable Housing clustered together
- Housing mix

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- Parking dominated street scene

Bishops Waltham Museum Trust – Object

- Loss of NDHA
- Impact on Conservation Area

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

- Loss of Mill Building
- No additional GP surgery
- Lack of infrastructure
- Nothing to benefit local residents
- Impact on Conservation Area
- Impact on Scheduled Monument
- Increase in traffic
- Pedestrian crossing to village centre needed
- Should include business uses
- Need improvements to footpaths to accommodate
- Who will have maintenance of pond?
- Impact on ecology
- Lack of planting/landscaping
- Construction impacts
- Lack of parking
- No space at existing GP surgery for new residents
- Loss of green space
- Affordable Housing is not affordable
- Lack of school spaces for new residents
- Lack of open space
- Over development of area
- Should be a nature reserve
- Unacceptable access
- Bishops Waltham has met Local Plan requirement of 500 dwellings, don't need more
- Don't need a care home
- Impact on existing medical services to residents

All representations as received in full have been considered in the assessment of the application and topic areas addressing their considerations are covered in the main report assessment.

Relevant Government Planning Policy and Guidance

National Planning Policy Framework

Section 2 Achieving Sustainable development

Section 4 Decision Making

Section 5 Delivering a sufficient supply of homes

Section 8 Promoting healthy and safe communities

Section 9 Promoting sustainable transport

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Section 11 Making effective use of land

Section 12 Achieving well designed places

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

Section 15 conserving and enhancing the natural environment

National Planning Practice Guidance

Appropriate Assessment

Climate Change

Consultation and pre-decision matters

Design: process and tools

Environmental Impact Assessment

Flood risk and coastal change

Light Pollution

Natural Environment

Open space, sports and recreation facilities, public rights of way and local green space

Planning Obligations

Use of planning conditions

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

- MTRA1 – Development Strategy for Market Towns and Rural Area
- MTRA2 – Market Towns and Larger Villages
- MTRA4 – Development within the Countryside
- CP1 – Housing Provision
- CP2 – Housing Mix
- CP3 – Affordable Housing Provision on Market Led Housing Sites
- CP6 – Local services and facilities
- CP7 – Open Space, Sport & Recreation
- CP9 - Retention of Employment Land
- CP10 – Transport
- CP11 – Sustainable Low and Zero Carbon Built Development
- CP13 – High Quality Design
- CP14 – Effective Use of Land
- CP15 – Green Infrastructure
- CP16 - Biodiversity
- CP17 – Flooding
- CP19 – South Downs National Park
- CP20 – Heritage and Landscape Character
- CP21 – Infrastructure and community benefit

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

- DM1 Location of new development
- DM2 – Dwelling Sizes
- DM6 – Open Space Provision
- DM13 – Leisure and recreation in the Countryside
- DM14 - Masterplans
- DM15 – Local Distinctiveness
- DM16 – Site Design Criteria
- DM17 – Site Development Principles

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- DM18 – Access and Parking
- DM20 – Development and noise
- DM21 – contaminated land
- DM23 Rural Character
- DM24 – Special trees, hedgerows and ancient woodlands
- DM26 – Archaeology
- DM27 – Development in Conservation Areas
- DM29 – Heritage Assets
- DM32 – Undesignated Heritage Assets

Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

Air Quality SPD September 2021

Residential Parking Standards December 2009

Affordable Housing SPD February 2008 with amendment 2012.

Bishops Waltham Village Design Statement 2016

Bishops Waltham Conservation Area Appraisal / Management Plan

Other relevant documents

Climate Emergency Declaration, Carbon Neutrality Action Plan 2020 – 2030

Statement of Community Involvement 2018 and 2020

Landscape Character Assessment March 2004 and emerging LCA December 2021

Biodiversity Action Plan 2021

Waste Management Guidelines

Position Statement on Nitrate Neutral Development – February 2020

Historic England Guidance

Constructive Conservation in Practice 2008

Constructive Conservation Sustainable Growth for Historic Places 2013

Conservation Principals Policies and Guidance 2008

Historic Environment Good Practice Advice in Planning: 4Published 30 June 2020

Planning Considerations

Principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 47 of the National Planning Policy Framework (NPPF) requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The application site is partially situated within the settlement boundary of Bishops Waltham and partially outside of it. The application proposes built form within the settlement boundary and the undeveloped open space would be outside of the settlement boundary and therefore in land designated as countryside.

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Policy MTRA2 allows for development within the settlement boundary of larger named settlements of which Bishops Waltham is included. This policy encourages the reuse of areas within the settlement boundary primarily and should be appropriate in terms of scale, design, conserving the settlements identity, countryside setting, historic characteristics, local features and Village Design Statements.

Policy MTRA4 restricts development outside of designated settlement boundaries to that which has an operational need for a countryside location. The main development of the site would be within the settlement boundary with the proposed Public Open Space (POS) located outside the boundary. As such the principle of having public open space within the countryside is considered to be acceptable and this is a form of development expected in a countryside location. The impact of this is considered further in the landscape section below.

Policy CP2 states that new residential development should meet a range of community needs and deliver a wide choice of homes, the majority of which should be 2 and 3 bed houses.

The proposed housing mix would comprise:

- 66 bed Care home
Assisted Living units
- 35x 2 bed flats
- 3x 3 bed flats

Affordable housing

- 4x 1 bed flats
- 8x 2 bed flats

Market dwellings

- 16x 2 bed dwellings
- 3x 3 bed dwellings

Therefore the majority of units consist of 2 or 3 bedrooms, complying with policy CP2 of the LPP1.

The units are of a variety of sizes, the smallest of which is 60 sqm internally and therefore in excess of the minimum size required by policy DM2.

Policy CP3 relates to the requirement for the provision of affordable homes as part of the development. It is considered that the proposal would create 19 Market dwellings and is proposing 12 affordable housing units. Recent case law indicates that provided the assisted living units are restricted for their designated use via a S106 agreement then this would not trigger the need for additional affordable housing. These restrictions include restricting the units to lease hold, preventing the communal areas being restricted to the assisted living occupiers and not the wider public, age restrictions for occupiers and requirements for a level of care for occupiers to meet.

As such heads of terms have been recommended within the S106 to secure these units in perpetuity as assisted living units. Therefore the affordable housing provision is considered to be acceptable.

Therefore, the proposal meets the requirements of CP3 providing 12 affordable housing units.

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The housing development would need to meet the requirements for sustainable construction as required by policy CP11 of LPP1 which sets out energy and water usage requirements. This is secured by conditions 7 and 16.

The site is currently undeveloped, save for the retained Abbey Mill building. Historically, the site comprised of a business site under use classes B1, B2 and B8. The buildings have been demolished. Since this time, the site has been closed to the public and surrounded by hoardings.

As an alternative use has not been in place on this site since this time, it is necessary to consider the loss of potential employment land under policy CP9. This policy resists the loss of employment premises falling within Use Classes B1, B2 or B8 now class E(g). The site has an extant permission for a retail space and a GP surgery that has not been built out. Whilst not within the replaced 'B' use classes, the retail and medical space would have generated employment in the area.

Policy CP9 set a range of criteria for the loss of employment land, it is considered that the previous extant application accepted the loss of the B class uses in this area however it is considered appropriate to weigh the current proposal against the extant permission. The constraints of the site (that are explored further below) would restrict the use of the site for further employment uses. The valuation study submitted in January 2022 has demonstrates that to build out the extant permission for a supermarket and health centre would not be viable. It is considered that the proposed use would serve the local population by providing accommodation with care and assistance for older persons in the community in accordance with policy CP2.

The Planning Statement indicates that the proposed care home use would generate a minimum of 14 full time staff and therefore some employment would be generated by the use. Further employment would be generated within the assisted living units with. Therefore the proposal is considered to be acceptable in this regard. It is therefore considered that the retention of extant use is not considered to be viable, there is a requirement for extra care facilities in the area and therefore it is considered that the proposal would meet the requirements of CP9.

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, which is discussed in more detail in subsequent sections of this assessment.

Policies DM15 – DM18 set out the criteria for new development in order to ensure that it respects and responds positively to the qualities and characteristics of the surrounding area and that its layout, scale and design provide a satisfactory level of accommodation for its residents without having an adverse impact on those of neighbouring properties. These aspects are assessed in more detail in subsequent sections of this report.

The principle of development is therefore acceptable due to the site's location within the defined settlement boundary. The area outside of the settlement boundary complies with countryside policies.

Assessment under 2017 EIA Regulations.

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The development does not fall under Schedule I of the 2017 Environmental Impact Assessment Regulations.

The development can be categorised as an *Urban Development Project* (Schedule II, Column 1, 10(b)). As the site forms part of a Scheduled Monument, the development must be screened.

The screening exercise undertaken has determined that the development can take place without significant risk to identified features and the controls and assessment which form part of the standard application process are sufficient. As a result, the proposal is not EIA development and an Environmental Statement is not required.

Impact on character and appearance of area

The application site is located in part of the village that has had limited development. The majority of the development in place is screened by mature trees and hedging at the boundaries of the site. To the west of the site lies Victoria Road and Martin Street which have a range of different architectural styles and finishes. To the north east of the site lies Fairlawn which is of traditional design and brick finishes. To the east of the site is the Palace House (Grade II* listed) which is a historic brick building, and the Palace (Scheduled Monument).

Abbey Mill is on the site and is predominantly brick and wood cladding with feature gables. It is notable that this building is split level with 2 stores visible in the street scene along Station Road with another 2 levels hidden behind the medieval dam.

The proposed buildings have echoed the main features of the Abbey Mill building with Block A incorporating the level changes and having the upper most 2 stories visible from Station Road; the under storey below is not visible from Station Road. None of the buildings would be higher than the Mill building.

Larger buildings proposed (Blocks C and D) would be 3 stories. It is noted that the Bishops Waltham Village Design Statement policy 5.2 states that buildings should be no higher than 2.5 stories in height to respect other building heights in the area. In this case as there is a significant level change in the site and the existing building (Abbey Mill) is 4 stories when viewed from within the site, it is considered that the proposed 3 storey buildings are acceptable as they will not be highly visible within the station road street scene in accordance with policies CP13, DM16, DM17.

The proposed layout takes advantage of the various level changes within the site with the larger buildings proposed at the lower areas of the site and smaller buildings located on the higher ground. The site is informally split with areas where future occupiers require additional care (Blocks A, B, C and D) located within the eastern part of the developed area and the market and affordable dwellings to the west of the site. In general the proposal is similar in density to the surrounding area though the scale differs to take advantage of the level changes creating its own sense of place. As the site is separated from the other developed areas of the village via the north pond and mature trees and hedges this is considered to be acceptable.

The site is connected to the village by footpaths and a new foot path along station road is proposed along the front of the site. A pedestrian crossing at Winchester Road is proposed
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to be secured via a S106 to ensure a safer pedestrian access to the village and further improvements are proposed to the wider transport network. These are discussed below in the sustainable transport section.

The proposed open space would be managed by a management company with the details to be secured via the S106 and conditions 11 and 22.

The affordable housing (Block E) is located to the front of the site in the North West corner. This is the highest point of the site, laying approximately 0.7m higher than the ground level of the Abbey Mill building and would be visible from the roundabout at the end of Station Road. The design of this building is similar to the Abbey Mill building with feature gables and set forwards/backs. While this building would be set forward of the Abbey Mill building, it is considered that the separation of two buildings is sufficient to ensure the prominence and significance of the Abbey Mill building is retained.

The location of the affordable housing within the site is considered to be acceptable.

The market dwellings are located to the rear of Block E and would provide a range of terraced, semi-detached and detached dwellings which is considered to be acceptable. Block F would comprise of 6 dwellings and would face into the site, addressing the road that would lead to the remaining dwellings at the rear (south) of the site creating an end vista at the bottom of the hill. Likewise block H5 creates an end vista at the top of the hill.

The design and access statement states that the proposed materials would be local red brick, metal external details for balconies and rain water goods and plain clay tile roof tiles. These materials are considered to be acceptable however precise specifications are required to ensure quality of appearance therefore it is considered appropriate to secure samples of materials under condition 2 in addition to large scale elevations to ensure detailing

The Bishops Waltham : 504 Public Right of Way (PROW) is a bridleway which sits to the opposite side of Station Road, parallel to Bishops Waltham Pond. This is a short PROW which extends for 100m opposite the site before joining the existing pavement. The PROW provides key views over the Bishops Waltham pond, which forms part of the Scheduled Monument, allowing users to appreciate this area. These views will not be interrupted by the development site and due to the residential use of the site do not result in adverse noise or amenity impacts which would impact the appreciation of this public right of way and its setting. The proposal complies with the relevant section of policy DM23 in this regard.

For the above reasons it is also considered that the design and layout of the proposal will have no detrimental impacts on the built, landscape and heritage environment within its context. Therefore the proposal complies with policies CP 13 of the Local Plan Part 1, DM15, DM16 and DM17 of the Local Plan Part 2 and High Quality Places SPD.

Development affecting the South Downs National Park

The application site is located 0.5km from the South Downs National Park

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) updated February 2019. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 176 that great weight should be given to conserving and enhancing landscape and scenic beauty

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in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

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

Therefore, it is considered that the development will not adversely affect any land within the National Park and so is in accordance with Section 11a of the National Parks and Access to the Countryside Act 1949.

Historic Environment

The development is located in a sensitive location that has the potential to impact a number of Heritage Assets, both designated and non-designated.

These include the Bishops Palace Scheduled Monument, the Bishops Waltham Conservation Area, the Abbey Mill building non designated Heritage Assets (NDHA), and Palace House (Grade II*)

The site is within the drained south pond of the Palace and within Abbey field. The majority of the site is not located within the Scheduled Monument or the Conservation area, though the Abbey Field and medieval dam along the northern boundary of the site are within the scheduled monument. The western part of the site is not located within the Conservation Area.

The following legislation and policies are taken into account in the assessment and determination of this planning and listed building application.

Relevant Legislation and Policies

The preservation of the special architectural/historic interest of the listed building and its setting (Section 66, Town and Country Planning (Listed Building and Conservation Areas) Act 1990; Policy DM29 & DM30 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2019) Section 16.

The preservation or enhancement of the character or appearance of the conservation area (Section 72, Town and Country (Listed Building and Conservation Areas) Act 1990; Policies DM27 & DM28 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2019) Section 16.

The preservation of a non-designated heritage asset (Policies DM29 & DM32 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF Section 16).

The preservation, conservation, investigation and recording of archaeological interest (Policy DM26 Winchester District Local Plan Part 2; Policy CP20 Winchester District Joint Core Strategy; NPPF Section 16).

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Ancient Monuments and Archaeological Areas Act, 1979

The consideration and assessment of due regard is required in relation to the relevant legislation and guidance as outlined within the Historic Environment/Archaeology consultation response.

As such, due regard has been given in the consideration of the proposal under Section 66 of the Planning (Listed Buildings and Conservation Areas Act 1990) which confirms that the assessment must “have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”. Relevant case law indicates 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”.

In addition, due regard has been given in the consideration of the proposal under Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 which confirms that in the assessment “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

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 199 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 200 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), requires clear and convincing justification. Policy CP20 of WDLPP1 and Policy DM29 of WDLPP2 ensure that development preserves and enhances heritage assets and their settings.

Heritage Assets and their significance-

Bishops Palace and Associated Fishponds Scheduled Monument

Bishops Waltham Palace is an excellent example of a magnate’s residence from the medieval period. The Palace had an extensive water management system which is today represented by the surviving and water filled north pond, and the drained but partially surviving south pond. The development site largely sits within an area of the south pond which previously housed modern industrial buildings within it, this area is not included within the scheduled monument.

Abbey Mill Non designated Heritage Asset (NDHA)

Abbey Mill itself is excluded from the scheduling of the Palace but the ground beneath is included. Whilst not designated, it is an important element of the historic character of the site, and wider conservation area. It is also illustrative of the extensive water management system at Bishops Waltham Palace and its ongoing industrial use once the Palace was abandoned.

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The Abbey Mill was constructed probably after 1785, with a late 19th century reconstruction after fire damage. The mill is built into the north dam and is a four-storey brick-built structure with an attic level and the dormers typical of a mill building. It has been suggested that Abbey Mill was built on the site of a medieval mill belonging to the Bishop's Palace. If a medieval mill was sited here, it will be of significant archaeological value as it will demonstrate the ongoing use of the same site for the same purpose over a long period.

The north dam is a substantial earthwork feature upon which the modern Station Road now runs.

Conservation Area

The Bishops Waltham Conservation Area is located to the east and north of the site. The Conservation Area Appraisal identifies the special significance of the Conservation Area lies within the medieval street pattern, north pond and ruins of the Palace. The application site is located within the Palace and Ponds section of the Conservation Area which is characterised by the remains of the palace, Abbey Mill, Abbey field and the mature Plane Tree at the corner of Bishops Lane and Station Road. The mature green character of the area is highlighted along with views of the significant features that are only available close up due to the tree and hedge screening.

Palace House Grade II* listed building

Palace House is a Grade II* listed building to the east of the site that is located within the grounds of the Palace. The current house dates from the 18th century though the historic fabric of the lower levels indicated that the building may have originated in the medieval period.

As described within the conservation area appraisal the site surroundings are, though close to the village centre, rural in character due to the edge of village location and the extensive grounds of the Palace. Many of the views of the area and its key historic features area only visible in closer views due to the mature planting in the area. The Abbey mill building is a prominent feature along Station Road as one of the few forms of development visible in the area.

The main tower for the Palace is visible at the end of Station Road though the majority of the Palace remains are not visible outside of the complex.

As mentioned previously the site is split into two sections with Abbey field to the east and the main developable area of the site to the west. Abbey field is proposed to be converted into Public Open Space (POS) with additional native planting to the edges to bolster the existing boundary planting. The main view of the site along Station Road from Winchester Road would have an end vista of the Abbey Field open space with the Palace on the left, thereby preserving the significance of setting of the Palace remains, the Scheduled Monument and the Conservation Area from this main access point. Historic England have commented on this and are satisfied that significance of the Scheduled Monument is preserved however have recommended landscaping management and a scheme of interpretation be secured via condition and this is considered to be appropriate (condition 19).

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The Abbey Mill building is proposed to be retained and refitted to form 3 assisted living units, one manager's flat and communal areas. The updated proposals include a small extension to the west elevation to house access infrastructure. There will be below ground impacts as a result of the foundations required for this extension. The impacts will be to the north dam and may reveal archaeological evidence and information pertaining to a previous mill, to the construction of the north dam, and its continued upkeep these details are secured under conditions 13 and 19. The Scheduled Monument consent has also secured additional information separate to this application. The retention of the Abbey Mill building within the scheme is considered positive for the scheduled monument and Bishops Waltham conservation area. The proposed design and materials would be sympathetic to the building and therefore this addition is considered to be an acceptable solution to retain the building. Concerns have been raised by the Historic Environment Officer in regard to the structural integrity and details of the NDHA, however it has been confirmed that this information can be secured via condition (Conditions 8, 9 and 10). Historic England have also recommended comments regarding construction management plans to ensure the integrity of the Scheduled Monument during construction. This has been secured via condition 3.

Previous iterations of designs for the frontage have included housing, parking, and bin and cycle stores. The updated designs, whilst continues to propose parking along the frontage of Station Road, have removed other elements of the modern paraphernalia which will preserve the setting of the scheduled monument and the conservation area.

The layout of the scheme has been considered to ensure that the Abbey Mill building is the most prominent within the street scene. The buildings have been designed to not exceed the height of the Abbey Mill building in the street scene along station road and have been set back ensuring that the Abbey Mill building's significance and prominence is retained form views along Station Road from the roundabout and from the Conservation Area.

The majority of buildings would be visible from the proposed POS to the east of the site, though there is an existing row of trees that are proposed to be retained and would provide screening.

Due to the mature tree and hedge boundaries of the site and the buffer of Abbey field it is not considered that the proposal would impact Palace House or its setting

Conclusion

It is considered that the proposal will result in less than substantial harm to the significance of the setting and historic interest of surrounding listed buildings, taking account of Section 16 para 199 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.

It is considered that the proposal will enhance the character and appearance of the conservation area and the Scheduled Monument in accordance (S.72 P (LBCA) Act 1990 and the Ancient Monuments and Archaeological Areas Act, 1979; and preserve the character and historic interest of the Conservation Area and Scheduled Monument in accordance with Policies DM27 & DM28 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2019) Section 16.

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Neighbouring amenity

As mentioned previously the closest neighbours to the site are along Victoria Road and Martin Street to the west. It is considered that these neighbours are separated from the site by a large belt of mature trees and hedges that are to be retained. These dwellings are also between 20m and 30m from the boundary of the site and therefore it is not considered that the proposal would result in overlooking, overbearing or loss of light or any other detrimental impacts on amenity.

Palace House is located to the east of the site approximately 80m from the proposed built form, and Fairlawn is approximately 100m to the north of the site. Therefore it is not considered that the proposal would have a detrimental impact on the residential amenities of these dwellings.

Notwithstanding this, it is considered that the proposal would result in construction noise and dust, and therefore a condition requiring a construction management plan and Noise mitigation during construction is considered to be appropriate (conditions 3 and 14).

Concerns have also been raised by the Environmental Health Officer in relation to noise impacting future occupiers therefore conditions 18 and 20 have been recommended.

Therefore the proposal is considered to comply with policy DM17 of the Local Plan Part 2.

Sustainable Transport

The application site benefits from an existing access onto Station Road and this is proposed to be improved and retained to serve the rear sections of the development. Additional accesses are proposed to serve the Affordable housing block, Abbey Mill and Block A. As such visibility splays and speed data have been submitted. It is considered that the speed data show slightly less vehicle movement than is usually required however due to the low use of Station Road, the levels reported are considered to be acceptable.

Concerns have been raised regarding on street parking blocking visibility splays and refuse vehicles being able to access Station Road and so a Traffic Regulation Order (TRO) is required. The Highways authority have confirmed that this is acceptable and will require a S278 agreement and payment of £6000 to secure this. This has been recommended to be secured via S106.

The applicant has submitted a travel plan for consideration that requires improvements to highways, footpaths and local bus stops. The Highways Authority have commented that improvements will be required to be secured via a section 278 agreement with Hampshire Highways these are secured via condition 31. The improvements will require a payment of £59,500 which is recommended to be secured via legal agreement. It is considered that the proposal would result in improvements to the local cycle and pedestrian network and therefore are considered to be acceptable. However it is considered that a construction method statement is required and has been recommended at condition 4.

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The application site is located approximately 250m from the nearest amenities and the village centre is approximately 350m from the site with additional amenities and bus services to Eastleigh, Fareham, Hedge End and Southampton. Therefore the site is considered to be sustainable.

The scheme has proposed 130 parking spaces to serve the site. While slightly below the level required for fully allocated parking (136), it is considered that site is within a sustainable location with easy access to local amenities and public transport that the reduction in parking is acceptable in this instance. The parking is not allocated however there is a greater allocation provided than would be required for unallocated parking. To ensure that what parking is provided is retained a condition (30) has been proposed.

It is considered that the proposal is compliant with policies CP10 and DM18.

Ecology and Biodiversity

The proposal is for development in close proximity to a Nationally Protected Site ('The Solent SPA' and Ramsar Site) and is for overnight accommodation. As a result, the development requires an assessment on the impact of nutrient input into the protected site.

The Moors SSSI is located to the north east of the site, though it is not considered that the proposal would result in adverse impacts to this site due to the distances between the two sites.

The site is located at an edge of village location and is partially within the countryside with the River Hamble to the south, mature trees and hedges and the drainage ditch that runs to the centre of the site. As such an ecological assessment has been submitted which indicates a number of protected species in the area and within the site.

The assessment found that the Abbey Mill building serves as a temporary roost in summer for a number of bat species though has been found to be unsuitable for a long term roost. There are also a number of trees around the peripheries of the site that have moderate potential for bats roosts, these are to be retained. In terms of mitigation, it is proposed to include a number of bat boxes within the mill building as well as some bat tiles incorporated into the roof. Further bat boxes are also proposed among the retained trees around the peripheries of the site. The report raised concerns regarding street/external lighting and therefore it is considered appropriate to condition details of external and street lighting (condition 12).

One badger sett was found along the southern boundary of the site, though given the overgrown nature of the site it is possible that other setts are present. Recommendations have been made that prior to site clearance that a further assessment is carried out and any further setts that are found are closed. There is an existing artificial sett located to the eastern boundary of the site that is available and further provisions can be made should additional setts be found. The main sett to the southern boundary is proposed to be partially closed during construction works and monitoring and preventative measures will be incorporated on site during construction to ensure no harm comes to any badgers that use the site.

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A number of bird species were observed on site using the boundary trees and hedges as nesting areas. No ground nesting birds were observed though the site is substantially overgrown. The majority of the boundary trees are proposed to be retained and so it is considered that there would be limited impact to these protected species. Mitigation has been proposed in the form of bird boxes around the site within the retained trees.

Though no otters were found on site, previous reports found evidence of otters in the area. Therefore it has been recommended that additional surveys are conducted before construction of the footbridge over the ditch is commenced to ensure no otter holts are found that would be impacted.

The previous application on the site (10/01650/FUL) included relocation of the Greater Crested Newts on the site which was carried out shortly after permission was granted. As a result no evidence of greater Crested newts has been found on the site.

The proposed landscaping/planting for the POS to the eastern section of the site is considered to improve foraging opportunities for protected species and fruiting plants are also recommended to improve foraging. Other biodiversity improvements are proposed including log pile to support invertebrates.

It is considered that the recommendations within the Ecological reports submitted are acceptable and therefore a condition has been recommended to secure these (condition 21).

The development is therefore considered to comply with Conservation of Habitats & Species (Amendment) Regulations 2017 and an Appropriate Assessment as competent authority has been undertaken.

Therefore the proposal complies with policies CP15 and CP16 of the Local Plan Part 1.

Appropriate Assessment.

The application will have a likely significant effect on a nationally protected site [under the 2017 Regs] in the absence of sufficient avoidance and mitigation measures including offsetting of 120 Kg/N/year. The authority has concluded that based on this the adverse effects arising from the proposal are wholly consistent with, and inclusive of the effects detailed in the Winchester City Council Position Statement on nitrate neutral development and the guidance on Nitrates from Natural England.

The authority's appropriate assessment that has been agreed with Natural England is that the application coupled with a mitigation package secured by way of a Grampian condition (condition 17) complies with this strategy and would result in nitrate neutral development. It can therefore be concluded that there will be no adverse effect on the integrity of the designated site identified above in this regard.

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

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Sustainable Drainage

The River Hamble flows under the site through a culvert that then links to the 2 ponds in the village. As such the site is located within both flood zones 1 and 3 with the higher levels being within flood one 1 (very low risk of flooding) and the lower areas within flood zone 3 (high risk of flooding). There is also an alleviation channel (ditch) that runs through the site, designed by the EA in 2009 to prevent the village ponds from overflowing in heavy rains. Advice from the EA has confirmed that the designation of flood zone 3 does not take into consideration of existing flood defences and therefore while the lower areas of the site are considered to be within flood zone 3 (high risk) the existing defences provide sufficient mediation to prevent flooding up to the 1 in 100 storm event.

The Flood Risk Assessment submitted with the application lays out the history of the site and the agreements in place regarding the River Hamble. The previous application (10/01650/FUL) agreed works to the culvert containing the River Hamble that include abandoning the existing culvert, which is long and indirectly resulting in maintenance issues, and constructing a replacement shorter and more direct path from the south west corner of the pond with elements included to facilitate the passage of eels. The line of the new culvert will run under the existing road and exit into the existing alleviation channel.

The alleviation channel has a capacity for 1 in 100 year storm event +20% and therefore is capable of accommodating the river as well as providing flood defences for the lower areas of the site being within an equivalent flood zone 2 level as detailed within the Flood Risk Assessment (FRA). It is noted that the alleviation channel does not have capacity for a 1 in 1000 year and therefore additional mitigation has been proposed within the FRA. These include having all finished floor levels 0.3m above the 1 in 1000 year event and ensuring road levels are at a level that will be passable in a 1 in 1000 year event.

The site is located to the south of the medieval pond and is at a lower level. The EA have raised concerns regarding the overtopping of the pond that may result in flooding to the site. It is considered that the alleviation channel is in place to prevent this and therefore it is considered unlikely that the pond would over top. In the unlikely event that this occurs the ground level is sloped to direct water into the alleviation channel thereby removing the water quickly and preventing flooding.

While there is an existing level of impermeable surfaces on the site it is considered that the proposal would result in an additional 40% of the western part of the site being covered in impermeable surfaces. It is proposed that the additional surface water would follow the existing surface water removal for the site with surface water deposited into the alleviation channel. Attenuation storage is also proposed to prevent downstream flooding in the event of a 1 in 100 year storm.

Therefore it is considered that the recommendations set out in the flood risk and surface water assessments are acceptable. The recommendations within the report have been secured via condition 26.

In regard to foul water it is proposed to tap into the existing foul sewer. Southern Water have confirmed that there is a foul sewer to the east and south of the site and that there is

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capacity to accommodate the additional load generated by the proposal. This is considered to be acceptable.

Therefore the proposal is considered to comply with policy CP15 of the Local Plan Part 1 and DM15, DM16 and DM17 of the Local Plan Part 2.

Landscape and Trees

Policies CP7 and DM6 require that new developments provide Public Open space (POS) on site. The proposal includes approximately 0.4 of public open space. The landscape officer has calculated that approximately 0.31ha of open space would be required and therefore the proposal is considered to be acceptable in this regard.

The proposed POS would be informal space with wildflower planting and a mown grass footpath. Concerns have been raised in respect of the proposed footpath and the accessibility of the open space in wetter periods. As such it is considered that details of the hard and soft landscaping for the open space should be secured via condition (11).

As mentioned above, Historic England have also raised concerns regarding the lack of interpretation currently proposed for the area and therefore a condition is also considered appropriate for details of information boards around the site informing users of the significance of the area and its relation to the Palace should be secured via condition (22).

Policy 1 of the Bishops Waltham Village Design Statement requires that edge of settlement developments should use native planting at the peripheries to separate the village from the countryside. The existing planting includes Leyland cypress trees and poplar trees that are partially proposed for removal due to lack of maintenance and poor quality. In other parts of the site the hedge planting is suggested to be trimmed back into a hedge to benefit surrounding tree growth.

There are a number of trees on the site though the majority of these are of low quality and suffer from a lack of management. As a result a number of trees are proposed to be removed to allow for more appropriate planting. The arboricultural report submitted with the proposal indicates that trees T1-T3 are rotten and therefore cannot be retained. Similarly to the southern boundary trees G1 and G2 are badly maintained and therefore are proposed for removal for more appropriate planting along the boundary.

There is a group of self-seeded willow trees that line the alleviation channel that runs through the site that are blocking parts of the alleviation channel and therefore are proposed to be removed to improve the site drainage.

A landscaping strategy has been submitted that indicates replacement planting along the alleviation ditch to improve the flood defences and provide some screening between the main developed area of the site and the proposed public open space. Additional tree planting along Station Road is also proposed as well as to the south of the site boundaries to replace the removed trees and introduce more appropriate planting. It is noted that species and quantity have not been identified and therefore a detailed landscaping plan and a landscape management plan is recommended to be secured via condition and S106 (condition 22).

Other Topics

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Public Health

Concerns have been raised in regard to the increased population that the proposal would create and the capacity of the local GP surgery. It is considered that the provision of public health services is not a material planning consideration in relation to this application. The Local Health Authority is responsible for ensuring sufficient medical care provision within the District and is aiding the existing surgery in finding a new premises to serve the area. It is also considered that the proposal would employ a range of medically trained professionals to serve the site on a full time basis with minimal reliance on local medical centres.

Notwithstanding the above public health is also linked to the design, layout, place making and connectivity that provide an environment of acceptable amenity and encourage healthy activities such as walking. These issues are considered above and have been considered acceptable.

Contamination

Previous developments on the site have undertaken detailed assessments on the risk of contaminated land. Reports conclude that a very low to moderate risk exists and previous consents have included conditions to obtain further details prior to the commencement of development.

In order to ensure that the most up to date remediation and mitigation is used, conditions are included and updated strategies must be submitted prior to the commencement of development. The proposal therefore complies with policy DM21 of the Local Plan Part 2.

Equality

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

Planning Balance and Conclusion

The proposal would provide a range of accommodation that is compliant with policies CP2 and DM2.

The site is considered to be brownfield and is located both within and outside of the settlement boundary with the built form within the settlement boundary and the Public Open Space location within the countryside.

The site is within and in the setting of a number of Heritage Assets, including listed buildings, scheduled monuments and a conservation area and also includes the conversion of the Abbey Mill Building to residential accommodation. It is considered that the proposal would result in less than substantial harm and conditions have been

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submitted to secure structural information, interpretation and construction details to minimise construction harm.

The proposal and assessment also meets the duties set out sections 66 and 72 of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990.

The proposal is in a sensitive ecological location however conditions have been recommended to limit the harm to the existing biodiversity.

The site is within flood zones 1 and 3 however existing flood defences are in place that secure the site up to a 1 in 100 year storm event. The proposal would re-route the River Hamble with improvements to local diversity and flood defences. This is considered to be acceptable.

The proposal would result in highways improvements to roads, footpaths, and bus stops via the travel plan and a TRO that can be secured via S106 and S278 agreements. These are considered to be acceptable.

The proposal would provide an uplift in POS to meet the needs of the development and the wider population.

It is therefore considered that the proposal would accord with the provisions of the Development Plan subject to the below conditions and legal agreements.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for affordable housing, highways improvements, traffic regulation order, the Local Planning Authority has had regard to the tests laid down in para 57 of the NPPF which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

PERMIT subject to:

(a) Securing a section 106 agreement to obtain the following Heads of Terms:

Legal Agreement – Heads of Terms

Affordable Housing provision

Assisted living restraints and provision

- Age of occupants (50+)
- Leasehold requirements
- Community room usage

Landscape management and maintenance

Traffic Regulation Order payment of £6000

Travel Plan

Travel Plan payment of £59,500

- Pedestrian improvements (£12000)
- Bus stop improvements (£37,500)
- Active travel improvements (£10,000) if required by the Highway Authority and;

(b) The following Conditions:

Conditions

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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. No development above slab level shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority.

Samples must be provided if subsequently requested.

Development must be carried out in accordance with the approved details.

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

3. No development area shall take place until a Construction Environmental Management Plan (CEMP) has been submitted and approved in writing by the Local Planning Authority, to include details of:

- construction traffic routes in the local area
- parking and turning of operative, construction and visitor vehicles
- loading and unloading of plant and materials
- storage of plant and materials
- programme of works (including measures for traffic management)
- all deliveries and building works which should only be carried out between the hours of 0800 and 1800 hours Monday to Friday and 0800 and 1300 hours Saturday and no time on Sundays or recognised public holidays
- provision of boundary hoarding and lighting including construction lighting
- Protection of trees, hedgerows and other natural features to be retained including their management until such time as they are adopted.
- details of proposed means of dust suppression and noise mitigation
- Measures to protect the Scheduled Monument as necessary
- details of measure to be taken to prevent mud from vehicles leaving the site during construction
- measures to prevent pollution of the watercourse during construction
- the handling and management of construction waste
- Details of surface water runoff.
- Construction lighting.
- Development contacts, roles and responsibilities
- Public communication strategy, including a complaints procedure.
- Dust suppression, mitigation and avoidance measures.
- Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- Use of fences and barriers to protect adjacent land, footpaths and highways.
- Details of parking and traffic management measures.
- Avoidance of light spill and glare from any floodlighting and security lighting installed.
- Pest Control

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Note to applicant: Further information and guidance for developers on the bullet points above can be found on the Winchester City Council website: <http://www.winchester.gov.uk/environment/pollution/construction-sites/>

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

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

4. No development shall take place on the site until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority which shall include:
 - A programme of phasing and demolition (if any) and construction work
 - The provision of long term facilities for contractor parking
 - Arrangements for deliveries associated with all construction works
 - Methods of phasing construction works
 - Access and egress of plant machinery
 - Protection of pedestrian routes during construction works
 - Location of temporary site buildings, compounds, construction material, and plant storage areas

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

Reason: In order that the planning authority can properly consider the effect of works on the local amenity.

5. Prior to occupation, details of how the future maintenance of all roads, parking areas and areas besides carriageways not adopted by the Highway Authority will be managed by an appointed Management Maintenance Company or otherwise.

Reason: To ensure long term maintenance of access roads and parking areas.

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

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

7. No development above slab level shall take place until detailed information (in the form of SAP design stage data and a BRE water calculator) demonstrating that the dwelling shall meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority.
The development must be built in accordance with these findings.

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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.

8. No works to the retained building shall commence until details of a stabilisation strategy has been submitted to an approved in writing by the Local Planning Authority. This should outline the level of physical and non-invasive security measures required to ensure that the mill building would be made safe from collapse. The work shall be carried out in full in accordance with such approved details.

Reason: Details are required prior to commencement of related works/development because insufficient detail was submitted with the application to ensure preservation of the non-designated heritage asset, and to satisfy Policies DM31 and DM27 of the Winchester District Local Plan, Section 16 of the NPPF 2021 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9. No work to the retained building shall commence until a structural engineers report and details of any structural works for the Abbey Mill Building have been submitted to and approved in writing by the Local Planning Authority. This must illustrate the envisaged level of intervention required to convert the mill building to a residential use. This should include details of why any areas of the existing fabric have failed and should provide clear recommendations on how the issues would be solved, and the methodology involved. An explanation of why certain solutions are being proposed and if other less invasive techniques have been considered and dismissed must also be included. Details of the modifications should also clearly show the nature and relationship of new and retained/modified elements of construction.

The work shall be carried out in full in accordance with such approved details.

Reason: Details are required prior to commencement of related works/development because insufficient detail was submitted with the application to ensure preservation of the non-designated heritage asset, and to satisfy Policies DM31 and DM27 of the Winchester District Local Plan, Section 16 of the NPPF 2021 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

10. Prior to their instalment, large scale details of all windows and external doors within the mill shall be submitted to and approved in writing by the Local Planning Authority. Large scale details should be at a minimum of 1:20 or larger if appropriate. Details need to show plan, elevation, section through glazing bars (if applicable), method of glazing, and drawn position within reveals, material and finish. The development shall only be carried out in accordance with approved details.

Reason: To ensure that the external appearance of the building is satisfactory and to satisfy Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, policies DM31 and DM27 of the Winchester District Local Plan and Section 16 of the NPPF 2021.

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11. No development above slab level 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.

Development must then continue in accordance with the approved details.

These details shall include the following:

- means of enclosure, including hedgerow planting,
- hard surfacing areas and hard surfacing materials,
- Landscape areas.
- Soft landscape details shall include the following:
 - Retention of existing trees and hedgerows,
 - planting plans,
 - written specifications and schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate,
 - Implementation programme.

All hard and soft landscape works shall be carried out in accordance with the approved details.

Hard landscaping works shall be completed prior to the occupation of the dwellings. The soft landscaping shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner.

If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To protect the amenities of the locality and to maintain a good quality environment.

12. Details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority prior to the occupation of the properties hereby permitted.

Reason: To protect the character and appearance of the countryside; and to ensure that the ecological value of the site is not adversely impacted upon by the development.

13. No development or any works of site preparation shall take place outside of the Bishops Waltham Palace and Associated Fishponds scheduled monument until the applicant or their agents or successors in title have implemented a programme of archaeological mitigation works, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the local planning authority in writing. No development or site preparation shall take place other than in accordance with the Written Scheme of Investigation approved by the LPA. The Written Scheme of Investigation shall include:

The programme and methodology of site investigation and recording
Provision for post investigation assessment, reporting and dissemination

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Provision to be made for deposition of the analysis and records of the site investigation (archive)

Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

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

14. Prior to occupation, details of a scheme for protecting the proposed dwellings from external noise shall be submitted, and approved in writing by the Local Planning Authority. Such a scheme shall ensure that, upon completion of the development, the following noise criteria (as recommended in BS8233:2014) shall be met:
- i. all bedrooms shall achieve an 8-hour LAeq (23:00 to 07:00) of 30dB(A)
 - ii. all living rooms and bedrooms shall achieve a 16-hour LAeq (07:00 to 23:00) of 35dB(A)
 - iii. all private amenity spaces shall achieve a 16-hour LAeq (07:00 to 23:00) of 55dB(A)

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

15. Protective measures, including fencing and ground protection, in accordance with the 'Arboricultural Report and Tree condition survey for proposed development at Abbey Mill, Station Road, Bishops Waltham, Hampshire, SO32 1DH' By Ruskins Tree consultancy dated January 2022 and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with [reference document].

The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be undertaken.

No arboricultural works shall be carried out to trees other than those specified and in accordance with the 'Arboricultural Report and Tree condition survey for proposed development at Abbey Mill, Station Road, Bishops Waltham, Hampshire, SO32 1DH' By Ruskins Tree consultancy dated January 2022

Any deviation from works prescribed or methods agreed in accordance with the 'Arboricultural Report and Tree condition survey for proposed development at Abbey Mill, Station Road, Bishops Waltham, Hampshire, SO32 1DH' By Ruskins Tree consultancy dated January 2022 shall be agreed in writing to the Local Planning Authority.

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

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Planning Authority, has been appointed to supervise construction activity occurring on the site.

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

Reason: To protect the surrounding trees which contribute to the visual amenity of the area and in compliance with policy DM24 of the LPP2.

16. 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 meets the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be occupied in accordance with these findings.

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

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

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

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

18. A noise validation report, demonstrating compliance with the noise criteria outlined in condition 14, shall be submitted to and approved by the Local Planning Authority before any dwelling is occupied. This assessment shall be conducted with windows open for ventilation, unless mechanical ventilation has been provided, in which case these tests shall be performed with such mechanical ventilation running. Such noise

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protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

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

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

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

20. Before telecommunications/air conditioning/refrigeration/compressing equipment is installed and operated on the premises, a full acoustic report (with a scheme of attenuation measures) shall be submitted and approved in writing by the Local Planning Authority. The equipment shall be installed and maintained in accordance with the approved scheme.

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

21. The development must be carried out in accordance with the measures, conclusions and recommendations set out within Ecology Solutions *Ecological Assessment* of January 2022. Thereafter, the compensation measures shall be permanently maintained and retained in accordance with the approved details.

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

22. Prior to occupation of any dwellings, assisted living units or the care home, a landscape and vegetation management strategy shall be submitted to and approved in writing by the Local Planning Authority. This document should be informed by the archaeological impact assessment.

Reason: In the interests of the visual amenities of the area and to preserve the significance of the scheduled monument.

23. Prior to the commencement of the development hereby permitted (or within such extended period as may be agreed with the Local Planning Authority), 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 BS10175:2001 Investigation of potentially contaminated sites - code of practice and Contaminated Land Reports 7 to 11, or other supplementary guidance and include the following phases, unless identified as unnecessary by the preceding stage and agreed in writing by the LPA:

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- 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;
- 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 the future occupants.

24. Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person approved under the provision of condition 23 (c) shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the remedial strategy approved under the provisions of condition 23 (c) 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.

25. 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.

26. The development shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) (by Ramboll, dated August 2021, ref 1620004110/ENV/FRA, revision 04) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than the levels specified in section 4.3.2 of the FRA.
- Access routes shall be set no lower than the levels specified in section 4.3.2 of the FRA.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements.

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The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

27. The development hereby permitted shall not be commenced until a scheme to construct the proposed new culvert and divert and close off the existing culverted watercourse has been submitted and approved by the Local Planning Authority.

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

Reason: To ensure that the structural integrity of the existing culvert is protected and a viable route for the existing watercourse is in place to minimise the risk of flooding.

28. The development hereby permitted shall not be occupied until a Culvert Maintenance Plan has been submitted to, and approved in writing by, the Local Planning Authority. The plan shall include:

- Details of who will be responsible for maintenance of the proposed culvert post-development;
- Details of how the culvert will be maintained; and
- Details of the maintenance easement that will be provided for the culvert, and how this will be protected.

The plan shall be implemented as approved and subsequently maintained in accordance with phasing arrangements to be submitted to and agreed in writing with the Local Planning Authority.

Reason: To ensure the structural integrity of the proposed culvert is protected to minimise the risk of flooding.

29. The development hereby permitted shall not be commenced until such time as a scheme of mitigation measures to convey overland exceedance flows across the development without causing flood risk to any property has been submitted to, and approved in writing by, the Local Planning Authority.

The scheme shall be implemented as approved and subsequently maintained in accordance with phasing arrangements to be submitted to and agreed in writing with the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and surrounding properties.

30. The parking spaces as shown in the drawings 14710 rev J and 147103 rev H shall be implemented prior to the occupation of the development hereby approved and thereafter retained in accordance with the approved plan.

Reason: In the interests of highway safety.

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31. Grampian condition to secure the proposed highways works. Please refer to the update sheet.

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

'Abbey Mill, Bishops Waltham, Hampshire: Heritage Desk Based Assessment' By Cotswold Archaeology dated July 2017

'Abbey Mill, Bishops Waltham: Landscape and Visual impact assessment by ACD environmental dated July 2017

'Desk Study and Site Investigation report' By Southern Testing dated March 2017

'Transport Assessment: Abbey Mill, Bishops Waltham' by Glanville dated January 2022.

'Framework Travel Plan: Abbey Mill, Bishops Waltham' by Glanville dated January 2022.

'Utilities and Foul Drainage Assessment: Abbey Mill, Bishops Waltham' By Glanville dated January 2022

'Arboricultural Report and Tree condition survey for proposed development at Abbey Mill, Station Road, Bishops Waltham, Hampshire, SO32 1DH' By Ruskins Tree consultancy dated January 2022.

'Land at Abbey Mill, Station Road, Bishops Waltham: Surface water Drainage strategy' by Ramboll dated August 2021

'Land at Abbey Mill, Station Road, Bishops Waltham: Flood Risk Assessment by Ramboll dated August 2021

Renovation of Abbey Mill Construction Method Statement June 2021

'Abbey Mill, Bishops Waltham: Ecological Assessment' By Ecology Solutions dated January 2022

Drawing Number: DAT9.0 – Site Survey

Drawing number: 8211009-1221 rev P1 – planning drainage layouts 1 of 3

Drawing number: 8211009-1222 rev P1 – planning drainage layouts 2 of 3

Drawing number: 8211009-1223 rev P1 – planning drainage layouts 3 of 3

Drawing number: 8211009-1900 rev T1 – culvert diversion

Drawing number: 8211009-1901 rev T1 – culvert diversion and eel pass

'Flood Exceedance Plan rev T1' submitted to the Local Planning Authority 24th May 2022

Drawing number: 147100 rev E – Location plan

Drawing number: 147101 rev H – Site and surroundings roof level

Drawing number: 147102 rev J – whole site plan level 1

Drawing number: 147103 rev H- whole site plan level 2

Drawing number: 147104 rev J – Site plan roof level

Drawing number: 147105 rev D – SAM plan

Drawing number: 147120 rev F - Area 1 Plan – Blocks A, B,D level 1

Drawing number: 147121 rev F - Area 1 Plan – Blocks A, B,D level 2

Drawing number: 147122 rev D – Area 1 Plan – Blocks A, B,D level 3

Drawing number: 147123 rev D - Area 1 Plan – Blocks A, B,D level 4

Drawing number: 147124 rev E - Area 2 Plan – Block E level 2

Drawing number: 147125 rev E - Area 1 Plan – Block E level 3

Drawing number: 147126 rev E – Area 3 plan – blocks F and G level 1

Drawing number: 147127 rev E – Area 3 plan – blocks F and G level 2

Drawing number: 147128 rev D – Area 4 plan – blocks H level 1

Drawing number: 147129 rev D – Area 4 plan – blocks H level 2

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Drawing number: 147130 rev E – Area 5 plan – Care home level 1
Drawing number: 147131 rev D – Area 5 plan – Care home level 2-3 and 4
Drawing number: 147160 rev D – Block A coloured elevations
Drawing number: 147161 rev E – Block B the Mill coloured elevations
Drawing number: 147162 rev E – Block D coloured elevations north and south
Drawing number: 147163 rev C – Block D coloured elevations west and east
Drawing number: 147164 rev D – Block E elevations
Drawing number: 147165 rev D – Block F elevations
Drawing number: 147166 rev D – Blocks G1 and G2 elevations
Drawing number: 147167 rev D – Blocks H1 and H2 elevations
Drawing number: 147168 rev D – Blocks H3, H4 and H5 elevations
Drawing number: 147169 rev E – Care home coloured elevations north and east
Drawing number: 147170 rev E – Care home coloured elevations south and west
Drawing number: 147 180 rev F – site north elevation
Drawing number: 147 181 rev D – site east elevation
Drawing number: 147 182 rev D – site south elevation
Drawing number: 147 183 rev E – Cycle and refuse stores, Plans, roofs and elevations
Drawing number: BEE21343-10E – Landscape Strategy plan
Drawing Number: 8210374/6105 rev C – Site Access Visibility Splays
Drawing Number: 8210374/6201 rev E – Swept Path Analysis 11.3 refuse vehicle

Reason: For the avoidance of doubt, to ensure that the proposed development is carried out in accordance with the plans and documents from which the permission relates to comply with Section 91 of the Town and Country Planning Act 1990.

Informative:

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.

- The Local Planning Authority has taken account of the following development plan policies and proposals:-
Local Plan Part 1 Joint Core Strategy: DS1, MTRA3, MTRA4,
Local Plan Part 2: DM1, DM15, DM16, DM17, DM18, DM24
- In accordance with paragraph 38 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

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

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

All insulation to be natural / vapour permeable materials to ensure the breathability of the building is not compromised by the use of inappropriate insulation materials to ensure its long term future.

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

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- Conditions attached to a Scheduled Monument Consent will secure appropriate archaeological mitigation measures within the Scheduled area.
- 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.
- Flood Risk Activity Permit
Please note that this development and the associated works on the site may require a permit under the Environmental Permitting (England and Wales) Regulations 2016 from us for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the River Hamble, designated as a main river. This type of permit is called a 'Flood Risk Activity Permit'.

Further details about Flood Risk Activity Permits can be found on the gov.uk website using the following link –

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

The Applicant should note that a permit is separate to and in addition to any planning permission granted. The granting of planning permission does not necessarily lead to the granting of a permit.

To enquire about the permit application process, the Applicant should contact our National Customer Contact Centre on **03708 506 506** (Monday to Friday 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk. We would advise the Applicant to contact us at the earliest opportunity.

- 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.
- A formal application for connection to the public sewerage system is required to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (tel: 0330 303 0119) or www.southernwater.co.uk Please read our New Connections Services Charging Arrangements documents which have now been published and is available to read on the Southern water website via the following link

<https://beta.southernwater.co.uk/infrastructure-charges>.

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