

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Case No:** SDNP/20/03460/FUL  
**Proposal Description:** (AMENDED DESCRIPTION, PLANS and INFORMATION - Rec'd 17/03/2022) Erection of 2 no. single storey log cabins for tourist accommodation  
**Address:** Land at Kingsmead  
Wickham  
Hampshire  
**Parish, or Ward if within Winchester City:** Central Meon Valley Ward  
Soberton Parish Council  
**Applicants Name:** Mr J Smith  
**Case Officer:** Lisa Booth  
**Date Valid:** 19<sup>th</sup> August 2020  
**Recommendation:** Approve  
**Pre Application Advice** Yes



WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Reasons for Recommendation**

The development is recommended for permission as it is considered that it will have minimal impact on the character and setting of the National Park in accordance with policies SD4 and SD5 of the South Downs Local Plan (2014-33).

**General Comments**

The application is reported to Committee due to the number of objections to the proposal.

**Amendments to Plans Negotiated**

Updated plans to amend design, siting and ecological enhancements and landscaping added.

**Site Description**

The site comprises an open area of land 0.24 ha (0.6ac) laid to grass, with a dense backdrop of trees along the eastern boundary. The land is designated as countryside and outside a settlement boundary and is currently devoid of structures/features. Vehicular access is via an existing access point from Kingsmead, which connects to the A32.

There are a number of dwellings along Kingsmead set in large plots. The Roebuck Inn PH is located to the east of the site.

There are SINC's and Ancient Woodland outside of the perimeters of the site to the north-east and south-east, with various public rights of way. There is further open land to the west beyond a post and rail fence which is mainly grassland and trees.

**Proposal**

(AMENDED DESCRIPTION, PLANS and INFORMATION - Rec'd 17/03/2022) Erection of 2 no. single storey log cabins for tourist accommodation

The amended scheme proposes the erection of two small single storey dwellings taking the form of timber lodges. The properties will each have just 2 bedrooms, a lounge, kitchenette and bathroom. The two lodges will be provided with side attached bike sheds.

**Relevant Planning History**

- **SDNP/18/04591/PRE** - New 4 bed dwelling STATUS: PRE 28th November 2018.
- **SDNP/19/03527/PRE** - Erection of 3 single storey log chalets for tourism accommodation. STATUS: PRE 27th November 2019.
- **80/00986/OLD** - Construction of new access & erection of 2 detached dwellings. WDN 7th February 1980.
- **80/00987/OLD** - Erection of detached dwelling and construction of new access. REF 22nd May 1980.
- **84/00703/OLD** - Erection of stable block and store. PER 16th October 1984.
- **90/01974/OLD** - Dwelling. REF 30th October 1990.

**Case No: SDNP/20/03460/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

## Consultations

### Parish Council Consultee - Soberton

The Parish Council maintains its objection to this application. We still have concerns regarding the site access, particularly as HCC has noted that visibility is substandard. Kingsmead is a small rural road but very close to the A32, consequently we consider that the addition of traffic movements in and out of this location, combined with movement by non-motorised users along the road, is unsafe.

We are also concerned about increased lighting in this rural area.

### **WCC Service Lead: Community: Ecologist & Biodiversity Officer**

Comments from 22<sup>nd</sup> May 2022

- There are two versions of the Site Masterplan which show differing locations of the pond and holiday unit 2.
- The Planting Plan includes 305m<sup>2</sup> woodland planting, 17 native trees (oak, silver birch, field maple, alder), 45m native hedgerow, wildlife pond, 150m<sup>2</sup> wetland planting, wildlife planting and meadow. This is considered beneficial to biodiversity and is likely to result in a net gain compared to the habitats present in 2020. However it would be beneficial to demonstrate that 10% net gain has been achieved using the biodiversity metric 3.1 in accordance with the SDNP Biodiversity Net Gain Technical Advice Document.
- Some of the objections refer to habitat presence prior to the submission of the planning application and aerial photography shows that the site was previously more heavily vegetated. According to the Environment Act 2021 if a person carries out activities on or after 30 January 2020 which result in the biodiversity value of the habitat being lower than it would have otherwise have been, the biodiversity value of the habitats immediately prior to these activities is to be taken instead. Given that the vegetation was removed prior to this date and that the site appears to have been managed in a similar way for the last 5 years the 2020 baseline is considered acceptable.
- Site block plan and Tree protection (164KM 002 A) shows that all the existing trees will be retained and protected. However the Tree Constraints Plan and Tree Protection Plan dated Feb 2022 show that a number of trees will be removed from the north of the shelterbelt.
- The Ecological Assessment is now greater than 2 years old so an updated site visit may be considered necessary. The report states that one mature Cupressus x leylandii (Leylandii) has dense Hedera helix (Ivy) around the tops of the trunks where branches have been cleared, which could be used by roosting bats (Target Note 9)... If this tree is subsequently to be removed or be subject to tree surgery it will need detailed surveys to establish if bats are using it.
- Further information required
- Demonstrate that 10% net gain has been achieved using the biodiversity metric 3.1 in accordance with the SDNP Biodiversity Net Gain Technical

**Case No: SDNP/20/03460/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

Advice Document.

- - Updated ecological site visit and survey of trees to be removed.

*Comments from 14<sup>th</sup> July 2022*

The ecological response from Hannah Knight MSc MCIEEM dated 14/6/22 addressed all of the concerns in my previous comments.

**WCC Service Lead: Community: Environmental Health**

I have examined the proposals in detail and I have not adverse comments to make concerning the application, subject to condition.

**WCC Service Lead: Community: Landscape Officer**

The applicant's landscape appraisal (Landscape Appraisal of Potential Tourism Development at Kingsmead, Wickham, July 2020) explains that this development will be of small extent, influencing only the site itself and the immediate vicinity. The proposal will not cause any harm to the landscape, natural beauty, wildlife or cultural heritage of the National Park.

However it also explains that residents can be high sensitivity receptors. The visual impact on the neighbour to the south of the site may be considered, due to the proximity and lack of screening between them, to be 'major adverse', i.e., there would be a substantial deterioration of the view from a highly sensitive receptor. However, in order to minimise this impact, the development is proposed to be located in the northern most part of the site and the screening between them increased by new tree and shrub planting which will, in time, reduce the significance. Thus, providing development takes place in accordance with the landscape / planting details which have been submitted and the following condition (13) is used, I have no Landscape objection.

**WCC Service Lead: Community: Landscape Officer - Trees**

Arboricultural Impact Assessment and Tree Protection Plan required.

This was submitted and conditions applied (14).

**SDNP Ranger (on original plans)**

A definite need for a bat box or two would be beneficial, as it suspected it is a feeding or commuting root for bats, especially being so close to ancient woodland. However, as only one tree is deemed a suitable roost, a bat box may be better placed. It was alluded to in some of the documents, but extended the roof shingles for a larger overhang would aid bats too.

-In addition, lighting really does need to be considered. It would be interesting to see what lights are planned to be used, and where on the buildings/ ports they planned to be positioned. They would need to comply with out DNS standards which Dan O has set out in a number of documents; brightness, angle, location, timers, colour etc.

-Bird boxes I agree would be important, and to have a number of different styles. If bird boxes incorporated into the brickwork were to be used, consideration of where these would be needs to be taken into account- direction they face, height, any foliage surrounding them etc. Again, if this could be indicated. If wooden bird boxes were to be used, suggestions of where these could be placed would be good.

**Case No: SDNP/20/03460/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

- Development of the established hedges would be beneficial. Currently, looking at the plans, there is a section that does not have continuous, established hedge. This could be developed, planting native mixed hedging. This will act a covering for wildlife, as well as adding to the screen. In addition, planting a number of different plants amongst the established beech hedge would allow for better biodiversity, and plug any gaps that may appear. Consider laying the hedge if it has become established, as this will create a more dense hedge, creating a better habitat and allowing it to thicken up as a screen. Again, if this were to be done, interspersing it with other mixed hedge plants would be beneficial.
- Looking at some of the objections, it appears that it used to be an orchard. Perhaps the planting of a few of these around the site would be a nice link to its heritage and beneficial for pollinators.
- With that in mind, planting of perennial, flowering plants would be beneficial to wildlife, and be aesthetically pleasing. The plans leave a large garden to the rear, this could become a wildlife meadow, or parts of it at least. Sympathetic mowing regimes will allow development of this- I see it currently has been cut very short. Planting at the entrance of native plants, where currently there is hard-standing before the entrance gates, again would be aesthetically pleasing and beneficial.
- Re-establishment of the compost heap. Currently, this is beginning to scrub over. However, compost areas are hugely beneficial for garden wildlife, and goes a small way towards sustainability.
- In an extreme/ ideal world, development of a small pond in the remaining garden. This could be left to the wildlife, aiding in feeding for the bats etc. as there are 3 ponds nearby”.

**SDNPA – Strategic Policy (on original plans):**

Tourism (Policy SD23)

The South Downs National Park has two purposes as set out on page 2 of the South Downs Local Plan (SDLP).

Purpose one: “To conserve and enhance the natural beauty, wildlife and cultural heritage of the area”

Purpose two: “To promote opportunities for the understanding and enjoyment of the special qualities of the National Park.”

Linked to purpose two are the special qualities of the South Downs National Park. Where purpose one and purpose two conflict, then the first purpose of the National Park will be given priority. In this planning application, I think there is a mediation between purpose one and two.

Policy SD23: Sustainable Tourism sets out criteria for visitor accommodation across the National Park. I think it is possible that this application could provide a small scaler overnight/short stay accommodation. The site is relatively close to Waltham Chase, Soberton and Swanmore. It also is nearby to the Pilgrims Way, and sits just outside of the Solent Coast 5.6km buffer. Awareness of the importance of the Pilgrims Way route for visitors, could provide the opportunity to increase their awareness, understanding and therefore enjoyment of the special qualities of the National Park.

I think there could be the issue of these ancillary facilities being disproportionately large in relation to the surroundings, as they are the size of dwellings. The trees could offer a good barrier, however the plots are relatively close to the Roebuck Inn and the noise from the road. It also disrupts the existing pattern of development here.

**Case No: SDNP/20/03460/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

There are also local facilities the immediate area of the Roebuck Inn public house. The site also sits on the Pilgrims Trail, that a little further south opens out into West Walk picnic area for walkers. It is in a good location for ramblers.

My only query would be the potential noise from the A12 that runs very close-by to the site. However, this is also weighed up against good accessibility but I think there would be a definite need for private transportation to access this site.

Ecosystems services: I cannot see within the submitted documentation an Ecosystems Services Statement. Although the applicant has outlined in an Ecological Appraisal Report the sensitivities on site from protected vertebrates such as bats and birds. They do highlight in para 5.4.2/5.4.3 that the mature and semi mature boundary trees will be retained and protected. They go on to say that they will be retaining further trees in the site, but have issue with one that is in a poor state. They also note that lighting will not be used during construction, and won't have any pointing or directed into retained vegetation. They will be retaining and enhancing connectivity of hedges around site, for commuting bats. These are all positive points that help mitigate any impacts on bats.

Paragraph 5.4.8 notes that the long grassland could not be used by reptiles, however keeping grass longer in certain areas has many benefits that can be found for other species. It also is positive for soils to mitigate soil erosion. It would have been useful to see a separate ESS to see the small improvements that would have been made to the site

### **HCC - Highways Strategic Applications**

The Authority previously advised that site access visibility splays of 2.4m x 36m were required in each direction. It was also advised that the proposed visibility splays would require a Departure from Standard in terms of both the 'x' and 'y' distances. A swept path analysis for a private car was also requested. An Addendum Highways Statement dated 27/05/22 has been submitted in order to address our previous advice. The site access visibility splays have been amended are shown as being 2m x 36m in each direction. The secondary splay has been taken to the nearside channel line (offset) and is therefore considered to be acceptable. Regarding the proposed 2m 'x' distance, paragraph 1.9 of the addendum highway statement makes the point that this is not dissimilar to other accesses on Kingsmead, as well as stating that it conforms with paragraph 3.7.1 of TG3. This may not be correct. Referring to the table shown in paragraph 3.7.1, based on the 60mph speed limit on Kingsmead, visibility splays of 2.4m x 215m would technically be required.

Notwithstanding this, when taking the surveyed vehicle speeds into consideration, which show that the 85th percentile vehicle speeds are below 30mph, the proposed 2m 'x' distance is on balance considered to be acceptable. The addendum highway statement includes a swept path analysis which demonstrates that a typical car can enter, turn, and exit the site in a forward gear. Overall, the highway authority would not raise any objections to the proposals, subject to conditions (10 & 11).

### **Representations:**

The application has received the following letters of representations:

Amended Scheme - 4 letter of objection

Original submission – 11 letters of objections.

The comments state the following:

**Case No: SDNP/20/03460/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

- Increased traffic/highway safety
- Noise and disturbance
- Night time light and Air pollution
- Area not suitable for tourism
- Tried to get a house on the site before
- Unsustainable
- Impact on amenities/loss of privacy
- No control over tenants activities, as unmanaged

### **Planning Policy Context**

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **South Downs National Park Local Plan Adopted 2 July 2019 (2014-33)** and any relevant minerals and waste plans.

The development plan policies and other material considerations considered relevant to this application are set out below.

### National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social wellbeing of the local community in pursuit of these purposes.

### **Planning Policy**

#### Relevant Government Planning Policy and Guidance

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) which was issued on 24 July 2018. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

#### National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

- NPPF12 - Achieving well-designed places
- NPPF15 - Conserving and enhancing the natural environment

Paragraph 2 states that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

**Case No: SDNP/20/03460/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **South Downs National Park Local Plan Adopted 2 July 2019 (2014-33)** are relevant to this application:

- Core Policy SD2 - Ecosystems Services
- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5: Design
- Strategic Policy SD8 - Dark Night Skies
- Strategic Policy SD9 – Biodiversity and Geodiversity
- Strategic Policy SD10 – International Sites
- Development Management Policy SD11 – Trees, Woodland and Hedgerows
- Strategic Policy SD19: Transport and Accessibility
- Development Management Policy SD22: Parking Provision
- Strategic Policy SD23 – Sustainable Tourism
- Strategic Policy SD25 – Development Strategy

#### Partnership Management Plan

The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.

The following Policies and Outcomes are of particular relevance to this case:

- General Policy 1
- General Policy 3
- General Policy 43

## **Planning Assessment**

### **Principle of development**

The main policy for the proposal is SD23 - Sustainable Tourism.

1. Development proposals for visitor accommodation, visitor attractions and recreation facilities will be permitted where it is demonstrated that:

- a) The proposals will provide opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities;
- b) The design and location of the development minimises the need for travel by private car and encourages access and/or subsequent travel by sustainable means, including public transport, walking, cycling or horse riding;
- c) Development proposals will not detract from the experience of visitors or adversely affect the character, historical significance, appearance or amenity of the area;
- d) Development proposals make use of existing buildings, and, if no suitable existing buildings are available, the design of any new buildings are sensitive to the character and setting;

**Case No: SDNP/20/03460/FUL**



WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

- e) Ancillary facilities are not disproportionately large in relation to the rest of the visitor facilities;
  - f) Any proposal does not have an adverse impact on the vitality and viability of town or village centres or assets of community value; and
  - g) Where proposals are located outside settlement policy boundaries as defined on the Policies Map, they:
    - i. Positively contribute to the natural beauty, wildlife and cultural heritage of the National Park; and
    - ii. Are closely associated with other attractions/established tourism uses, including the public rights of way network; or
    - iii. Are part of farm diversification schemes or endorsed Whole Estate Plans.
3. The Authority will support a year-round visitor economy, while ensuring the facility remains for visitor use only.
4. Development proposals, on their own or cumulatively with other development uses, must not prejudice or disadvantage people's enjoyment of other existing and appropriate tourism and recreation activities. Development proposals that generate significant additional pressure upon the surrounding rights of way network will be required to mitigate these impacts.

Policy SD23 does not preclude stand-alone tourism. Although this is not strictly a sustainable location, 'onward travel' travel is to be provided through provision of bikes and bike storage areas.

The site has good connection with a number of PROW networks in accordance with SD23(g)(ii), such as Pilgrims Trail, West Walk, part of the Forest of Bere, Meon Valley Rail Path/bridleway, Wayfarers Walk, Soberton, with other tourism spots and services en route and nearby. The site for tourism is an excellent site for introducing users to all that the South Downs National Park has to offer.

Users of the will be provided with the opportunity to use cycling for their onward journeys to different local points of interest and cycles will be made available as part of the holiday package. (SD23 1.(b))

With regard to the issue of encouraging unsustainable transport it is noted that the holiday units are within 0.8km (0.5 mile) walking distance of Woodend Car Park and Upper Copse Car Park on Heath Road. Both of these destinations by definition are encouraging the use of the car to access the National Park for day trips. It is therefore quite reasonable from a sustainability perspective to permit these holiday units. They provide self-catering accommodation to access the National Park from within the National Park without the need to drive daily to a destination, such as one of the above car parks.

The amended scheme has taken on board the requirements of (criterion (g)(i)) of SD23 upon natural beauty and wildlife by maximising planting and ecological and biodiversity benefits further maximising this further with the use of solar energy, green roofs, etc.

The site is not in an isolated area, due to the ribbon of development at Kingsmead and Chiphall to the south-west, and the scheme is now more landscape led and provides additional biodiversity/ecological enhancements and lots of additional planting, which is sorely lacking from the site.

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

A comprehensive statement (within the revised Planning Statement) to satisfy the above requirements of Policy SD23 was submitted with the application and it is considered that the principle of providing tourist accommodation on the site is acceptable in accordance with the aims of the policy.

Policy SD4 applies. The purpose of this policy is to ensure that all development is of the highest possible quality which will be expected to conserve and enhance landscape character in the National Park.

**Design, scale and impact on the character of the area**

The proposed timber lodges are significantly reduced in size and of a modified design, using black timber boarding, with green roofs. They comprise of single storey accommodation providing modest accommodation of two bedrooms living/eating area, small bathroom and external storage shed for bicycles and measure 6m by 9m and approximately 3.3m to the ridge. These lodges are to be set in landscaped plot, including a 150m<sup>2</sup> wetland area/wildlife pond, extensive tree and native hedgerow planting which enhance the existing and co-exist with the sylvan setting.

In terms of Policy SD23/1 (c) the proposed development will have minimal adverse impact on character, appearance or amenity of the area. The site is discreetly located behind existing properties and significantly enclosed by trees on the immediate boundaries and in the wider locality. The site has only a small frontage to the road from which views into the site may be glimpsed. There are no views into the site from the wider locality, except from East Bere Cottage, which is approximately 30m from their boundary hedge to the proposed lodges. Although there are no existing buildings to re-use, what is proposed does not impact on the character and setting of the area/landscape, and there are no objections from the Landscape Officer. The buildings will be quite 'hidden' from longer distance views.

The planting at the southern end of the site is intended to enhance the landscape setting, increase biodiversity and provide a green buffer of views from East Bere Cottage. (Policies SD4 and SD5)

**Neighbouring amenity**

Policy SD5 applies. The purpose of Policy SD5 is to ensure that there is no impact on adjoining uses, amongst other criteria.

The proposals are set away from other neighbouring properties, so they are not considered to have any detrimental impact. Any structures are set far enough away from neighbouring sites to ensure no overbearing or overshadowing can occur.

Objections concerning potential noise and disruption from users of the lodges have been expressed and have been considered as part of this assessment. The lodges are size restrictive, so they would not be able to be used by large parties and are considered to be far enough away from neighbouring properties to not cause detrimental impact on amenities. We cannot predict how people behave when on holiday, but if issues of noise did arise, then this would be a matter to be dealt with under Environmental Health Legislation. Environmental Health have not raised any concerns in their consultation response

**Case No: SDNP/20/03460/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Ecology**

Extensive amendments and ecological reports have been submitted since the application was submitted and the scheme now presents a very biodiversity rich scheme. The Ecology Officer has raised no objections subject to conditions (6, 7) (Policies SD2 and SD9)

**Dark Night Skies**

The South Downs National Park was awarded International Dark Sky status in May 2016. The SDNP have taken action to ensure the protection of the Dark Night Skies from artificial light pollution by applying Policy SD8 of the SDNP Local Plan and General Policy 3 of the Partnership Management Plan. No external lighting has been proposed however a condition will be placed on the decision notice to ensure all future lighting must comply with Policy SD8 of the SDNP Local Plan and General Policy 3 of the Partnership Management Plan to ensure the Dark Night Skies are protected from artificial light emission.(8)

**Trees**

The revision to the access (as required by HCC Highways) necessitates the removal of the last Lawson Cypress in the shelter belt 1, which adjoins the road, to facilitate the access.

Some other trees along the access have also been removed (some were storm damaged).

The tree protection plan has been updated to show the removal of these trees. (Policy SD11)

**Highways**

Access is from Kingsmead. The current joint access arrangement with Felstead is to be separated by removal of the existing post and rail fence and moved over 2 metres. The implications of the proposed development on highway use and the proposed realignment of the access have been examined by the applicants own highway engineers and HCC Highways have been consulted. They raise no objections subject to conditions (10,11,12) and an informative. (Policies SD19, SD22)

**Nitrates**

All applications for new dwellings and overnight accommodation are required to demonstrate that they are nitrate neutral, in order to meet the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended). The proposed holiday let would generate additional nitrates that will need to be mitigated. The applicant has confirmed that they would accept the imposition of a Grampian condition to ensure that a mitigation strategy is submitted for prior approval before the development is occupied. (Policies SD10)

**Conclusion**

**Case No: SDNP/20/03460/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

Based on the evidence submitted and the consultation responses, the application is considered to be acceptable and in accordance with the Development Plan and is recommended for approval.

**Reason for Recommendation and Conditions**

It is recommended that the application be Approved for the reasons and subject to the conditions set out below.

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 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

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

3. Holiday occupancy:

(i) the tourist accommodation shall be occupied for holiday purposes only.

(ii) the tourist accommodation shall not be occupied as a person's sole or main place of residence

(iii) The holiday accommodation shall not be occupied for a period exceeding 4 weeks for any single letting, shall not be occupied for more than 5 times per year by the same occupier, and there shall be no return within 4 weeks by the same occupier.

(iiii) the owners shall maintain an up-to-date register of the names of all occupiers of the tourist accommodation on the site, their arrival and departure dates and their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

Reason: The site is outside defined settlement limits in the open countryside, where permanent dwellings with unrestricted occupation would be contrary to adopted planning policy, however the application is considered to be in accordance with the National Planning Policy Framework.

4. No development shall be carried out above ground floor slab level until a schedule of external materials finishes and samples, including hard landscaping, to be used on the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in full accordance with the approved schedule and samples.

Reason: To safeguard the appearance of the building and the character of the area and to enable the Local Planning Authority to properly consider the development. It is considered necessary of this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

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

**Case No: SDNP/20/03460/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

- 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 SD1, SD2, and SD9 of the South Downs Local Plan (2014-33)."

6. The recommendations within the Ecological Appraisal / Biodiversity Net Gain Assessment (15/5/22) shall be adhered to throughout all phases of the development and the mitigation and enhancement features shall be sited prior to the development coming into its intended use and retained thereafter.

Reason: To safeguard protected species and maintain biodiversity.

7. A Biodiversity Gain Plan shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. This shall detail how the habitat units and hedgerow units listed in the Small Sites Metric (14/6/22) will be created and managed for a minimum of 30 years.

Reason: To ensure a net gain in biodiversity in accordance with the NPPF and Strategic Policy SD9.

8. Details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. The lighting scheme should be in accordance with Guidance Note 08/18 produced by the Bat Conservation Trust and Institute of Lighting Professionals. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area, the environment and protected species from light pollution.

9. Development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before a site assessment has been undertaken and details of the findings along with details of any remedial action required (including timing provision for

**Case No: SDNP/20/03460/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details. NB - potentially contaminated ground conditions include infilled ground, visual evidence of contamination or materials with an unusual odour or appearance.

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

10. The development shall not be brought into use until all areas indicated to be used for vehicles and pedestrians on the approved plan have been laid out with a drained surface. Provision shall be made to direct run-off water from the surface to a permeable or porous area or surface within the curtilage of the development. Such areas shall be retained as such for the lifetime of the development.

Reason: To ensure adequate provision for surface water drainage and in the interests of highway safety.

11. The development shall not be brought into use until turning facilities have been provided in accordance with the details shown on the approved plan. The turning facilities shall be available for use by vehicles and kept free from obstruction throughout the lifetime of the development.

Reason: In the interests of traffic safety and to achieve a satisfactory layout.

12. Before the development is brought into use, the means of vehicular access to the site shall be constructed in accordance with the approved plan (Drg No.6511.006 Rev. D) and no structure, erection or planting exceeding 1.0m in height shall thereafter be placed within the visibility splays shown on the approved plans.

Reason: To ensure a suitable access and layout in the interests of highway safety.

13. All hard and soft landscape works shall be carried out in accordance with the approved details set out on 'Planting Plan' (dwg no 005 Rev A) . The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

14. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Assessment and Method Statement ref:- 1235.bjh.Feb22 written by Bernie Harverson Arboricultural Consultant and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

**Case No: SDNP/20/03460/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

Inspection of fencing

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 the Arboricultural Impact Assessment, Arboricultural Method Statement 1235.bjh.Feb22 written by Bernie Harverson Arboricultural Consultant and Tree Protection Plan Ref:- BJH 03/04 Telephone - Tree Officer. 01962 848360

Limit of arboricultural work

No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Impact Assessment and Method Statement Ref:- 1235.bjh.Feb22 written by Bernie Harverson Arboricultural Consultant

No deviation from agreed method statement

Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Assessment and Method Statement Ref:- 1235.bjh.Feb22 written by Bernie Harverson Arboricultural Consultant shall be agreed in writing to the Local Planning Authority.

Arboricultural Supervision

No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

Pre-commencement meeting.

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

Reasons for above conditions: to ensure protection and long term viability of retained trees and to minimise impact of construction activity.

15. Prior to the commencement of the development hereby permitted detailed information in a design stage sustainable construction report in the form of:

- a) design stage SAP data
- b) as built stage BRE water calculator
- c) product specifications
- d) building design details
- e) layout or landscape plans

**Case No: SDNP/20/03460/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

demonstrating that the dwelling has:

- a) reduced predicted CO2 emissions by at least 19% due to energy efficiency and;
- b) reduced predicted CO2 emissions by a further 20% due to on site renewable energy compared with the maximum allowed by building regulations
- c) EV charge points for every dwelling with suitable parking space
- d) predicted water consumption no more than 110 litres/person/day
- e) separate internal bin collection for recyclables
- f) private garden compost bin

and providing evidence demonstrating:

- g) sustainable drainage and adaptation to climate change
- h) selection of sustainable materials

shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these agreed details."

Reason: To ensure development demonstrates a high level of sustainable performance to address mitigation of and adaptation to predicted climate change.

16. Detailed proposals for the disposal of foul and surface water, including the provision of a packaged treatment plant, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before development can begin.

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

17. The development hereby permitted shall not be occupied until integral blackout blinds or low transmittance glass have been installed to the proposed roof light. The blackout blinds shall be kept closed during night time hours and retained at all times.

Reason: To minimise light intrusion in the South Downs National Park which is a designated International Dark Sky Reserve.

**Informative:**

**1. Crime and Disorder Implications**

It is considered that the proposal does not raise any crime and disorder implications.

**2. Human Rights Implications**

This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

**3. Equality Act 2010**

Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

**4. Proactive Working**

In reaching this decision the Local Planning Authority has worked with the applicant in a positive and proactive way, in line with the NPPF. This has included the

**Case No: SDNP/20/03460/FUL**



WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

provision of an onsite meeting to add additional value as identified by SDNPA Officers and consultees.

5. **Note to Applicant:** The planning permission does not authorise the undertaking of any works within the highway (carriageway, footway or verge). A license/permit should be obtained from Hampshire County Council at Hampshire County Highways, Jacobs Gutter Lane, Totton, Southampton, Hampshire, SO40 9TQ. Tel: 0845 603 5633. Email: roads@hants.gov.uk. Website: www.hants.gov.uk/highways

**Plans Referred to in Consideration of this Application**

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date Received	Status
Plans -	001 A SITE MASTERPLAN		21.03.2022	Approved
Plans -	002 A SITE BLOCK PLAN AND TREE PROTECTION		21.03.2022	Approved
Plans -	003 HOLIDAY UNIT FLOOR (ILLUSTRATIVE)		21.03.2022	Approved
Plans -	004 A HOLIDAY UNIT ELEVATIONS		21.03.2022	Approved
Plans -	005 C PLANTING PLAN		15.06.2022	Approved
Plans -	01/02 TREE CONSTRAINTS PLAN		21.03.2022	Approved
Plans -	BJH 03/04		21.03.2022	Approved

**Case No: SDNP/20/03460/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

	TREE PROTECTIO N PLAN			
Reports -	Highways Statement Technical Note - Stuart Michael Associates Consulting Engineers		27.05.2022	Approved

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