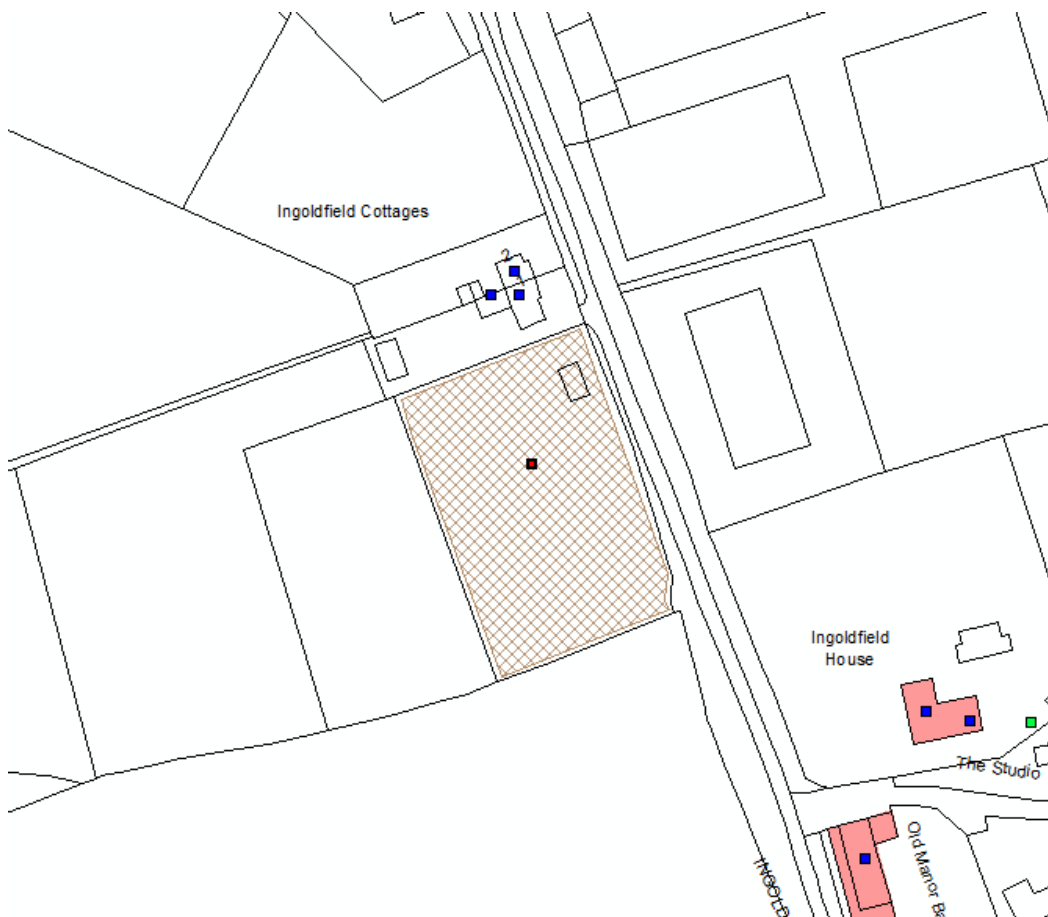


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**Case No:** 22/01722/FUL  
**Proposal Description:** Proposed erection of two two-bedroomed timber-clad holiday lodges.  
**Address:** Land Adjacent To Ingoldfield Cottages Ingoldfield Lane  
Soberton Hampshire  
**Parish, or Ward if within  
Winchester City:** Soberton Parish Council  
**Applicants Name:** Mr H. Monfared  
**Case Officer:** Jordan Wiseman  
**Date Valid:** 1 August 2022  
**Recommendation:** Permit  
**Pre Application Advice:** Yes

**Link to Planning Documents**

[Link to page – enter in reference number 22/01722/FUL](https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple)  
<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 the development does not result in significant adverse impact upon the character and appearance of the existing site and surrounding area. No adverse impact is demonstrated on access, parking, ecology, biodiversity and drainage. Material planning considerations do not indicate that 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.

**Amendments to Plans Negotiated**

During the course of the application an Arboricultural Impact Appraisal and Method Statement was received.

A revised site plan was also received to demonstrate the introduction of drainage at the access to the site following comments by the Highways Authority.

As the additional information provided points of clarification a further publicity period was not required.

**Site Description**

The site is located on land identified within the WCC Landscape Character Assessment as landscape type consisting of mixed farmland and woodland within the character area being that of Forest of Bere Lowlands. These areas have a medium to large-scale pattern of arable farmland and some woodland. There are no other designations on the site, however listed buildings and the South Downs National Park boundary are nearby. The application site itself comprises a modest open paddock and is located off Ingoldfield Lane, which also serves the cluster of properties to the south east of the application site. The application site is approximately 0.27 hectares in size and there is a gentle slope down Ingoldfield Lane to the South. The site is heavily screened by substantial boundary treatment along Ingoldfield Lane in the form of mature vegetation/trees.

**Proposal**

The proposal seeks the erection of two, two-bedroomed timber-clad units for use as 'holiday lodges' and improvements to the access.

**Relevant Planning History**

None

**Consultations**

Service Lead for Community and Wellbeing  
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Landscape: No objection

Drainage: No comment

Hampshire County Council (Highway Authority):

Holding objection due to boundary treatment encroachment upon visibility splays, and drainage. (Concerns addressed below and controlled in conditions 6 & 7).

Natural England : No objection subject to Grampian condition

**Representations:**

Councillors

Cllr Victoria Weston – Central Meon Valley Ward:

*“As Ward Councillor on behalf of concerned residents I would like to object to this application.*

*1 This is countryside and is contrary to MTRA 4 as there is no reuse of any existing rural buildings as non are on the site and this development is not small scale. It is not appropriate to the site location and setting and harmful to the character and landscape of the area or neighbouring uses, creating inappropriate noise/light and traffic generation will occur with this proposal. The design of this proposal is not in character to the existing properties one being of Historic value – Ingoldfield house.*

*2 The village of Newtown is not sustainable, with no shops or public transport.*

*3 Ingoldfield Lane is a single track lane no suitable or capable of taking any more development as well as the server drainage issues during the winter months.*

*4 No development should take place until a drainage plan is submitted with a clear understanding of the drainage issues raised at the Multi agency meeting setup in conjunction with the National Flood Forum involving HCC, EA, WCC SPC and residents. With no mains drainage and no water course other than Ingoldfield lane which becomes a water course in the winter months – sewage disposal is of a concern if not very carefully conditioned and a full maintenance plan in place. The drainage seems to be on higher ground to the proposed properties which potentially could be problematic during high water table periods. This sit is prone to water flowing from the higher ground through the gateway during the winter months therefore is prone to flooding even more if developed. It should be noted that there are not road ditches on Ingoldfield lane. Nutrient neutrality has not been addressed and therefore this being a catchment area for the Wallington River with direct run off into the Wallington this is of high importance.*

*5 The hedges need to assessed to understand if they are important hedgerows as many of these falls into this category along this lane. There is no assessment of the existing hedges and trees and damage to the tree roots with the construction of two new dwellings in the countryside.*

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*6 Newtown and Soberton Heath has a wide range of holiday accommodation available and therefore the cumulative effect of holiday accommodation is changing the character of the area and adds extra pressures on the environment. Photo's of the flooding on Ingoldfield lane attached, I have not got a photo of the run off though the gate but I have witnessed on my many walks walking the dog. I will send direct to the planning officer the photos of Ingoldfield lane and the flooding issues”*

Soberton Parish Council:

*“The Council objects to this application for the following reasons.*

- 1. This is a greenfield site defined by the local plan as ‘countryside’, previously used as grazing. The site is open to views from the wider countryside to the south and east whilst being surrounded by a patchy native deciduous hedge. It should be noted that like all deciduous hedges it becomes quite transparent in the winter months (November to March). We note that the proposed lodges will be visible from footpaths/bridleways located to the south and east of the site at all times of the year. The Parish Council do not consider this proposal is inline with current planning policy and that greenfield sites which are part of the overall countryside character of the parish should be protected from any built development.*
- 2. Ingoldfield Lane and the proposed access are unsuitable for any further development or traffic. The Applicant has demonstrated a theoretical visibility splay however, we have concerns that this will not be maintained, as is the case in other locations. Given that the road is narrow with high hedges and is used by pedestrians, cyclists, and horse riders we consider that the increased use of this access could give rise to safety issues. Furthermore, in the winter there is significant water runoff from adjoining land making it difficult to drive along and with a detrimental impact further along.*

*With the problems of water run-off and flooding in the area, we consider that a full drainage strategy should be submitted prior to consideration of the application.”*

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

- Highway Safety
- Not in accordance with MTRA4
- Not a sustainable location
- Drainage
- Nutrient Neutrality
- Not in keeping with character of the area
- Noise
- Impact on Trees/Hedges
- Setting a precedent
- Impact on Wildlife
- Units being used as permanent residential units

**Relevant Government Planning Policy and Guidance**

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National Planning Policy Framework

Section 2 Achieving Sustainable development

Section 4 Decision Making

Section 8 Promoting healthy and safe communities

Section 12 Achieving well designed places

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

Section 16 of the National Planning Policy Framework 2021

National Planning Practice Guidance

Climate Change

Consultation and pre-decision matters

Design: process and tools

Environmental Impact Assessment

Flood risk and coastal change

Planning Obligations

Use of planning conditions

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1)

Policy DS1 – Development Strategy and Principles

Policy MTRA1 – Development Strategy Market Towns and Rural Areas

Policy MTRA2 – Market Towns and Larger Villages

Policy MTRA3 – Other Settlements in the Market Towns and Rural Area

Policy MTRA4 – Development in the Countryside

Policy CP10 – Transport

Policy CP11 – Sustainable Low and Zero Carbon Built Development

Policy CP13 – High Quality Design

Policy CP14 – The Effective Use of Land

Policy CP15 – Green Infrastructure

Policy CP16 – Biodiversity

Policy CP17 – Flooding, Flood Risk and the Water Environment

Policy CP20 – Heritage and Landscape Character

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

Policy DM1 – Location of new development

Policy DM15 – Local Distinctiveness

Policy DM16 – Site Design Criteria

Policy DM17 – Site Development Principles

Policy DM18 – Access and Parking

Policy DM23 – Rural Character

Policy DM24 – Special Trees, Important Hedgerows and Ancient Woodlands

Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

Residential Parking Standards December 2009

Other relevant documents

Climate emergency declaration carbon neutrality action plan 2020-2030

Statement of Community Involvement 2018 and 2020

Biodiversity Action Plan 2021

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## 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, 2021) requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The development is situated outside of a settlement boundary, therefore countryside policies apply.

Policy MTRA4 allows for low key tourist accommodation that is appropriate to the site, location and setting. In this instance the development sought is modest and can be considered low key due to its limited scale, low density and design.

It is therefore considered that the principle of development is acceptable, provided that the development is in accordance with the policies of the Development Plan and unless material planning reasons indicate otherwise.

### Assessment under 2017 EIA Regulations.

The development does not fall under Schedule I or Schedule II of the 2017 Environmental Impact Assessment Regulations, therefore an Environmental Impact Assessment is not required.

### Impact on character and appearance of area

The application site is an area of rural character, demonstrated by the densely vegetated/tree lined country lanes, open paddocks and arable fields. The surrounding area however is not devoid of residential development which is sporadic in the area and within close proximity to the application site.

As the application site is situated within the countryside and within a rural area, due regard is given towards policy DM23 which seeks to protect an areas rural characteristics. The proposal would see the erection of 2.no two-bedroom, single storey chalet style tourist accommodation units. The layout of the proposed units would take a linear form, a form which is not dissimilar from that of Ingoldfield Cottages to the north west of the application site. Given the sites rural location, a looser grain of built form is expected in the area and therefore the single storey nature of the development can be considered suitable in this instance. The units proposed would seek to demonstrate a style and appearance which reflects the site's rural setting, being finished externally in dark timber cladding, and plain brown roof tiles, materials which are consistent within the locality and therefore limits any visual intrusion. A condition requesting samples of the proposed materials to be used within the external surfaces of the proposed units, external hard surfacing and boundary treatments prior to the developments commencement is however included, in order to ensure that the materials used are high quality and have a successful integration into the area. Notwithstanding this, whilst the proposal involves the minor widening of the existing access into the site, the proposed units will remain screened significantly from the public realm/street scene by existing boundary treatment fronting Ingoldfield Lane as described earlier in this report, with only potential glimpsed views being achieved via the sites access

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and as such it is not demonstrated that the development significantly detracts from the enjoyment of the countryside from the public realm. It is not considered that the introduction of further low-key development such as the development proposed, would be incongruous or out of keeping with the surrounding area. It is therefore not considered that significant adverse impact can be demonstrated upon the character and appearance of the surrounding area.

Whilst an increase in built form will be demonstrated on the site, it is considered that the overall size, scale and massing of the development is acceptable and proportionate in relation to the size of the site and its context. It is therefore not considered that significant adverse impact can be demonstrated upon the character and appearance of the existing site.

In order to prevent the unit being used as permanent residential accommodation, I which would be contrary to the Development Plan policies and MTRA4, it is considered that an appropriately worded condition should be included to prevent this and is therefore recommended (condition 04). Such a condition ensures that only one individual may occupy the unit for a maximum period of 4 weeks and for no more than 3 times per year with a break between each occupation, by the same occupier for a minimum of 4 weeks. The condition also requires the applicant to keep a register of the names of the occupiers of the unit as well as their arrival and departure dates and the council can request that this is produced for review at any given time in order to ensure that the unit is being used in line with the terms of the permission.

Based upon the above assessment it is not considered that significant adverse impact can be demonstrated upon the character and appearance of the existing site and surrounding area as it does not demonstrate visual intrusion, adverse impact upon the areas tranquillity nor does it detract from the enjoyment of the countryside from the public realm The development therefore accords with polices DS1, CP20, MTRA4 of the WD LPP1 and DM15, DM16, DM23 of the WD LPP2.

### **Development affecting the South Downs National Park**

The application site is located 0.26km 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 2021. 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.

Due to the intervening distance and built form there is no harm to the National Park, its statutory purposes or status as a Dark Skies reserve. In addition condition no. 5 is included which restricts external lighting.

In conclusion therefore the development will not affect any land within the National Park and is in accordance with Section 11a of the National Parks and Access to the Countryside Act 1949.

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## Historic Environment

### Relevant Legislation

The preservation of the special architectural/historic interest of the listed building and its setting (S.66 P(LBCA) Act 1990; Policy DM29 & DM30 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2021) Section 16.

### Guidance

As such due regard has been given to Section 66 of the Planning (Listed Buildings and Conservation Areas Act 1990) which confirms that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Listed Building/Structure. Case law has established that where an authority finds that a development proposal would harm the setting of a listed building, it must give that harm “considerable importance and weight”.

The historic environment section of the Planning Practice Guidance further outlines the role of the Local Planning Authority in considering the effects of new development that are in the vicinity of or affect the setting of listing buildings and heritage assets. Paragraph 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), should require clear and convincing justification. Policy CP20 of WDLPP1 and Policy DM29 of WDLPP2 ensure that development preserves and enhances heritage assets and their settings.

Ingoldfield House and Old Manor Barn are both grade II listed buildings and are situated to the south east of the application site, approximately 70 meters away from the proposed development. Due to the distance between the sites and the intervening boundary treatments involved, it is not considered that any significant adverse impact is demonstrated upon the special interest of the listed building and its setting.

Based upon the above assessment the relevant legislation as set out has been applied and it is concluded that there is no adverse harm on the special interest of the historic buildings taking into account and in accordance with general duty in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to 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, and is in compliance with DM29 of the LPP2 and para 16 of the NPPF.

## Neighbouring amenity

Meadowview and 2 Ingoldfield Cottages are the nearest residential properties to the north west of the application site. Whilst the proposed development will be visible from Meadowview and 2 Ingoldfield Cottages, due to the developments modest single storey

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nature, and the intervening distance involved between the physical built form of the development proposed and Meadowview, it is not considered that any significant adverse impact can be demonstrated by way of overlooking, overshadowing and overbearing. Ingoldfield House and Old Manor Barn are also opposite the site to the south east of the proposed development. Due to the intervening distances between the application site and these properties however, it is not considered that any adverse impact can be demonstrated by way of overlooking, overshadowing and overbearing. The development therefore accords with policy DM17 of the WD LPP2.

### **Sustainable Transport**

The existing vehicular access arrangement into the site will remain however in order to improve access into the site, it is proposed that the entrance be widened to the North West in order to improve visibility. Appropriate visibility splays are demonstrated on the submitted 'proposed site plan' however to ensure that these splays are achievable and maintained, a condition (07) is included ensuring that adjoining boundary treatment has a minimum set back of 1 meter from the required visibility splays and that this is maintained at all times.

It is recognised that the sites access slopes down towards Ingoldfield Lane and therefore there is a potential for surface water to run off towards the Lane. In this instance, the proposed site plan indicates that the altered vehicular access will include a new drainage run across the entrance which will collect surface water run-off from this point. Further details of this are requested as part of the details requested for surface water drainage via condition no. 6.

After an assessment of the highways technical note submitted with this application, it is not considered that the proposed development will result in significant adverse impact upon the local highway network by way of trip generation.

The development provides sufficient allocated parking, on site, in accordance with council's parking standards SPD.

Based upon the above assessment it is considered that no significant adverse impact can be demonstrated upon sustainable transport as a result of the proposed development and therefore the development is in accordance with policy DM18 of the WD LPP2.

### **Ecology and Biodiversity**

The proposal is for development within, bordering or in close proximity to a National Protected Site (i.e. River Itchen SAC, The Solent SAC, SPAs, Ramsar Sites) and is for overnight accommodation affecting Nitrates.

The development site is outside of the River Itchen Catchment Area and Phosphate mitigation is not required.

In terms of nitrates, the application will have a likely significant effect in the absence of avoidance and mitigation measures on European and internationally protected sites as a positive contribution of 2.85Kg/N/year is made.

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The authority has concluded that 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 is that the application coupled with a mitigation package secured by way of a Grampian condition 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 sites identified above in this regard.

The development therefore complies with The EU Habitats Directive and Conservation of Habitats & Species (Amendment) Regulations 2011 and contains an Appropriate Assessment as Competent Authority (if required).

There are no statutory designated sites located within a 1km radius of the site.

An extended phase 1 ecological assessment has identified that the site supports suitability for foraging and commuting bats, badgers, hazel dormouse, hedgehogs and nesting birds. The site is considered to provide low potential for reptiles. It is considered that the impacts to bats, badgers, hazel dormouse, hedgehogs and nesting birds can be avoided if mitigation measures are implemented and opportunities for enhancements on the site are taken, which include new hedgerow and tree planting and the inclusion of bat and invertebrate boxes on the new chalets (condition 14 and informative 08).

Therefore the proposal complies with policy CP11 of the WD LPP1.

### **Sustainability**

Developments should achieve the lowest level of carbon emissions and water consumption which is practical and viable. Policy CP11 expects new residential developments to achieve Level 5 for the Energy aspect of the Code for Sustainable Homes and Level 4 for the water aspect. A condition is included and secures the submission of design-stage data prior to the commencement of development to ensure this is complied with.

A further condition then requests as-built data prior to the occupation of the unit to ensure that the requirements have been met. (Conditions 8 and 9).

The proposal therefore complies with policy CP11 of the Local Plan Part 1.

### **Sustainable Drainage**

Based upon the latest information available from Hampshire County Council, the application site is located flood zone 1 and within an area considered to be at 'very low risk' from surface water flooding. The submitted proposed site plan indicates that surface water will be dealt with via a drainage field, however no further detail has been submitted with regard to this at this stage.

With regard to foul drainage, the proposed site plan indicates a sewage treatment plant, the detail of which has been provided

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Based on this, whilst potential drainage methods have been indicated on the submitted plans, however further detail is required to determine its suitability.

Based upon the above assessment, a pre commencement condition 06 is included requesting details of foul and surface water drainage systems to be used within the development. The proposal is therefore considered to comply with the Development Plan DM17.

### **Trees**

The applicant has submitted an Arboricultural Appraisal which has surveyed the trees on the site.

The trees recommended for removal to accommodate the development are classed as category C and U trees which are of lower quality. The submitted information recommends 8 replacement examples and this is secured by condition 13. The loss of the trees and revisions to the hedgerow are not adversely harmful and acceptable mitigation and replacements have been proposed.

The remaining trees have been surveyed and a tree protection plan is included and secured by condition 13.

The proposal therefore complies with policy DM24 of the LPP2.

### **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 is for 2 tourist accommodation units. The principle of development is established by policy MTRA4 of the LPP1. The access is acceptable and the proposal would not be highly visible in the countryside. The proposal would not have a detrimental impact on the residential amenities of the neighbours and other material planning considerations have not indicated otherwise. Therefore the proposal accords with development plan policies MTRA4, CP11, CP13, CP16, DM15, DM16, DM17, DM18, DM23.

### **Recommendation**

Permit, subject to the following condition(s):

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

Proposed Site Plan – Drg No. 208 – Revision I

Proposed Chalet Elevations – Drg No. 301 – Revision B

Proposed Chalet Plans and Illustrative View – Revision B

Location Plan – Drg No. 100

Arboricultural Impact Appraisal and Method Statement by Technical Arboriculture with reference AIA/AMS-KC/INGOLDFIELD/001 dated December 2022

Tree Protection Plan – Drg TPP-KC/INGOLDFIELD/001

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.

3. No development shall take place until details and samples 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. Development shall be carried out in accordance with the approved details.

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

4. The tourist accommodation hereby permitted shall be used for holiday accommodation only which shall be limited to any one occupier occupying any unit for a maximum period of 4 weeks and for no more than 3 times per year, with a break between each occupation, by the same occupier, of 4 weeks. A register of the names of the occupiers of the unit and their arrival and departure dates shall be kept by the developer and shall be produced to the Local Planning Authority upon reasonable notice.

Reason: To accord with the terms of the application since the site lies within an area where residential properties would not normally be permitted.

5. No lighting, whether free standing or affixed to a structure shall be installed on the site. Prior to installation, details of any external lighting must be submitted to and approved in writing by the Local Planning Authority. The details must include specifications and location of the lighting including orientation. Development must then continue in accordance with the approved details.

Reason: To protect the character and appearance of the countryside.

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6. Detailed proposals for the disposal of foul, and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted.

The details must include a drainage strategy for the access point to demonstrate surface water will not lead to the highway.

The approved details shall be fully implemented before occupation of the building.

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

7. Prior to development beyond foundation level, details of hard and soft landscaping must be submitted to and approved in writing by the Local Planning Authority.

Hard landscaping details must include:

- Materials used for hard surfacing including access and parking areas.
- Boundary treatments and gates including height

Soft landscaping details must include:

- Species proposed for hedgerow replanting including planting plan
- Demonstration the proposed planting areas adjacent to the highway comply with required visibility splays of 2.4m x 49.0m
- Maintenance plans to ensure the hedge adjacent to the highway does not exceed 1.8m in height to accommodate the visibility splay.

Development must then continue in accordance with the approved details.

Hard landscaping must be completed prior to the occupation of the tourist units.

Soft landscaping must be completed within the next planting season following the commencement of the development.

If, within a period of 5 years, any landscaping dies, becomes diseased or defective, replacement landscaping of the same species must be planted in the same location within the next planting season.

Reason: To ensure the landscaping revisions to accommodate the highway visibility splays include appropriate species and to ensure the works are completed within an acceptable timeframe.

8. No development above damp proof course level of the development hereby permitted shall take place until detailed information demonstrating that the development will achieve a dwelling emission rate (DER) at least 19% lower than the 2013 Part L Target Emission Rate (TER) (Equivalent of Code for Sustainable Homes Level 4 for Energy) and no more than 105 Litres per person per day predicted internal water use (110 Litres per person per day total) (Equivalent of Code for Sustainable Homes Level 3 / 4) in the form of a 'design

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stage' Standard Assessment Procedure (SAP) calculation and a water efficiency calculator shall be submitted to and approved in writing by the Local Planning Authority.

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

9. Prior to the occupation of the dwelling hereby permitted detailed information, demonstrating that the development will achieve a dwelling emission rate (DER) at least 19% lower than the 2013 Part L Target Emission Rate (TER) (Equivalent of Code for Sustainable Homes Level 4 for Energy ) and no more than 105 Litres per person per day predicted internal water use(110 Litres per person per day total) (Equivalent of Code for Sustainable Homes Level 3 / 4) in the form of an 'as built' stage SAP calculation and a water efficiency calculator shall be submitted to the Local Planning Authority for its approval. The development shall be occupied in accordance with the approved details.

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

10. 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.

11. No development shall take place until details, including a topographical survey, 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. The works hereby permitted shall be carried out in accordance with the approved details.

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

12. Visibility splays of 2.4m x 49.0m must be maintained at all times and kept clear of obstruction.

The height of the hedge adjacent to the highway and visibility splay must not exceed 1.8m in height.

Reason: In the interests of highway safety

13. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement by Technical Arboriculture with reference AIA/AMS-KC/INGOLDFIELD/001 dated December 2022 and Tree Protection Plan – Drg TPP-KC/INGOLDFIELD/001 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. Telephone 01962 848403

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 carried out. Telephone 01962 848403

No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Impact Appraisal and Method Statement by Technical Arboriculture with reference AIA/AMS-KC/INGOLDFIELD/001 dated December 2022 and Tree Protection Plan – Drg TPP-KC/INGOLDFIELD/001

Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Method Statement by Technical Arboriculture with reference AIA/AMS-KC/INGOLDFIELD/001 dated December 2022 and Tree Protection Plan – Drg TPP-KC/INGOLDFIELD/001 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 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.

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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 ensure the surrounding trees, which contribute significantly to the character of the area, are retained and protected during construction works.

14. The development shall be carried out in accordance with the measures, conclusions and recommendations and to the timeframe for implementation as set out within Phillips Ecology report March 2022 and section 15. Thereafter, the measures shall be 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 and to improve biodiversity.

**Informative:**

1. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1)

Policy MTRA1 – Development Strategy Market Towns and Rural Areas

Policy MTRA2 – Market Towns and Larger Villages

Policy MTRA3 – Other Settlements in the Market Towns and Rural Area

Policy MTRA4 – Development in the Countryside

Policy CP10 – Transport

Policy CP11 – Sustainable Low and Zero Carbon Built Development

Policy CP13 – High Quality Design

Policy CP14 – The Effective Use of Land

Policy CP15 – Green Infrastructure

Policy CP16 – Biodiversity

Policy CP17 – Flooding, Flood Risk and the Water Environment

Policy CP20 – Heritage and Landscape Character

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

Policy DM1 – Location of new development

Policy DM15 – Local Distinctiveness

Policy DM16 – Site Design Criteria

Policy DM17 – Site Development Principles

Policy DM18 – Access and Parking

Policy DM23 – Rural Character

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Policy DM24 – Special Trees, Important Hedgerows and Ancient Woodlands

3. 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;

-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.

4. 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](http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate_practice)

5. 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.

6. 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.

7. 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.

8. In order to promote biodiversity, please consider the installation of avian wildlife roosting/nesting provisions (for swifts, hedge sparrows, and bats) during and after completion of the proposal.

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