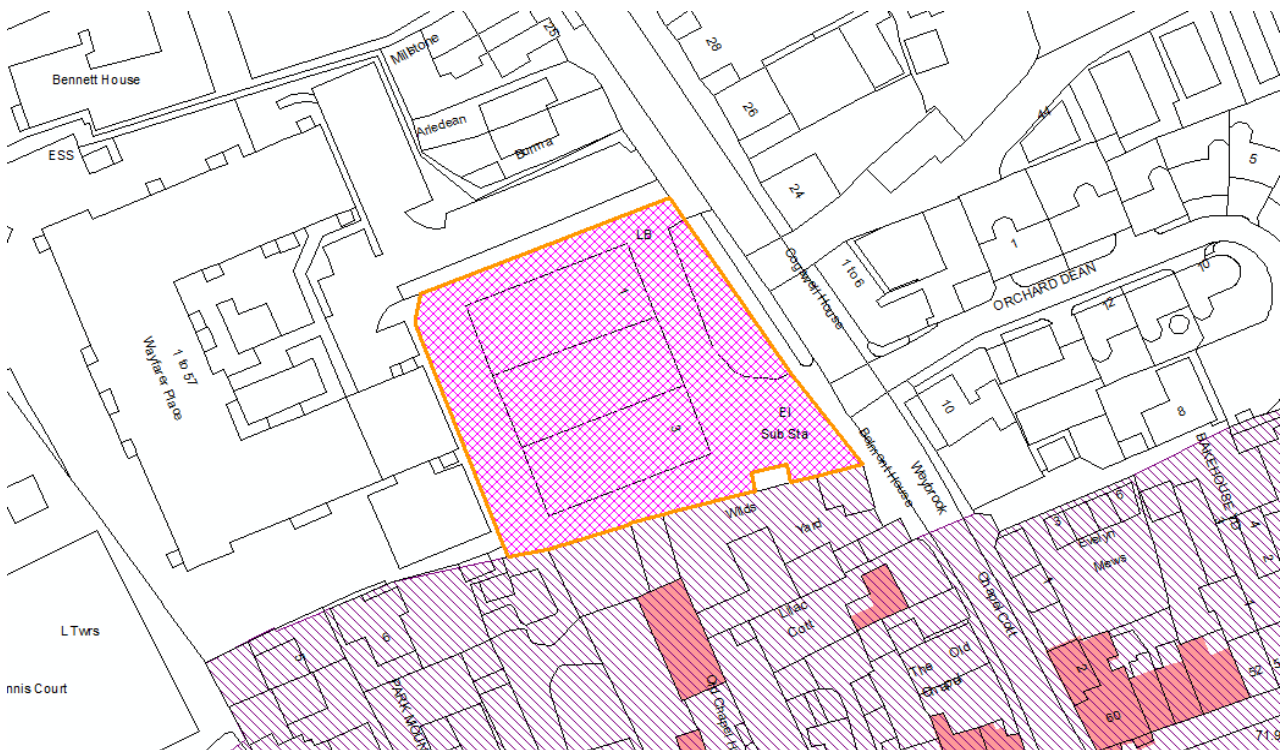


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PLANNING COMMITTEE

**Case No:** 23/00701/FUL  
**Proposal Description:** Demolition of existing buildings and construction of 14 apartments and a 40 space public car park. Application includes access, parking, cycle storage, refuse storage, landscaping and other associated works  
**Address:** 1 - 3 The Dean, Alresford, Hampshire  
**Parish, or Ward if within Winchester City:** New Alresford Town Council  
**Applicants Name:** Mr Alistair Harris  
**Case Officer:** Mrs Megan Osborn  
**Date Valid:** 16 March 2023  
**Recommendation:** Permit  
**Pre Application Advice** Yes

**Link to Planning Documents**

[Link to page – enter in reference number 23/00701/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**  
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The development is recommended for permission as it is considered that it will not result in a harmful impact on the character of the area or highway safety and would not harm neighbouring residential amenity and is in accordance with the development plan.

### **General Comments**

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

### **Amendments to Plans Negotiated**

Amended plans were submitted and re-consulted on the 25<sup>th</sup> March 2024. The design of the proposed dwellings were amended in line with officers recommendations.

The amendments include changes to the massing of the building, a reduction in the height, a change to the design and materials of the proposed building.

Site plan with ground floor – PP1401-100-02 P6

Site plan with roof plan – PP1401-100-03 P5

Ground floor plan and elevations and sections – PP1401-100-04 P3

First floor plans and elevations and sections – PP1401-100-05 P3

Second floor plans and elevations and sections – PP1401-100-06 P3

Roof plan and elevations and section D – PP1401-100-07 P3

Street elevations – PP1401-100-08 P2

### **Site Description**

The application site is 0.25ha located within the centre of Alresford just to the north of the boundary with the Alresford Conservation Area.

The site is also in the setting of two grade II listed buildings located to the south: Lilac Cottage (The Dean), and The Old Chapel House at No.20A Pound Hill.

The site is located on the western side of The Dean and currently comprises of 3 industrial units 1-3 The Dean. The three units form one building that is 2 storeys in height with a flat roof. They are set back from The Dean with a small surface car park to the front, a grass verge and footpath. There is a small service area to the rear and space for some parking too.

There is a level change from the front of the site rising up to the west, although the existing building is built into the slope with a retaining wall to the rear.

To the west of the site there is Wayfarer Place, which is extra care accommodation. To the north and east there are existing residential properties.

To the south there is a mix of business units within 2 storey properties of a traditional appearance, which include a number of listed buildings.

### **Proposal**

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The proposal is for the demolition of the existing building on the site and replacement with the construction of a building to contain 14 apartments and a 40 space public car park.

**Relevant Planning History**

There is no relevant planning history for this site, however there have been a number of planning applications for the sites to the north of this also on The Dean.

1. 17/01398/FUL – Ceder Court - Demolition of former CLC building comprising offices and warehousing and redevelopment to provide a purpose built veterinary practice building (sui generis use) at the front of the site along with a terrace of 5 three bedroom townhouses to the rear of the site, including upgrading of existing access, parking and turning areas and landscaping. Permitted 31.10.2017
2. 16/01854/FUL – Huxley - Demolition of existing buildings to provide 45 new dwellings together with undercroft car parking, new access road, new soft landscaping and a new pedestrian path to Arlesbury recreation ground. Permitted 21.03.2018
3. 08/01649/FUL - Bennett House And The Old Forge - Redevelopment of site involving demolition of existing commercial buildings. Construction of 17 residential dwellings (9 x 3 bedroomed houses, 8 x 2 bedroom apartments). Conversion of The Old Forge to form 3 residential dwellings (1 x 1 bedroom and 2 x 2 bedroom apartments). Construction of 2 storey office building (Class B1). Associated parking, cycle and refuse provision. Permitted 13.03.2020
4. 17/01660/FUL – Wayfarer Place - Redevelopment of site involving the erection of a three storey building housing an extra care scheme accommodation with associated communal lounges, restaurant, wellness room, guest suite, house manager and care support accommodation, car parking, communal rechargeable scooter store, access and communal landscaped gardens and structures. Permitted 05.03.2018

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## Consultations

### Service Lead – Built Environment (Historic Environment) –

- No objection, subject to conditions

### Service Lead – Built Environment (Strategic Planning) –

- No objections

### Service Lead – Built Environment (Urban Designer) –

- Objection 10.5.23 – The mass, scale, bulk and design of the proposal is out of character with the existing street.
- Support – 16.4.24 – amendments have been made to the proposals, which address the previous concerns.

### Service Lead – Engineering (Drainage) -

- No objections

### Service lead – Housing (New Homes)

- Agree with the findings of the viability report

### Service Lead – Sustainability and Natural Environment (Ecology) –

- No objections

### Service Lead – Sustainability and Natural Environment (Landscape) –

- No objections, subject to some further information on maintenance and species, this has been received and is acceptable.

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Service Lead – Sustainability and Natural Environment (Trees) –

- No objections

Service Lead – Public Protection (Contamination) –

- No objections, subject to conditions

Hampshire County Council (Flood Authority) –

- No objections, subject to conditions

Hampshire County Council (Highway Authority) –

- No objection in principle, would like to see the up-to-date accident data.

Southern Water -

- No objections

Hampshire Swifts

- If planning permission is granted, a conditions relating the swift boxes should be added.

Design Review Panel

- Overall principle of the massing of the building is acceptable, however the elevational treatment of the building s needs to be improved upon.

**Representations:**

Cllr Margot Power

Alresford and Itchen Valley ward

Whilst the flats and parking are to be welcomed, the application as it stands makes no mention of the need for traffic management at the exit of The Dean to Pound Hill and West Street. The Transport statement, section 5.2 seems to ignore the fact that most users of the development, as opposed to residents, will be those parking for work, leisure or shopping reasons. A conservative estimate would put that at an additional 160 traffic movements on the junction. The matter is complicated by the changes to traffic flow that will arise when the A31 access from Sun Lane is built. However, at the current progress that may be some way off. Both pedestrians and vehicles already suffer delays at the junction, this development will exacerbate the situation. I look forward to the comments from Highways.

Cllr Jackie Porter

The Worthys ward and cabinet of member of place and Local Plan

I have been alerted to an issue raised by Joe Richards which has a material affect on the development plan. The view of Fob Down has been highlighted in the masterplan for development in the Dean. The preservation of this view is important. This design, which swaps the car park entrance, obscures that view. The original plan, with the car park entrance at the other side off the development would allow for the view to be enjoyed. I do not believe that this has been considered and am seeking a review of the plan before this view is lost., The rural nature off The Dean is enhanced by this view and adds distinctly to

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the attractiveness of the road, with in which to live, and as a tourist attraction onto the river walks. For this reason, I wish to object to the plan as it currently stands.

Cllr Fiona Isaacs

I wish to comment on some aspects that are still of concern. Whilst during the pre-planning phase the developers and architects informed residents at the public meeting that WCC has encouraged a curb side development, which altered the original plan of the carpark at the front. Lack of visibility was raised and safety as there was limited escape routes within the carpark. We were hopeful that this was being looked at but sadly these plans still show the staggered pedestrian path leaving no visibility from the road and still no alternative exit should the need arise. With the Police also concerned about the lack of visibility and the risk of drug dealing and other antisocial behaviour, this aspect of the plan needs addressing. We desperately need the carpark and personally I am still disappointed that we have lost the front facing carpark, that had clear open plans and kept the lovely open view of The Dean. I ask that some consideration be made to another escape route should the need arise. I know many female residents have raised the same issue to me.

New Alresford Town Council

NATC agree that this property development would benefit New Alresford by achieving more accommodation and a public car park but feel that there is inadequate parking for 14 apartments.

Provision of 14 allocated spaces fall short of the WCC recommendation for 20. Why does this development not comply with WCC policy?

Would it be possible to make up this deficit from the public parking spaces. The reason for these comments are due to contentious parking issues around the town and especially The Dean.

Alresford Society

Overall neutral agreeing to the regeneration of this site with some reservations on the parking issues, public realm, safety and security and traffic and access.

The Dean Action Group TDAG

Object to the loss of views.

24 Objecting Representations received citing the following material planning reasons:

First consultation on the 26.3.23

- This will impact the character of the area.
- The traffic into this area will increase.
- Drainage.
- Crossing is already dangerous, and this will make it worse.
- Doctors already full.
- Design not in keeping.
- Lack of trees.
- Lack of charging points.
- This would impact on the parking on The Dean.
- This would increase the footfall on the street and using the footpaths.
- Increase in pollution.
- Impact on clear skies.

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- The building is too close to the road.
- Parking is being lost to the front of the building.
- This would be visibly more appealing.
- The public car park should be on the road with the flats behind.
- Loss of sunlight to Wayfarer Place.
- This would interrupt the view down the Dean.
- The buildings are too high.
- Over developed.
- Loss of industrial buildings.
- Impact on house prices.

9 Neutral comments

- Would like to see improvements to the junction.
- Ecology would need to be considered carefully

3 Supporting Representations received citing the following material planning reasons:

- The additional parking is desirable.
- Current building is an eyesore, so this will be an improvement.
- There is a need for new housing.
- Design acceptable.

The amended plans were re-consulted on and there were a further 2 comments:

- The parking should be roadside and not around the rear of the building
- The plans have improved, especially in relation to the view, which it will only obscure a little.

Further comments from Cllr Jackie Porter

There is no clear description of the view down the Dean - (which we asked to change as it is in the Dean master plan) and it does not seem to respect the current strong linear view from north to south. The properties are not provided with open space. Although it should be readily accessible for residents who can see the park from their windows, this is not clear in the plans I can see, and the flats only seem to have access to a hard landscaped area, with no privacy from the car park or members of the public coming through to their cars. Fumes from those cars will create poor air quality in their 'social area' too. Access to the car park is alongside the property, creating light and noise issues at one side and at the back of the properties. Has this been checked for security by design? By positioning the buildings at the front and the car park to the back, it restricts access to the park and creates a potential area for anti-social behaviour behind the properties. I agree with the Design Review Panel comments on the paucity of architectural features, relying too heavily on Wayfarer Place, and with poor design on the corners- a facet of 'good design' highlighted in the NPPG and I don't think this design addresses the DRP comments. Therefore, I object to this application.

Further comments were made from the Town Council

NATC agree that this property development would benefit New Alresford by achieving more accommodation and a public car park but feel that there is inadequate parking for 14 apartments.

**Relevant Government Planning Policy and Guidance**

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National Planning Policy Framework (December 2023)

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

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)

DS1 – Development Strategy and Principles

MTRA1 – Development Strategy Market Towns and Rural Area

MTRA2 – Market Towns & Larger Villages

CP1 – Housing Provision

CP2 – Housing Provision and Mix

CP3 – Affordable Housing Provision on Market Led Housing Sites

CP7 – Open Space, Sport, and Recreation

CP9 – Retention of Employment Land

CP10 – Transport

CP11 – Sustainable Low and Zero Carbon Built Development

CP13 – High Quality Design

CP14 – The Effective Use of Land

CP15 – Green Infrastructure

CP16 – Biodiversity

CP17 – Flooding, Flood Risk, and the Water Environment

CP20 – Heritage and Landscape Character

CP21 – Infrastructure

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

NA1 – Car Parking Provision

NA2 – The Dean Housing Allocation

DM1 – Location of New Development

DM2 – Dwelling Sizes

DM6 – Open Space Provision for New Developments

DM7 – Town, District and Local Centres

DM15 – Local Distinctiveness

DM16 – Site Design Criteria

DM17 – Site Development Principles

DM18 – Access and Parking

DM21 – Contaminated Land

DM27 – Development in Conservation Areas

DM29 – Heritage Assets

Supplementary Planning Document

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National Design Guide 2019  
High Quality Places 2015  
New Alresford Design Statement 2008

Other relevant documents

Climate Emergency Declaration Carbon Neutrality Action Plan 2020 – 2030  
Statement of Community Involvement 2018 and 2020  
Landscape Character Assessment December 2021  
Biodiversity Action Plan 2021  
Position Statement on Nitrate Neutral Development – March 2022

**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, 2023) require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The proposal is for the redevelopment of a site which is within a wider area allocated for residential and mixed-use development by LPP2 policy NA2 and where policy NA1 seeks provision of a 50-100 space public car park. The Masterplan for Land West of The Dean provides more detailed guidance and proposes residential or commercial uses and car parking in this part of the allocated area. This proposed development would include the laying out of the car park, which the Council would acquire and operate.

The Masterplan for 'Land West of The Dean' fulfils the requirement of policy NA2 for a masterplan and the proposed development generally accords with the Masterplan. The car park proposed is smaller than expected by policies NA1, NA2 and the Masterplan, but testing of larger amounts of parking, for example by decking, have shown this would not be feasible in terms of practicality or cost. In order to bring the site forward and enable a car park to be provided it has proved necessary for some compromise to achieve a deliverable scheme. Policy NA1 requires a car park in the redevelopment of The Dean. The other developments along The Dean have pay, or have entered into a legal agreement to pay, a contribution towards the car park. This proposal is also required to pay a contribution, which has been agreed to and the applicant has agreed to enter into a legal agreement to pay this.

The various other requirements of policy NA2 are met. It is not practical or necessary to provide significant on-site open space given the modest amount of housing proposed and the use of a large part of the site for public car parking.

Policies CP2 and CP3 expect the provision of a mix of housing and the provision of affordable housing. The dwelling mix does not include any 3-bed units, whereas policy DM2 does seek a majority of 2 and 3 bed units. However, given the constraints of the site and the requirement to achieve a car park, it is accepted that the provision of 3 bed houses would not be realistic. However, there is a predominance of 2-bed units and the mix proposed would satisfy the requirements of emerging policy H5.

The proposal does not include any affordable housing provision. A viability assessment has been submitted with the application, which reviewed this 14 dwelling proposal with a  
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public car park facility. The report was assessed by an independent assessor, and it was concluded that the proposed development cannot viably support the provision of affordable housing. Therefore, the proposal would meet the requirements of policy CP3.

Policy CP11 expects new residential development to meet the equivalent of Code for Sustainable Homes level 4 for energy and water efficiency. It is claimed that the proposed building will exceed these requirements and this matter could be dealt with through conditions.

The site falls within the defined boundary of Alresford district centre, where policy DM7 seeks to focus town centre uses. Although this site is industrial, and not offices, the proposal for the car park element of the site is a use that would still attract number to the centre to Alresford. It is therefore acceptable under this policy as it is appropriately located to serve the centre and its provision will offset any loss of potential B1 uses.

Policy CP9 also seeks to avoid the loss of employment sites but the site is part of an area allocated for other uses, so the loss of the existing units is as anticipated by policy NA2.

**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 proposal is for a 14 unit apartment scheme with car parking and small garden area to the rear and a 40 space public car park to the rear of the development.

The proposals have been amended and have made positive alterations to integrate successfully with the townscape context.

- The revised massing of the new development will achieve an appropriate transition between the height and scale of neighbouring buildings along The Dean, as well as eastwards to the rear of the site, towards the existing care home site.
- Together with the amendments to height / massing, the slight increase in the distance between the principal elevation and the pavement edge is also welcome in reducing the domineering effect of the previous iteration.
- Greater visual interest and attention to detail has been incorporated in the detailed design, through the use of features such as porches, bay and oriel windows, and a refined fenestration pattern / style which better-reflects the array of traditional / historic windows found in the immediate area.
- The introduction of tiles to the roof form will also blend more successfully with the local roofscape; though the retention of slate tiling to one portion of the building will also reflect the occasional use of slate roofing found in the predominantly tile conservation area.

These changes to the detailed design and materiality have the effect of modulating the overall massing of the development, so that it will better-reflect the piecemeal and iterative nature of other development along The Dean.

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Some concerns were raised regarding the views along The Dean and the change to the street scene. The development is seen as an improvement to this area, and would not result in any detrimental harm to the wider context of this site.

New Alresford Design Statement aims, amongst other things, for development to conserve the character of the town and of each character area and at the same time meet the communities needs for sustainable development. Policy C1 in the New Alresford Design statement requires the positioning of new buildings to reflect the characteristics of buildings, verges and footpaths and how buildings relate to each other and to public places. It goes on to say that the new development should respect the character of the setting in which it is to be built, it should maintain the quality of its natural features and not damage the visual landscape. As stated above, it is considered that the proposed building adds value to the surrounding landscape and the design and use of materials, it would not result in an incongruous form of development in this area.

Therefore, it is considered that the proposal complies with the New Alresford design statement and policies CP13 of the LPP1, DM15,16 and 17 of the LPP2 and the supplementary planning document High Quality Places in that the design, layout, mass and bulk of the proposed dwellings is acceptable.

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

The application site is located 1.22 km 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 2023. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 182 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 distance and intervening features, an adverse impact on the National Park and its statutory purposes is not identified.

### **Historic Environment**

Nos.1-3 The Dean comprises a mid-20<sup>th</sup> century range of commercial units constructed in pale brick, breezeblock and composite cladding. The site is located immediately beyond the boundary of the New Alresford Conservation Area, and in the setting of two grade II listed buildings: Lilac Cottage (The Dean), and The Old Chapel House at No.20A Pound Hill. The works therefore affect the setting of statutory Listed buildings and Conservation Areas setting.

#### **Legislation:**

The preservation of the special architectural/historic interest of listed buildings and their 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 (2023) Section 16.

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The preservation or enhancement of the character or appearance of the New Alresford conservation area (S.72 P(LBCA) Act 1990; Policies DM27 & DM28 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2023) Section 16.

Guidance

Where dealing with listed buildings, decision makers are required to have due regard to the “desirability of preserving the [Listed] building or its setting or any features of special architectural or historic interest which it possesses.” under Section 16/66 of the Planning (Listed Buildings and Conservation Areas Act 1990). 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”.

Where dealing with conservation areas, decision makers are required to pay special attention to the “desirability of preserving or enhancing the character or appearance of that area.” under Section 72 of the Planning (Listed Buildings and Conservation Areas Act 1990).

Due regard has been given to these requirements, as set out in the Historic Environment consultation response and assessment within this report.

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 205 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 206 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.

*Assessment*

Nos.1-3 The Dean is a non-descript, mundane building, which makes no contribution to the character and appearance of the conservation area, as an element of its setting. The building also makes no contribution to the significance of the nearby listed buildings, as an element of their settings. On that basis, there is no objection to the principle of the site’s demolition, subject to the quality of the replacement development in relation to the historic environment.

The built development along The Dean is primarily residential and has evolved in a piecemeal way to comprise a variety of detached, semi-detached and terraced properties. The grain of development is quite disparate, with some developments set directly on the pavement edge, some set back behind small gardens or driveways, and several tangential yard entrances breaking up the building line. Despite the iterative collection of buildings and the disparate building line, there is a clear consistency in the 1-2 storey scale of built form, and the prevailing traditional material palette of brick and tile. Overall, this is a quieter residential townscape which contrasts with the busy character of the conservation

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area on West Street and Pound Hill and reinforces the understanding of the main road as part of the historic nucleus of New Alresford.

As noted above, the proposals have been amended to revise the massing to achieve an appropriate transition between neighbouring buildings, to increase the distance between the principal elevation and the pavement edge, to add greater visual interest and attention to detail and provide more contextual roof materials. As such it is considered that the development will integrate successfully within this context and therefore will not harm the setting of listed buildings to the south (S.66 P(LBCA) Act 1990; Policies DM29 & DM30 of the LPP2; Policy CP20 of the LPP1; NPPF (2023) Section 16; and will preserve the character and appearance of the conservation area (S.72 P (LBCA) Act 1990; Policies DM27 & DM28 of the LPP2; Policy CP20 of the LPP1; NPPF (2023) Section 16.

### **Landscape**

A landscape strategy plan and a maintenance plan has been submitted and subject to more details on species of trees and plants. This has been conditioned (condition 6).

### **Neighbouring amenity**

There are bedroom and living room windows located on the first and second floors of the northern elevation and a distance of approximately 19m between the proposed development and the nearest neighbouring dwelling to the north. This dwelling has a small window on this elevation and is the other side of an access road to the care home to the rear. There is also some planting in between the two. It is therefore considered that these windows would not result in any unacceptable overlooking towards the neighbouring amenities to the north.

There are proposed bedroom and living room windows on the eastern elevations of this proposed building. The two buildings opposite are across the road and are between 14 and 16m away. This level of overlooking is not unusual in a suburban area such as this and is therefore acceptable.

There are windows proposed on the southern elevation and a distance of approximately 10m between the proposed building and the existing building to the south. This is again over an access road and is also considered acceptable.

There are windows on the western elevation, however there is a level change between this and the neighbouring care home and there are no windows on the elevation of the care home facing the site, therefore an overlooking impact would be avoided.

It is considered that due to the movement of the sun and the distances around this proposed building, this would not result in any material planning harm in terms of overbearing or overshadowing.

Given the above assessment, it is considered that the proposed development would not result in any material planning harm in terms of overlooking, overshadowing or overbearing on any surrounding residential amenities.

Therefore it is considered that the proposal complies with policy DM15, DM16 and DM17 of the LPP1.

**Sustainable Transport**  
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The Dean consists of footways on both sides of the carriageways across the site frontage and up to the Arle Gardens. These footways benefit from dropped kerbs, tactile paving which are provided on the arms of junctions The Dean and West Street.

The local street network in Alresford is suitable for cycling for some users with it being well-lit, slow speed and having good quality road surfacing. The proposed development also benefits from a section (Route 23) of the National Cycle Network running through the town stretching from Reading through to Basingstoke, Alton, Alresford, Winchester, and Southampton.

The Dean and West Street also benefit from ten cycle parking provisions which are located outside of the Co-Op.

The closest bus stops located near the proposed development are situated on West Street, approximately 160m southeast (Co-Op) and 160m south of Perins School which provides access to the following bus services: 64, 64X\*, 67 and 40. These bus routes operate frequently Monday – Friday providing frequent connections to Winchester, Alton, Petersfield and Ropley.

The closest railway station to the site is Winchester Railway Station, which is located 13km southwest of the site and Alton Railway station which is located 18km northeast to the site. Both train stations are accessible via bus route 64 operating every 30 minutes Monday – Saturday and hourly on Sunday.

Winchester Rail Station is managed by Southwestern Railway and provides access to London Waterloo, Southampton Central, Portsmouth Harbour, Bournemouth, Poole, Weymouth and Manchester Piccadilly.

The existing site currently has two points for a vehicular access onto The Dean, one on its northern edge and one on its southern edge. The existing accesses are large, profiting from dropped kerb arrangements leading to the onsite parking.

The proposed development intends to remove one of the vehicle accesses and provide an improved and relocated vehicle access on the southern edge of the site which will serve as the vehicle access to both residential parking and the public car park.

The proposed development involves a development of 40 parking provisions of those 14 are proposed for the flats. Given that the site is well served by public transport, cycle connections and is generally in a sustainable location as detailed above, the parking provision for this development is considered acceptable.

The Dean is a two-way single carriageway road, subject to 30mph speed limit and benefits from street parking bay and double yellow parking restrictions. The Dean connects to West Street (B3047), Jacklyn's Lane (B3046), Pound Hill (B3407) junction and provides access to the north of the site.

The Transport Statement has provided data from the TRICS database to determine trip rates. Currently, the TRICS data suggests that there are 128 two-way journeys conducted. The proposed development proposes an additional 31 two-way trips, therefore demonstrating a 35% increase in two-way trips.

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Regarding the proposed Perrins and Alresford car park, the TRICS database state there will be a reduction of 20% two-way trips if the proposed development is to be conducted.

Traffic data has been obtained from a set of surveys undertaken on the local highway during November 2022. The proposed vehicle trip generation states that there are 15,823 vehicles around The Dean, West Street, Pound Hill and Jacklyns Lane area during a 12-hour day. The proposed development states an increase of 31 two-way trips, causing an increase of 0.02% vehicles on the highway.

The Highway Authority have considered these traffic details and advised that the proposed development would have little to no impact on the trip generation of the site.

The proposal will therefore have no impact on highway safety and complies with policy DM18 of the LPP2.

### **Ecology**

The application site is of low ecological value as it is covered by a large building, areas of hardstanding and small areas of grassland/ruderal. The submitted Ecological Assessment confirms that the site visit was carried out in February 2022 and appoints a negligible bat roosting potential to the building complex on site. Whilst the survey work is out of date, due to the location of the site, the industrial nature of the building and lack of any potential roosting features, there is no reasons to suspect that the status of the building has changed in the interim and is therefore acceptable in terms of ecology.

There are no other issues affecting this legislation or the SPA and SAC, therefore it is considered that the proposal complies with policy CP16 of the LPP1.

The application was submitted before Biodiversity Net Gain became mandatory.

### **Appropriate Assessment**

The proposed development is within Winchester District. In accordance with advice from Natural England and as detailed in Policy CP16 of the Winchester City Council Local Plan Part 1 and the Winchester City Council Position statement on nitrate neutral development, a net increase in the development of housing or overnight accommodation is likely to result in impacts to the integrity of those sites through a consequent increase in eutrophication (the increase in dissolved nutrients that stimulate the growth of aquatic plant life, usually resulting in the depletion of dissolved oxygen). This involves both Nitrogen and Phosphorus input.

Development within the district will increase the human population at the coast and thus increase the level of eutrophication resulting in loss of feeding grounds and disturbance of bird species. The impacts of eutrophication (both at the site-scale and in combination with other development in the Solent area) are analogous to impacts from direct habitat loss as they can cause important habitat and feeding grounds to be unavailable for use (the habitat is functionally lost, either permanently or for a defined period). Birds can be displaced by eutrophication and use valuable resources in finding suitable areas in which to rest and feed undisturbed. Ultimately, the impacts of eutrophication can be such that they affect the status and distribution of key bird species and therefore act against the stated conservation objectives of the European sites.

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The project being assessed would result in a net increase of 14 residential units on urban land within the Winchester District. In line with Policy CP16 of the Winchester City Council Local Plan Part 1 Joint Core Strategy, and the WCC position statement on nitrate neutral development, a permanent significant effect on the Solent SPAs due to increase in eutrophication as a result of the new development, is likely. As such, in order to lawfully be permitted, the development will need to include a package of avoidance and mitigation measures.

Information submitted by the applicant (Tetrattech Technical Note M:\Projects\784-B060070\_The\_Dean\60 Project Output\63 Published, of 14<sup>th</sup> November 2023) reviewed the 10 year phosphorus data record from New Alresford wastewater treatment works which confirmed that the record demonstrates significant TP reduction between discharge at the works and borehole MW08 (0.103 mg/l TP), therefore capping the concentration possible to reach the River Itchen. With continued reduction through chalk filtration, this concludes that the figure would be even less at the point of impact at discharge into the water of the River Itchen. This is due to removal of phosphorus as flow moves downgrade from the treatment works through the Chalk (BH08, MW05, MW03, BH10, BH11 and MW08 (some 400m down grade of the treatment works)).

Phosphorus impact has however been assessed using the 0.25 mg/L value scheduled through the Levelling Up and Regeneration Act 2023. The Minister for Housing, Planning and Building Safety statement of 19<sup>th</sup> December 2023 to LPAs identified that the Levelling Up and Regeneration Act would come into force from 26<sup>th</sup> January 2024 and that The Act also requires planning decision-makers to consider these upgrades as certain for the purposes of an assessment under the Habitats Regulations.

The calculations referred to above from Tetrattech were prepared prior to the enactment of the then Levelling Up and Regeneration Bill which came into force on 26<sup>th</sup> January 2024 as the Levelling Up and Regeneration Act 2023 (LURA). As part of LURA the Secretary of State has scheduled various WwTWs to have performance upgrades delivered by the relevant water companies over the course of the next Asset Management Plan (AMP8 2025-2030). Alresford WwTW has been scheduled for upgrade for both Nitrogen (TN) and Phosphorus (TP).

The scheduling through the Levelling Up and Regeneration Act also secures a nitrogen nutrient performance improvement from 27 mg/L to 10 mg/L which the Ministers statement of 19<sup>th</sup> December 2023 requires planning decision-makers to consider these upgrades as certain for the purposes of an assessment under the Habitats Regulations.

The resulting nitrate and phosphate figures are calculated in the Aqua Callidus Consulting calculations dated 2<sup>nd</sup> May 2024 to be 0.47 kg TP/yr and 12.21 kg TN/yr.

The proposed development at The Dean is programmed for first occupancy in January 2026 and the calculations have been completed on this basis, condition 19 is therefore included to ensure that the calculator is accurate.

It is proposed to mitigate the impact through purchase of TN (nitrate) and TP (phosphate) nutrient credits from the Abbotstone mitigation scheme approved for use by Natural England through DAS 437063, confirming scheme mitigation capacities of 4.42 kg TP/yr and 34.4 kg TN/yr for that scheme. The Abbotstone mitigation scheme has sufficient approved mitigation credit capacity.

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In conclusion, there is a net increase of 14 No dwellings on urban land and therefore, it is likely that there will be an impact from nutrients associated with the proposed development entering the Solent. Winchester City Council has adopted a Grampian condition (condition 13) which requires a mitigation package addressing the additional input to be submitted to, and approved in writing by, the LPA. The applicant has demonstrated that there is a viable scheme for the mitigation of the impact of additional nutrients and the impact the LPA will secure details of this agreement. In the event that calculators are amended in the meantime, a revised calculator can be submitted at the Grampian Condition stage to ensure the mitigation figure is accurate at point of occupation.

The authority's appropriate assessment is therefore that the application coupled with a mitigation package secured by way of a Grampian condition complies with the Winchester City Council Position Statement on nitrate neutral development and the guidance on Nitrates from Natural England 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.

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, Article 6 (3) of the Habitats Directive and having due regard to its duties under Section 40(1) of the NERC Act 2006 to the purpose of conserving biodiversity. Consideration of the Ramsar site/s is a matter of government policy set out in the National Planning Policy Framework (2023).

The development therefore complies with The EU Habitats Directive and Conservation of Habitats & Species (Amendment) Regulations 2011 and policy CP16 of the LPP1 and contains an Appropriate Assessment as Competent Authority.

### **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. Conditions 9 and 10 secures the submission of design-stage data prior to the commencement of development to ensure this is complied with.

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

### **Sustainable Drainage**

The proposed site is in Flood Zone 1 and has a very low risk of flooding from surface water. Therefore no objections as raised to this proposal on flood risk grounds, subject to conditions.

The site is served by southern waters foul mains and the site can connect to this. A condition is recommend asking for details of foul and surface water to ensure the provision of an adequate and sustainable drainage system. (Conditions 11 and 12)

Therefore, the proposal complies with policy DM17 of the LPP2.

### **Contamination**

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The desk study is acceptable and the initial ground investigation undertaken. However further information is requested that furthers investigation is undertaken following the demolition of the buildings on site.

This investigation should concentrate on the proposed areas of the private gardens and landscaping.

It was noted that no water sampling has been undertaken. Based on the soil contamination identified (nickel) it is recommended that sampling is undertaken to ensure that groundwater quality has not been impacted (Conditions 16, 17 and 18).

### **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 site lies within the built up area of Alresford and is part of a larger area allocated for housing and other uses. It is the last remaining part of the allocated area to be permitted and would secure the provision of a public car park, which other elements of the development have made contributions towards. The proposed development would accord with the key requirements of the development Plan and justification has been put forward where it is unable to do this such as in the case of affordable housing and housing mix. The proposed development would also help to secure a wider benefit for Alresford by achieving additional public car parking, which will help the viability of the town centre.

The applicant has worked with officers by amending plans, and it is considered that the resulting scheme can be supported. The proposal for 14 units in this location is acceptable and not out of character to the spatial characteristics of the surrounding area. The proposal will be visible from the neighbouring properties but will not have an unacceptable adverse impact on residential amenity. There are no highway objections to the proposal.

Overall, the scheme is well designed and will create a distinctive addition to the local area. Other planning considerations, such as landscape, ecology drainage, water, construction and waste management have been addressed appropriately. The application is therefore considered acceptable.

### **Planning Obligations/Agreements**

In seeking the financial contributions for a contribution of £30,000, 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**

Application Permitted subject to the following planning obligation and conditions:

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**Legal Agreement – Heads of Terms**

Financial contribution of £30,000 towards the provision of the car park required by policy NA2 of the LPP2.

**Conditions**

1. The development hereby permitted shall begin no later than 3 years from the date of this decision.

Reason: To comply with the provisions of Section 91 (1) 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 unless otherwise agreed in writing by the local planning authority:

Site plan with ground floor – PP1401-100-02

Site plan with roof plan – PP1401-100-03

Ground floor plan and elevations and section – PP1401-100-04

First floor plan and elevations and section – PP1401-100-05

Second floor plan and elevations and section – PP1401-100-06

Roof plan and elevations and section D – PP1401-100-07

Proposed street elevations – PP1401-100-08

Landscape strategy – 1722-101-Rev C

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. Prior to the commencement of development except for demolition works and site clearance, no development shall commence on-site until drawn sections and elevations of the external windows and doors (at a scale of 1:5), have been submitted to and approved in writing by the Local Planning Authority. The submitted details must be referenced against the approved plans, and must show the relationship with the surrounding fabric. The development shall then proceed in strict accordance with the approved schedule unless agreed otherwise in writing by the Local Planning Authority.

Reason: To ensure the preservation of the character and appearance of the conservation area, in accordance with Section 16 of the National Planning Policy Framework 2023, Policy CP20 of the Winchester District Joint Core Strategy 2013, and Policy DM27 of the Winchester District Local Plan Part 2 2017

4. Prior to the commencement of development except for demolition works and site clearance, no development shall take place above DPC level 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. The submitted details should include samples, including on-site sample panels as applicable, along with details of brick bonding, mortar / render colour and texture, and pointing finish. Development shall be carried out in accordance with the approved details.

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

5. All bathroom windows in the dwellings hereby permitted shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, unless otherwise agreed in writing by the local planning authority, and the glazing shall thereafter be retained in this condition at all times.

Reason: To protect the amenity and privacy of the adjoining residential properties.

6. A detailed scheme for landscaping and landscaping management, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development above damp proof course level commences. The scheme shall specify species, density, planting, size and layout. The scheme approved 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 improve the appearance of the site in the interests of visual amenity.

7. Prior to the commencement of development except for demolition works and site clearance, no development above damp proof course level shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development hereby permitted is occupied. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the area.

8. Prior to the commencement of development except for demolition works and site clearance, no development, or works of site preparation, 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.

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

9. Prior to the commencement of development except for demolition works and site clearance, 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 stage' Standard Assessment Procedure (SAP) calculation and a water efficiency calculator shall be submitted to and approved in writing by the Local Planning Authority.

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Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2023 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

10. 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 2023 and to accord with the requirement of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

11. Prior to the commencement of development except for demolition works and site clearance, no development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Drainage Strategy and Flood Risk Assessment, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:

- a. A technical summary highlighting any changes to the design from that within the approved Drainage Strategy and Flood Risk Assessment.
- b. Infiltration test results undertaken in accordance with BRE365 and providing a representative assessment of those locations where infiltration features are proposed.
- c. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
- d. Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.
- e. Evidence that urban creep has been included within the calculations.
- f. Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.
- g. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.

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

12. Details for the long term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings. The submitted details shall include;

- a. Maintenance schedules for each drainage feature type and ownership
- b. Details of protection measures

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

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

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- 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.

14. No demolition works shall commence on site until a Construction Environment Management Plan (CEMP) relating to the demolition phase of the development has been submitted to and approved in writing by the local planning authority. All demolition works shall be carried out in accordance with the approved CEMP (unless otherwise agreed in writing by the local planning authority) which shall include (but shall not necessarily be limited to):

- a) Details of how provision is to be made on site for the parking and turning of operatives/contractors'/sub-contractors' vehicles and/or works vehicles;
- b) The measures the developer will implement to ensure that operatives'/contractors/sub-contractors' vehicles and/or works vehicles are parked within the planning application site;
- c) Arrangements for the routing of lorries and details as to how works traffic will access the site;
- d) The arrangements for deliveries associated with all demolition works, loading/ unloading of plant & materials and restoration of any damage to the highway;
- e) The measures for cleaning the wheels and underside of all vehicles leaving the site;
- f) A scheme for the suppression of any dust arising during demolition or clearance works;
- g) The measures for cleaning the highway to ensure that it is kept clear of any mud or other debris falling from works vehicles, and
- h) A programme and phasing of the demolition work;
- i) Location of temporary site buildings, compounds, materials, and plant storage areas used during demolition;

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- j) Provision for storage, collection, and disposal of rubbish from the development during the demolition phase;
- k) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- l) Temporary lighting;
- m) Protection of pedestrian routes during demolition;
- n) No burning on-site;
- o) Safeguards for fuel and chemical storage and use, to ensure no pollution of the surface water leaving the site.

Reason: In the interests of highway safety; To ensure that the occupiers of nearby residential properties are not subjected to unacceptable noise and disturbance during the demolition phase.

15. No development shall start on site until the following details have been submitted to and approved in writing by the Planning Authority.

- (a) a specification of the type of construction for the roads and footpaths, including all relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels together with details of street lighting and the method of disposing surface water;
- (b) a programme for making up the roads and footpath.

The development shall be carried out in accordance with the approved details before any part of the development is occupied unless otherwise first agreed in writing by the Planning Authority.

Reason: To ensure that the roads and footpaths are constructed to a satisfactory standard.

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

The scheme shall conform to current guidance and best practice as set out in LCRM – Land contamination risk management and BS10175:2011 Investigation of potentially contaminated sites - code of practice; or other supplementary guidance and include the following phases, unless identified as unnecessary by the preceding stage and agreed in writing by the LPA:

- a) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the preliminary conceptual site model as presented in the desk top study;
- c) A remedial strategy detailing the measures to be undertaken to remove or avoid risk from contaminants and/or soil gas identified when the site is developed and proposals for

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future maintenance and monitoring. Such scheme shall include nomination of a suitably qualified person to oversee the implementation of the works.

Where a potential for contamination to be present has been identified a site assessment is required to quantify risks to the developer during construction and to future occupants. It is important this is undertaken prior to development commencing to enable appropriate remedial solutions to be incorporated into the final design stage of the development (such as the need for contamination removal or treatment, design and installation of gas protection measures, the use / re-use of materials on site or the need for cover systems and to ensure protection to workers and the general public during the development.

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

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

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

18. 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 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.

19. The development hereby permitted shall not be occupied until after the 1<sup>st</sup> January 2026.

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.

**Informative:**

01. In accordance with paragraphs 186 and 187 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,

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- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance the applicant was updated of any issues after the initial site visit.

02. 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.

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

Local Plan Part 1 - Joint Core Strategy: DS1, MTRA1, MTRA2, CP1, CP2, CP3, CP7, CP9, CP10, CP11, CP13, CP14, CP15, CP16, CP17, CP20 and CP21

Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations: NA1, NA2, DM1, DM2, DM6, DM7, DM15, DM16, DM17, DM18, DM21, DM27 and DM29

04. 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.

05. 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.

06. 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>

07. 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

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development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

The name of the planning officer who dealt with application

The application case number

Your contact details

The appropriate fee.

Further information, application forms and guidance can be found on the Council's website - [www.winchester.gov.uk](http://www.winchester.gov.uk).

08. A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk)

09. Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.

10. Birds' nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake building works outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is no alternative to doing the work during this period then a thorough and careful examination of the affected areas must be carried out before the works starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and works can only recommence once the nest becomes unoccupied of its own accord.