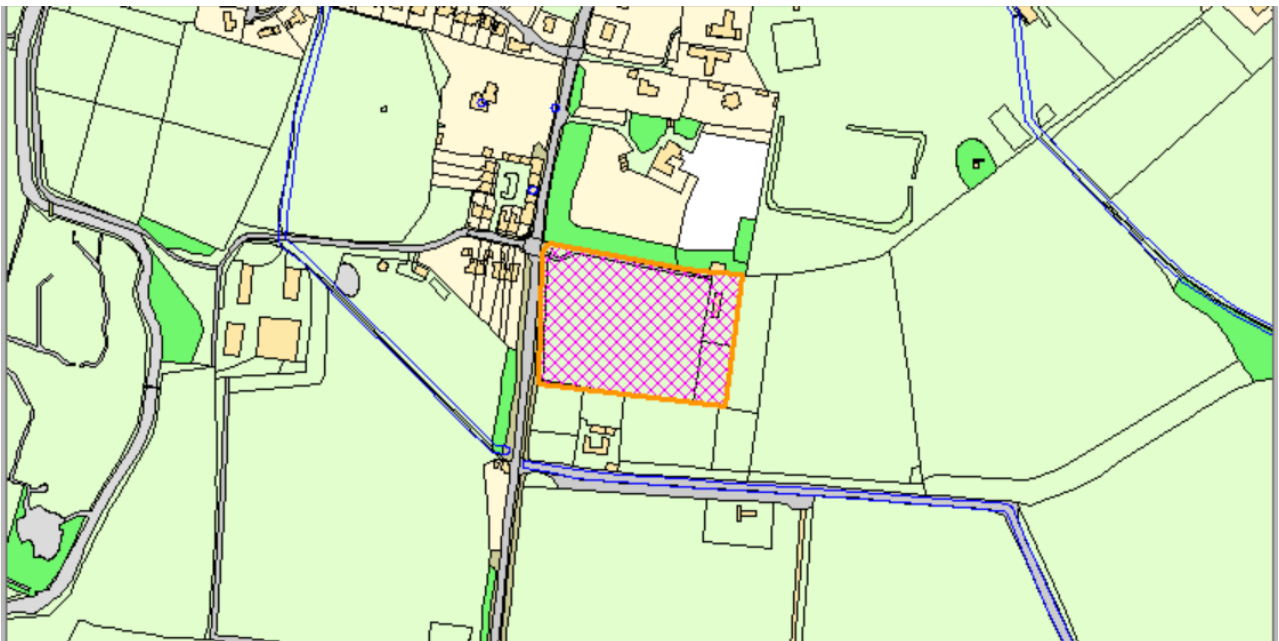


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: SDNP/23/04351/FUL
Proposal Description: Proposed erection of replacement equestrian building, following demolition of existing equestrian buildings.
Address: Land at High Street, Twyford, Winchester
Parish: Twyford Parish
Applicants Name: Mr R. Punia
Case Officer: Lisa Booth
Date Valid: 23 October 2023
Recommendation: Permit
Pre Application Advice: Yes

Link to Planning Documents

[SDNP/23/04351/FUL | Proposed erection of replacement equestrian building, following demolition of existing equestrian buildings. | Land at High Street Twyford Winchester](#)



© Crown Copyright and database rights Winchester City Council License 100019531

Case No: SDNP/23/04351/FUL

**WINCHESTER CITY COUNCIL
PLANNING COMMITTEE****Reasons for Recommendation**

The development is recommended for approval, as the proposal is considered to be in accordance with Development Plan Policies of the South Downs Local Plan (2014-33).

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

Further information was required by HCC Highway Authority and a briefing note was submitted by the agent to cover the queries raised.

Preliminary Ecological Appraisals were updated at the request of WCC Ecology Officer.

Further wider consultation was not considered necessary as the documents were seeking points of clarification on documents previously consulted upon.

Site Description

The site comprises a rectangular parcel of land (measuring approximately 1.57 hectares) on the eastern side of the B3335, abutting the southern side of the Twyford Settlement Boundary. There is an existing vehicular access that serves the land and the existing equestrian use and buildings on site. The existing stabling on site, for four horses, is located at the 'top' of the field at the eastern end of the land, together with a shed type wooden building, with a mansard roof and a small caravan.

The existing stables are finished with timber cladding to walls and corrugated roofing. The boundary to the site comprises mature trees to all sides, with notable off-site trees to the northern side (within the grounds of Colleton House). In terms of topography the land slopes gently up from the road (ascending to the east) with an existing access point from the B3335. Within the site the land is relatively open, sectioned off with tape for an informal riding arena to the existing stabling.

Proposal

Demolition of the existing stables and the erection of replacement stable barn in a different location to the existing stables within the middle of the site.

Relevant Planning History

None

Case No: SDNP/23/04351/FUL

**WINCHESTER CITY COUNCIL
PLANNING COMMITTEE****Consultations**Hampshire County Council (Highway Authority) –

- Further information submitted
- No objections subject to 4 conditions (4, 5, 6, 7)

Service Lead – Sustainability and Natural Environment (Landscape) –

- Further information received – no objection subject to condition (13)

Service Lead – Sustainability and Natural Environment (Trees) –

- Further information received - No objection, subject to condition (15)

Service Lead – Sustainability and Natural Environment (Ecology) –

- No objection subject to conditions (8, 9, 10, 11)

Service Lead – Public Protection (Environmental Health) –

- No objection, subject to condition (10)

Representations:Twyford Parish Council

- Comments: Objection. The Council is concerned about the scale of the proposed new buildings which will lead to an intensification of the use of the site. Council supports the comments of the Principal Tree Officer in respect of the lack of information on tree planting.

The existing access to the site is relatively narrow and has poor sightlines, especially during the summer when trees and hedges are in full leaf. Intensified use of the access could risk conflict with other users of the highway, including the footway and users of the junction directly opposite. There is an absence of information as to whether the track surfacing at the entrance and within the site will be modified and the details of any proposed materials.

In addition to the previous comments made by the Parish Council, Council also draws attention to the relevance of policy LHE1 in the Twyford Neighbourhood Plan.

LHE1 sets out protect the landscape between Twyford and Shawford and Twyford and Colden Common. The policy requires that consideration is also given to effect of cumulative impacts and as such other proposed developments in the immediate area should be considered together with this application.

**WINCHESTER CITY COUNCIL
PLANNING COMMITTEE**

10 Objecting Representations received from different addresses within the Winchester City Council administrative area citing the following material planning reasons:

- Highway safety;
- Development within the "protected gap area"
- Visual harm;
- Affect on a Grade II listed barn;
- Intensification of site, with 7 horses being too many;
- Concern over potential for future residential uses;
- Increase in footprint of development (buildings and hard standings);
- Waste disposal concerns;
- Harm to trees.

Relevant Government Planning Policy and GuidanceRelevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF), updated December 2024. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 189 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.

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

The following policies of the **South Downs Local Plan** are relevant to this application:

- Core Policy SD1 - Sustainable Development
- Core Policy SD2 - Ecosystems Services
- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 - Design
- Strategic Policy SD8 - Dark Night Skies
- Strategic Policy SD9 - Biodiversity and Geodiversity

Case No: SDNP/23/04351/FUL

**WINCHESTER CITY COUNCIL
PLANNING COMMITTEE**

- Development Management Policy SD11 - Trees, Woodland and Hedgerows
- Strategic Policy SD19 - Transport and Accessibility
- Development Management Policy SD22 - Parking Provision
- Strategic Policy SD24 – Equestrian Uses
- Strategic Policy SD25 - Development Strategy

The South Downs Local Plan Review is currently being consulted upon (a Regulation 18 consultation). At this point in time the policies of the emerging plan do not carry weight in the decision-making process. The weight will increase as the plan progresses.

Partnership Management Plan

The Environment Act 1995 requires National Parks to produce a Management Plan setting out strategic management objectives to deliver the National Park Purposes and Duty. National Planning Policy Guidance (NPPG) states that Management Plans "contribute to setting the strategic context for development" and "are material considerations in making decisions on individual planning applications." The South Downs Partnership Management Plan as amended for 2020-2025 on 19 December 2019, sets out a Vision, Outcomes, Policies and a Delivery Framework for the National Park over the next five years. The relevant policies include:

- Partnership Management Plan Policy 1
- Partnership Management Plan Policy 3

Twyford Neighbourhood Plan – Policies LHE1 and BE2**Supplementary Planning Document**

Equestrian Development Technical Advice Note July 2023

Parking SPD April 2021

Ecosystems Services TAN

Dark Skies TAN May 2021

Design Guide SPD August 2022

**WINCHESTER CITY COUNCIL
PLANNING COMMITTEE****Planning Considerations****Principle of development**

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and Paragraph 48 of the NPPF (2024) requires that applications for planning permissions must be made in accordance with the Development Plan unless material considerations indicate otherwise.

The site has an existing equestrian use with an existing stable building. Policy SD24 ensures the careful planning, design and management of land on which horses are kept. It is important that equestrian activities have a positive impact and protect natural beauty. Good design should be informed by local character and distinctiveness, with particular reference to farm buildings, layout and materials. Further criteria on landscape and design are set out in Policies SD4 and SD5 and Equestrian Development Technical Advice Note July 2023 respectively.

The Equestrian Development Technical Advice Note states in regard to area of land available that “There are many variables when determining stocking densities such as horse size, how much it is worked/ridden and soil type. These are acknowledged in the British Horse Society guidance of 1-1.5 acres per horse (0.4-0.6 hectares). If the horse is to receive all or most of its nutrition from grazing, then more land than this may be needed in order to also conserve and enhance the landscape and the valued functions it undertakes.” The horses on site are supplemented with feed, so do not rely on the area of land for grazing. It also depends on a number of other factors, such as size and type of horse, length of time stabled, etc. In all circumstances, individual requirements must be taken into consideration. It is essential that horses have enough space to help reduce the chances of fighting where several animals are turned out together. The Animal Welfare Act 2006 requires owners of horses to adhere to a welfare code, which will be used if a welfare offence was to be committed.

Policy SB2 of the Twyford Neighbourhood– Development outside the settlement boundary is applicable to the site. Development outside the settlement boundary will be strictly controlled. In exceptional circumstances development proposals will be supported outside the settlement boundaries where they comply with the relevant policies in the development plan...and b) where there is an essential need for a countryside location.

Twyford Parish Council also draw attention to the relevance of policy LHE1 in the Twyford Neighbourhood Plan.

LHE1 sets out to protect the landscape between Twyford and Shawford and Twyford and Colden Common. The policy requires that consideration is also given to effect of cumulative impacts and as such other proposed developments in the immediate area and should be considered together with this application.

It is considered that the site already has an established equestrian use, with stables on the land. Although this application seeks to provide larger stable buildings to replace those

Case No: SDNP/23/04351/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

that have come to the end of their life, the use of the land remains the same and the scale of the alterations are not considered to diminish the gap between Twyford and Colden Common.

It is therefore considered that the proposed development is in accordance with Policy SB2 and LHE1 of the Twyford Neighbourhood Plan and Policy SD24 of the SDLP and the principle of development is acceptable.

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

Policy SD5 of the SDNP Local Plan seeks to ensure that development make a positive contribution to the overall character and appearance of the area. Proposals should integrate with the landscape and should be sympathetic to the setting in terms of height, massing, roof form and materials.

The 1.57ha site currently houses existing stables (including sheds on both sides) for 5 horses, which are located towards the rear (east) of the site. The proposed replacement stable barn will provide stabling for up to 7 horses and will be located towards the centre of the site. The horses are all owned by the applicant and will not be used for any commercial use (condition 4). The office within the building is to store data and medical records of each horse. The medical room is an area put aside for when a vet is needed to attend to one of the applicants' horses. Secure on-site facilities for bicycle storage will be provided within the building.

There is an existing vehicular access that has been in use for over 50 years and once through the 5-bar metal gate, there is an existing access track that runs along the northern boundary. No changes are proposed to the track, apart from the first 2 metres towards the road edge, which will be hard surfaced. Details of hard and soft landscaping have been conditioned (14).

The proposed building will measure 24m by 10.5m with a ridge height of 4m and will be finished in dark brown timber cladding with a low-hipped roof of grey profiled sheet (see condition 3). By having all the facilities within one building, there is no need for any further ad-hoc storage buildings and the replacement stable building would make more efficient use of the site. The design of the building is a fairly typical stable/barn design and is considered to be in keeping with the characteristics of the site and wider area.

While the application site is already largely screened from High Street, being slightly more visible in the winter months, it is proposed that native trees be planted to the southeast of the site entrance and south/west of the proposed building, to soften the appearance of the

Case No: SDNP/23/04351/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

development yet further. It is also proposed that existing boundary vegetation be reinforced.

This side of the High Street is fairly rural and there are a number of countryside-based uses scattered along the road in a variety of formats and plot sizes, including a large stable building and barn at the adjacent site Hare Farm. It is considered that the replacement stable building is a use that is not incongruous in this part of Twyford.

A compound for the storage of manure would be located to the rear (east) of the building – it would be collected every 2-3 weeks and taken to a licensed Hampshire County Council site or removed by licensed collectors.

New native hedgerow is proposed in the west of the site to enhance the site for wildlife and increase the ecological value of the site.

A landscape condition (15) has been added to ensure details of hard and soft landscaping are submitted to ensure that species are native, and hardstanding is porous.

It is considered that the overall scheme is in keeping with the character of the area and existing use of the land, it will have limited visual impact on the landscape and will increase biodiversity. Therefore, the proposal complies with policy SD24, SD4, and SD5 of SDLP.

Development affecting the South Downs National Park

The application site is located within 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 December 2024. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 189 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.

The site has been in equestrian use in one form or another for 50 years and has been developed over that time. The existing stables have come to the end of their life and the new stable building will upgrade the facilities on site under one roof. The site is considered to be well screened and biodiversity and landscape enhances will mitigate the increased footprint of the building.

Taking account of the Park's purpose to conserve and enhance the natural beauty, wildlife and cultural heritage of the area and promote understanding of its special qualities, the development has a neutral impact and does not therefore adversely conflict with the statutory purposes of the SDNP designation.

**WINCHESTER CITY COUNCIL
PLANNING COMMITTEE****Historic Environment**

The Twyford Conservation area boundary lies beyond the northern boundary of the site. The development lies 30m across the road from Grade II listed barn and stable block at Manor Farm located within the Twyford Conservation Area.

Relevant Legislation

The preservation of the special architectural/historic interest of the listed building and its setting (S.66 P(LBCA) Act 1990; SD12 and SD13 (South Downs Local Plan); NPPF (2024) Section 16.

The preservation or enhancement of the character or appearance of the conservation area (S.72 P(LBCA) Act 1990; SD15 (South Downs Local Plan); NPPF (2024) 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).

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 212 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 213 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 SD12 and SD13 of SDLP ensure that development preserves and enhances heritage assets and their settings.

Due regard has been given to these requirements, as set out in the assessment within this report.

It is not considered that there will be any impact on the Conservation Area or its setting as there are no changes proposed to the land use of the site. In addition, there are no

Case No: SDNP/23/04351/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

changes to the existing access arrangements and the development continues to be screened by dense vegetation. The design is that of a typical equestrian building, using appropriate materials in keeping with the rural area.

The proposal is considered to preserve the character and appearance of the conservation area (S.72 P(LBCA) Act 1990; Policy SD15 of the South Downs Local Plan and NPPF (2024) and the historic environment section of the Planning Practice Guidance.

The development lies 30m across the road from a Grade II listed barn and stable block at Manor Farm located within the Twyford Conservation Area. The site will not alter the impact on the setting of the adjacent listed building, which is already separated by a busy road. There are no significant alterations to the road frontage which would alter this setting, the use of the land remains the same and the proposed building is appropriately positioned within the site with a fitting design and materials for its purpose and the area. It is therefore not considered to impact on the setting or historic fabric of the listed building.

It is considered that the proposals will preserve the significance of the listed building and its setting. The proposals would accord with the requirements of S66 of the P(LBCA) Act 1990, Section 16 para 212 of the NPPF (2024), Policy SD12 and SD13 of the South Downs Local Plan and the historic environment section of the Planning Practice Guidance.

Neighbouring amenity

The nearest neighbouring properties to the site are the dwellings at Colleton House/The Coach House to the north and the stable building will be approximately 13.5m from the boundary and 50m to the nearest building (similar to the existing stable). There is dense vegetation along the northern boundary and an adverse impact on residential amenity either by overlooking, loss of light or through the creation of an overbearing structure is not demonstrated. Having regard to the above, the proposal is compliant with the NPPF and Policy SD5 of the South Downs Local Plan.

Neighbours across the road at Manor Farm Green have objected to state that the access is inadequate for a 'commercial use' and that because of the commercial use there will be an abundance of vehicles accessing the site and parking at Manor Farm Green, as there is inadequate parking on site. As discussed further below, HCC Highways have thoroughly assessed the application and, subject to conditions does not raise an objection (Conditions 4, 5, 6, 7).

Condition 4 ensures that the facility is used for private purposes only and the associated vehicle movements do not harm surrounding residential amenity.

Therefore, the proposal complies with policy SD5 of the SDLP and it is considered unlikely to result in any adverse impact on residential amenity either by overlooking, loss of light or through the creation of an overbearing structure.

**WINCHESTER CITY COUNCIL
PLANNING COMMITTEE****Sustainable Transport**

Access to the site is from an existing access from the main road (High Street) and slopes up from the road. A 5-bar gate is at the entrance to the fields.

Further information was submitted to allay initial concerns regarding the use of the access for the proposal. The additional information overcame these objections.

Site Access and Visibility

The applicant has proposed to implement a site management plan to ensure all vegetation within the visibility splay is cutback to 0.6m every two months. This is accepted by the highway authority, and it has been conditioned that no vegetation or object over 0.6m in height should be within the visibility splay. (Condition 7)

The applicant has also stated the first 2m of the site access will also be hard surfaced to prevent debris entering the highway. (Condition 5)

Drainage

A proposed upgrade to the drainage on site is proposed, enabling rainwater to be directed to a soakaway situated on the application site to prevent surface water from entering the highway (Condition 6).

Refuse and Waste

The applicant has stated all vehicles which are to enter the site, are the same as existing and there is no change in the types of vehicles entering the development site. Therefore, the highway authority has no objection to the continued use of this access to serve the proposed use. Whilst the proposed building is larger, the intensity of the use is not increased to result in an adverse highway impact.

Trip Generation

The applicant has stated the proposed replacement stable will be used for private use only. This is accepted by the highway authority and condition 4 enforces this. Any alternative use, such as for commercial purposes, would therefore require a planning application.

Details of the expected number of trips from the existing development and proposed development have been submitted. This displays the proposed development generating 14 trips within a 7-day working week. This is a reduction of 7 trips from the existing usage of the site as facilities can be provided on site. The highway authority is satisfied that the traffic generated from the proposed development is likely to be a reduction or negligible, not having a detrimental impact upon the highway and therefore raise no objections.

**WINCHESTER CITY COUNCIL
PLANNING COMMITTEE***Parking*

There is space for 4 cars and 2 horseboxes within the site on permeable hardstanding. Condition 13 ensures that the site is limited to essential parking of vehicles only to avoid impact on the landscape by the parking of unnecessary vehicles (Condition 13).

Therefore, the proposal complies with policies SD19 and SD22 of the South Downs Local Plan and the degree of harm and general impact on highway safety, accessibility and parking is in line with Local Plan Policies.

Ecology and Biodiversity

A Preliminary Ecological Appraisal by ESL Ltd (February 2024) concluded that the proposal may impact reptile populations, and that further survey was required. This was carried out between March and May 2024 as stated in the Reptile Presence/Absence Survey report by ESL Ltd (May 2024). The results of this survey showed that the site is used by populations of slow worm with all records located on the western part of the site. As a result, the Reptile Presence/Absence Survey report by ESL Ltd (May 2024) provides a mitigation and enhancement strategy including a creating a dedicated protected receptor area for reptiles which is to be maintained in favourable condition for these species (Condition 8).

As identified in the Preliminary Ecological Appraisal by ESL Ltd (February 2024), evidence of bird's nest were found within the structure to be demolished. There are also potential construction impacts to other protected species such as dormice and badgers. Therefore, the creation of a construction exclusion zone, covering trenches/excavations and clearance work outside of the nesting season etc have been conditioned (Condition 9).

The site offers potential for commuting and foraging bats. Whilst mentioned in the Preliminary Ecological Appraisal by ESL Ltd (February 2024) report, a separate lighting condition should be used to ensure that any exterior lighting proposed (both during construction and operation) accords with the Institute of Lighting Professionals (ILP) and the Bat Conservation Trust (BCT) bats and artificial lighting guidance note 08/23 (Condition 10).

Due to the nature of the development and the distance between the application site and the European Protected Site of the Solent SAC and SPA and the River Itchen SAC, an Appropriate Assessment under the Conservation of Habitats & Species (Amendment) Regulations 2011 is not required.

Therefore, the proposal complies with policies SD2 and SD9 of the SDLP.

**WINCHESTER CITY COUNCIL
PLANNING COMMITTEE****Trees**

The Tree Officer initially had concerns regarding possible impact on the existing trees at the existing entrance. A Highways Statement was submitted, to accompany the AIA and Tree Protection Plan, which confirms that the existing access will not need to be widened, so subject to the attached arboricultural report and tree protection plan being conditioned, the initial objection was withdrawn (Condition 15).

Sustainable Drainage

A proposed upgrade to the drainage on site is proposed, enabling rainwater to be directed to a soakaway, situated on the application site to prevent surface water from entering the highway. This has been secured by condition 6.

Therefore, the proposal complies with policy SD50.

Other Topics**Dark Night Skies**

The South Downs National Park has been designated an International Dark Skies reserve. As such, it is sought to reduce any light pollution associated with new development. Particular care will be taken where sites are within sensitive areas, for example where located in one of the three core zones of the Dark Night Skies Reserve.

The application site is located within Dark Night Sky Zone E1b - Transition Zone. No external lighting has been proposed as part of the submission. However, should any lighting be required a condition has been applied to ensure that a comprehensive external lighting scheme is submitted and should be designed to avoid obtrusive light with the potential to adversely affect residential and ecological receptors. It adds that measures proposed to mitigate impacts on ecological receptors will overlap with measures for minimising the effects of lighting on the dark night skies in accordance with SDLP policy SD8 (Condition 10).

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.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Planning Balance and Conclusion

The principle of the development within the countryside is acceptable and the development would not have a significant adverse impact upon the character and appearance of the site and wider area. The proposal is considered to not lead to an adverse impact upon the amenities of the neighbouring properties.

In conclusion and based on the upon the above assessment, the proposal is acceptable and will not have an adverse impact upon the site and surrounding area. The development therefore complies with policies SD4, SD5, SD19, SD22, SD24 and SD25 of the SDLP.

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

Recommendation

Permit subject to the following conditions:

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

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

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

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

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

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

4. The development hereby approved must be used for private and personal use only and must not be used for any commercial purposes.

Reason: In the interest of highway safety and amenity of the area.

Case No: SDNP/23/04351/FUL

**WINCHESTER CITY COUNCIL
PLANNING COMMITTEE**

5. The proposed hard surfaces shall either be made of porous materials or provision shall be made to direct run-off water from the hard surfaces to a permeable or porous surface within the site.

Reason: To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway.

6. Prior to the use of the building coming into operation, provisions to prevent surface water from the site discharging on to the adjacent highway shall have been submitted to and approved in writing with the Local Planning Authority and shall be carried out in accordance with the approved plans and shall be retained thereafter.

Reason: To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway.

7. Vegetation within the visibility splay must be maintained at a maximum height of 0.6m or set back appropriately into the site in accordance with a Site Management Plan submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development.

Thereafter the development shall be carried out in full accordance with the approved details.

Reason: In the interest of highway safety.

8. The development shall be carried out in accordance with the measures, conclusions and recommendations and to the timeframe for implementation as set out within Section 9. Reptile Mitigation Strategy and Section 11. Site Enhancements in the Reptile Presence/Absence Survey report by ESL Ltd (May 2024). Thereafter, the compensation measures shall be permanently maintained and retained in accordance with the approved details.

Reason: To provide adequate mitigation and enhancement for protected species.

9. The development shall be carried out in accordance with the measures, conclusions and recommendations and to the timeframe for implementation as set out within sections 6.3.1 - 6.3.3. in Preliminary Ecological Appraisal by ESL Ltd (February 2024) such as the creation of a construction exclusion zone, covering trenches/excavations and clearance work outside of the nesting season etc.

Thereafter, the compensation measures shall be permanently maintained and retained in accordance with the approved details.

Reason: To provide adequate mitigation and enhancement for protected species.

10. Details of any external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The lighting scheme

Case No: SDNP/23/04351/FUL

**WINCHESTER CITY COUNCIL
PLANNING COMMITTEE**

should be in accordance with Guidance Note 08/18 produced by the Bat Conservation Trust and Institute of Lighting Professionals. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles).

The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

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

11. The development shall be carried out in accordance with the mitigation and enhancement measures listed in section 6.4 and to the timeframe for implementation as set out within Preliminary Ecological Appraisal by ESL Ltd (February 2024). Thereafter, the compensation measures shall be permanently maintained and retained in accordance with the approved details.

Reason: To provide adequate mitigation and enhancement for protected species. OR
Reason: To ensure that the ecological value of the site is not adversely impacted upon by the development.

12. Prior to the occupation of the building hereby permitted the existing building(s) shown coloured blue on plan SD-2256-03 Rev. B shall cease to be used for any purpose whatsoever and within a period of 3 months thereafter such existing building(s) shall be demolished (including the removal of foundations) and all materials arising from such demolition removed from the site.

Reason: In the interests of the amenity of the locality.

13. No caravans or containers and no more than one horsebox, one manure trailer and parking for four cars, whether motorised or not shall be kept, or stored on the land, no horse jumps shall be permanently erected, no outside storage and no subdivision of fields unless otherwise agreed in writing by the Local Planning Authority.

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

14. A detailed scheme for soft and hard landscaping, tree and/or shrub planting and any boundary treatments shall be submitted to and approved in writing by the Local Planning Authority before development 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

Case No: SDNP/23/04351/FUL

**WINCHESTER CITY COUNCIL
PLANNING COMMITTEE**

the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure a satisfactory development and in the interests of amenity and landscape character.

15. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference AIA/AMS-KC/HIGHST/001 and TREE PROTECTION PLAN ref: TPP-KC/HIGHSTREET/001 written by Kevin Cloud of Technical Arboriculture and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with AIA/AMS-KC/HIGHST/001 and TREE PROTECTION PLAN ref: TPP-KC/HIGHSTREET/001. 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 AIA/AMS-KC/HIGHST/001.

Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Method Statement AIA/AMS-KC/HIGHST/001 shall be agreed in writing by the Local Planning Authority.

Reason: To ensure protection and long-term viability of retained trees and to minimise impact of construction activity.

16. The method of disposal of stable waste (storage in compound and removal every 2-3 weeks - taken to a licensed Hampshire County Council site/or removed by licensed collectors) shall be fully implemented before the stables are brought into use and shall thereafter be maintained and operated in the approved manner in perpetuity and there shall be no burning of stable waste.

Reason: In the interests of amenity and of preventing pollution.

**WINCHESTER CITY COUNCIL
PLANNING COMMITTEE****Informatives****Crime and Disorder Implications**

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

Human Rights Implications

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

Equality Act 2010

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

Proactive Working

The application required additional information and the Local Planning Authority worked with the agent to achieve a positive solution after amended plans were requested and received which were acceptable.

Plans Referred to in Consideration of this Application

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

Plan Type	Reference	Version	Date Received	Status
Plans -	SD-2256-01 D		16.10.2023	Approved
Plans -	SD-2256-03 B		16.10.2023	Approved
Plans -	SD-2256-04 D		16.10.2023	Approved

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