

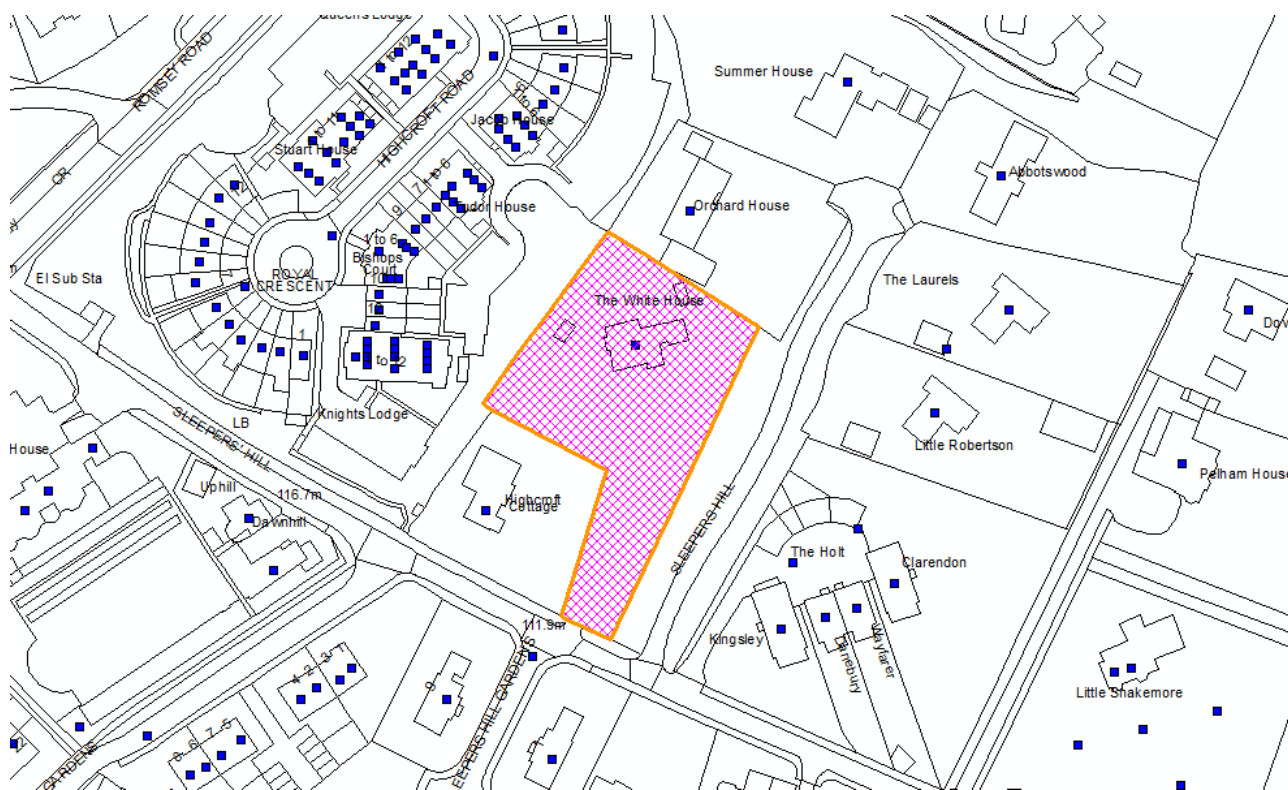
WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 25/00994/FUL
Proposal Description: (AMENDED) Construction of six houses and associated works
Address: The White House Sleepers Hill Winchester Hampshire SO22 4NA
Parish, or Ward if within Winchester City: St Paul
Applicants Name: Mr Stuart Garnett
Case Officer: Mrs Megan Osborn
Date Valid: 22 May 2025
Recommendation: Application Permitted
Pre Application Advice No

Link to Planning Documents

[Link to page – enter in reference number 25/00994/FUL](https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple)

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Reasons for Recommendation

The development is recommended for permission as it is considered that it will respond positively to the character and appearance of the local environment and would not harm neighbouring residential amenity and is in accordance with the development plan.

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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

Amended plans have been submitted on the 30th October 2025.

The amendments include:

- Reduction in the number of dwellings from 6 to 5.
- floor space reduction from 1,432sqm to 1,233sqm
- increase of the front gardens of plots 3-5.
- increase spacing between plots 3-5 with the garages to the side of plot 3 being single storey
- Plot 5 garage detached and moved to the front of the plot
- Increase separation from boundary with Orchard House to 4.8m.
- Internal road reduced to 3.8m from 4.8m, this enabled plots 1 and 2 to be moved 1m west away from the boundary trees.

The plan numbers are:

- P24/17/S/101B Site Layout & Roof Plans
- P24/17/S/102B Context Block Plan
- P24/17/S/103C Street Scene Elevations
- P24/17/S/110B Floor Plans & Elevations Plot 1
- P24/17/S/111B Floor Plans & Elevations Plot 2
- P24/17/S/112B Floor Plans & Elevations Plot 3
- P24/17/S/113B Floor Plans & Elevations Plot 4
- P24/17/S/114B Floor Plans & Elevations Plot 5
- 225-0101 Rev D Landscape Strategy Plan

These were readvertised to neighbours for 21 days.

Site Description

The Application Site (approximately 0.3 hectares in size) comprises a large detached two storey dwelling (the White House) and its residential curtilage. The site is accessed from Sleepers Hill, an unadopted road which lies to the south west. The north and south boundaries of the site are adjoined by detached dwellings, while the south east and north west boundaries are adjoined by mature tree belts which are subject to group Tree Preservation Orders (TPOs).

The area of Sleepers Hill is comprised of predominantly large dwellings within large spacious plots, although there have been a number of developments within the surrounding area, which have reduced the size of the overall plot to house ratio. Notwithstanding this the locality largely retains its verdant and spacious character.

Proposal

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The proposal is for the demolition of the existing house and replacement with 5 dwellings. There is a mix of two one and a half storey detached dwellings to the eastern side of the site, and three two storey detached dwellings on the western side of the plot.

Relevant Planning History

None

Consultations

Service Lead – Built Environment (Urban Designer)

- Comments received 9th July 2025, amendments are needed and further clarification sought.
- Comments received 16th sept 2025 – No significant change from the previous plans.
- Final comments received since amended plans were submitted on the 30th October – no significant objections to the revised layout.

Service Lead – Engineering (Drainage)

- No objections, subject to a condition regarding the surface water run off (condition 9)

Service Lead – Sustainability and Natural Environment (Ecology)

- Comments received on the 30th June 2025 – Concerns relating to this application, more information is needed.
- Comments received 24th November – further compensatory planting is needed to take into account the loss of habitat. Additional information is required on the BNG assessment to take into account for the loss of the trees on site since January 2000 - This has been provided and it has been confirmed by the ecological officer that this is acceptable, subject to conditions for BNG, the protection of the landscaping and the mitigation proposed in the ecology report (conditions 4, 11 and 12)

Service Lead – Sustainability and Natural Environment (Landscape)

- Comments received 29.5.25 – The proposal will result in the loss of trees and shrubs and therefore a loss of character, however this is similar to other already permitted developments in the area. Concerns in relation to plots 1 and 2 in relation to the trees and boundary treatments and the loss of character to the entrance as a result of the two new properties.
- Comments made 4th August 2025 – There is an improvement to the space between plots 3 and 4 and Orchard House, but apart from that there is little change.
- Comments made 14th Nov 2025 – the reduction of dwellings provides a modest increase in green space. The repositioning of plots 1 and 2 slightly addresses the original concerns, however still considered that this would result in overshadowing from the trees. Overall, there are improvements to the previous proposals.

Service Lead – Sustainability and Natural Environment (Trees)

- Comments received 13th June 2025 – concerns relating to plots 1 and 2 in relation to the trees to the east and the shading that this would have on the gardens and internal rooms. Further concerns in relation to the rear gardens of plots 5 and 6 in relation to the proximity of the trees
- Comments received 29th August 2025 – concerns still remain.

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Service Lead – Public Protection (Environmental Health)

- no objection, subject to contamination condition 15

Hampshire County Council (Highway Authority)

- No objections

Southern Water -

- No objection

Representations:

Councillors

Cllr Westwood - St Pauls Ward

'I am writing to formally object to the planning application at the White House for the proposed conversion of a single dwelling into six units. My objection is based on the following:

- The proposal fails to comply with Winchester District Local Plan Policies DM15, DM16 and CP20 regarding design, scale, and density in relation to local character.
- The proposal will have a negative impact on the biodiversity of the site contrary to the current and the emerging local plan. I am aware that 13 significant or mature trees were felled on the plot earlier in 2025 prior to the submission of the development proposal. The emerging local plan, which although still in inspection does carry some weight, recognises that biodiversity net gain on the site should consider the removal of these trees in the calculation of biodiversity net gain required by this development.
- Overdevelopment of the site contrary to the established low-density character and spacious nature of Sleepers Hill, as explicitly detailed in the Sleepers Hill Local Area Design Statement.
- The leafy, wooded character of Sleepers Hill was identified as being its most important characteristic during the public consultation on the Sleepers Hill Local Area Design Statement. The placing of houses and gardens (particularly family houses) within their shade, as proposed by this development, will create permanent pressures from the sun deprived residents of these new properties. The proposal is therefore contrary to sections 4.16 - 4.21 in the Sleepers Hill Local Area Design Statement. I agree with the final comment of the WCC landscape officer who concludes: "Given the above, the design suggests overdevelopment conflicting with the surrounds and lack of sympathy with the character of Sleepers Hill. It would benefit from a redesigned scheme that better suits the context and site's shape, reducing the number of dwellings proposed.'

Cllr Thompson - St Pauls ward

'I am writing to formally object to the above planning application which proposes to demolish the single dwelling on site known as The White House, and replace it with six houses. My primary objection is overdevelopment of the site. I believe squeezing in six

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houses on this site is contrary to the low-density character and spacious nature of Sleepers Hill as set out in the Sleepers Hill Local Area Design Statement. In addition, I am concerned about the impact on biodiversity of the site should this development be approved. I was alarmed to hear that earlier this year a number of significant trees were felled before the submission of the plans and I would ask that any calculation of biodiversity net gain should take account of this. Like my colleague Cllr Westwood in his objection to this scheme, I agree with the comments made by the WCC landscape officer when he says: "Given the above, the design suggests overdevelopment conflicting with the surrounds and lack of sympathy with the character of Sleepers Hill. It would benefit from a redesigned scheme that better suits the context and site's shape, reducing the number of dwellings proposed.'

City of Winchester Trust

- Objection - The trust supports the analysis made by the landscape officer and the conclusion that 6 houses represents overdevelopment and is detrimental to the woodland character of Sleepers Hill.
- The trust commented after the amended plans were submitted and didn't withdraw their previous objections.

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

- 6 dwellings would be overdevelopment
- Too dense
- Too much traffic
- Impact to trees
- Impact to neighbours
- Landscape harm
- Sewage concerns
- Doesn't meet design quality
- Loss of biodiversity

9 Objections were made since the amended plans were submitted on the 30th October, there were no new correspondence. The reasons for the objections were the following:

- Only a small reduction in floor area
- Still out of keeping as properties too large
- Impact to the trees
- Impact to neighbours
- Overdevelopment
- Traffic

9 Supporting Representations received from different addresses citing the following material planning reasons:

- The smaller dwellings are needed for downsizers.
- There are good size rear gardens

Relevant Government Planning Policy and Guidance

National Planning Policy Framework (NPPF)

1. Introduction

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2. Achieving sustainable development
4. Decision-making
5. Delivering a sufficient supply of homes
8. Promoting healthy and safe communities
9. Promoting sustainable transport
11. Making effective use of land
12. Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment

National Planning Practice Guidance (NPPG)

- Air quality
- Appropriate assessment
- Biodiversity net gain
- Climate change
- Community Infrastructure Levy
- Consultation and pre-decision matters
- Design: process and tools
- Determining a planning application
- Effective use of land
- Fees for planning applications
- Flood risk and coastal change
- Healthy and safe communities
- Housing and economic land availability assessment
- Housing needs of different groups
- Housing supply and delivery
- Land affected by contamination
- Making an application
- Natural environment
- Travel Plans, Transport Assessments and Statements
- Tree Preservation Orders and trees in conservation areas
- Use of planning conditions
- Waste
- Water supply, wastewater and water quality

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

Policy DS1 – Development Strategy and Principles

Policy MTRA1 – Development strategy market towns and rural area

Policy MTRA2 – Market Towns and Large Villages

Policy CP1 - Housing Provision

Policy CP2 – Housing mix and provision

Policy CP7 - Open Space, Sport and Recreation

Policy CP10 - Transport

Policy CP11 – Sustainable Low and Zero Carbon Built Development

Policy CP13 – High Quality Design

Policy CP14 – The effective use of land

Policy CP15 – Green infrastructure

Policy CP16 – Biodiversity

Policy CP17 – Flooding, Flood Risk and the Water Environment

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Policy CP20 – Heritage and Landscape Character
Policy CP21 – Infrastructure and community benefit

Winchester District Local Plan Part 2 – Development Management and Site Allocations
(LPP2)

DM1 – Location of New Development
DM2 – Dwelling sizes
DM6 - Open Space for New Developments
DM15 – Local Distinctiveness
DM16 – Site Design Criteria
DM17 – Site Design Principles
DM18 – Access and Parking
DM21 – Contaminated land
DM23 - Rural Character
DM24 – Special Trees, Important Hedgerows and Ancient Woodlands

Local Plan (Regulation 19) 2020 – 2040

SP1 – Vision and Objectives
SP2 – Spatial Strategy and Development Principles
CN4 - Water efficiency standards in new developments
CN5 - Renewable and low carbon schemes
D1 - High Quality, Well Designed and Inclusive Places
D2 - Design Principles for Winchester Town
T1 - Sustainable and Active Transport Travel
T2 - Parking for New Developments
T4 – Access for new developments
NE3 – Open space, sport and recreation
NE5 – Biodiversity
NE15 – Trees, Important hedgerows and ancient woodlands
NE16 - Nutrient neutrality
H4 – Development within settlements
H5 – Meeting Housing needs

Supplementary Planning Document

National Design Guide 2019
High Quality Places 2015
Air Quality Supplementary Planning Document 2021
Residential Parking Standards 2009
Winchester Landscape Character Assessment 2022
Winchester District Local Plan 2020-2040: Regulation 19 Consultation
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
Nature Emergency Declaration
Sleepers Hill Local Area Design Statement 2007 (SHLADS)

Planning Considerations

Principle of development
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Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 48 of the National Planning Policy Framework (NPPF) require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The Regulation 19 Local Plan has been agreed by Full Council and the examination is now subject to public consultation on the Proposed Main Modifications. Therefore, the emerging policies can be given moderate to significant weight in the assessment of development proposals in advance of Adoption.

The site is located within the area of Winchester. Winchester has its own settlement boundary where the principle of development for housing is considered acceptable. This site is located within this boundary and the proposals are in accordance with policy DM1 of the Local Plan Part 2 and policy SP2 of the Emerging Local Plan.

Policy CP2 of the Local Plan Part 1 (LPP1) and policy H5 of the Emerging Local Plan considers housing mix. The policy requires that there should be a majority of 2 & 3 bed dwellings, unless local circumstances indicate an alternative approach should be taken.

The mix of dwellings comprises of:

- 2 x 2 bedroom dwellings
- 1 x 3 bedroom dwelling
- 2 x 4 bedroom dwellings

This provides over 50% 2 and 3 bedrooms. It is therefore considered that this proposal would sufficiently meet the criteria of policy CP2 of the Local Plan Part 1 and H5 of the Emerging Local Plan.

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

There is an existing large, detached dwelling in the centre of the site. This dwelling is located in the land to the rear of Highcroft. The proposal is to demolish the existing dwelling and replace with 5 detached properties.

The Sleepers Hill Local Area Design Statement (SHLADS) splits the area into character areas. This site is largely within Character area F, which is described as 'back land area of detached houses in well treed grounds including discrete cul-de-sac developments; area not visible from Sleepers Hill Road.' The existing drive and a small part of the southern section of the site is covered by character area A, which is described by 'Large detached houses in spacious grounds surrounded and screened by mature trees; entrances mostly discrete.'

The application was first submitted with a proposal of 6 dwellings on the site in the form of 4 detached dwellings and 2 semi detached dwellings. Concerns were raised that this resulted in a cramped form of development on the site with too much paraphernalia and not enough space and landscaping around the dwellings. Therefore, it was suggested by

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officers that a reduction in the number of the dwellings would be beneficial as this would result better placemaking of the site and help to reduce the pressures on the site as a whole.

A first round of amended plans were submitted in July, which were assessed by officers and it was considered that this did not go far enough to address the concerns.

Further amended plans were submitted in October, which made changes to:

- Reduction in the number of dwellings from 6 to 5.
- floor space reduction from 1,432sqm to 1,233 sqm
- increase of the front gardens of plots 3-5.
- increase spacing between plots 3-5 with the garage to the side of plot 3 being single storey
- Plot 5 garage detached and moved to the front of the plot
- Increase separation from boundary with Orchard House to 4.8m.
- Internal road reduced to 3.8m from 4.8m, this enabled plots 1 and 2 to be moved 1m west away from the boundary trees.

There is a reduction in the number of dwellings resulting in all 5 being detached dwellings. This is a cul-de-sac development of detached dwellings set off the road, behind a large house, set in woodland. This results in a development which is in line with the SHLADS character areas A and F, as explained above.

Although it is acknowledged that the amendments result in larger houses with higher ridge lines, there are larger gaps between the dwellings, resulting in better spatial qualities within the site that respect the character of the area of Sleepers Hill. The reduction in dwellings also results in less parking and more landscaping on the site, which is in line with the SHLADS on detached dwellings and adds to the overall spatial qualities of the site.

The applicant has amended elements of the design that officers felt were not acceptable. Overall, it is felt that a good level of architectural design has been employed in the proposals, with well considered façades that would result in a design that is acceptable in relation to the character of Sleepers Hill.

The applicant was encouraged to incorporate high quality materials in line with the High Quality Places Supplementary planning document. This is shown in the use of timber windows and slate roofs. Details and samples of the external materials of the dwellings are proposed to be required by condition to be submitted to the local planning authority before the commencement of this development to ensure that these are of high quality (condition 3).

Concerns were raised in relation to the entrance and the proposed dwelling at plot 1. As the character area describes this area as being 'reached solely by private roads, and densely screened from external view, this area does not contribute directly to the appreciation of Sleepers Hill in the public eye'. This was addressed by the applicant with the submission of a viewpoint of the access from Sleepers Hill in its current form, 1 year after the development, 5 years after the development and then 15 years after the proposed development. Although plot 1 can be seen from the access, it is considered that it would not result in a detrimental form of development within the area of Sleepers Hill. The

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proposals would conform more with character area A, which the driveway is located within, as it is a dwelling that is set back from the road at an oblique angle with vegetation softening the views of the built form. The submitted landscape plan has been conditioned. (condition 4)

Concerns have been raised by the tree and landscape officers in relation to the trees on the eastern edge of this site and the relationship with plots 1 and 2. Some amendments have been made to the plans, which reduces the width of the access driveway and then in turn allows for the dwellings to be moved away a further metre from the trees. While it is acknowledged that these dwellings are located close to these trees, these are TPO trees, the removal of which would require permission, and the occupiers of these dwellings will be aware of this when they purchase the property. These trees will overshadow plots 1 and 2 in the morning and then as the sun moves around there will be more light to these dwellings and their gardens later in the day, this is considered acceptable and not a reason for refusal.

Landscape

Landscaping is very important in this verdant location of Sleepers Hill. The reduction in the number of dwellings and the size of the units, results in more space for landscaping around the dwellings and a much more acceptable scheme in relation to the character of the surrounding area.

Therefore, it is considered that the proposal complies with the policies CP13 of the LPP1, DM15, 16 and 17 of the LPP2, D1 and NE9 of the emerging local plan 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 2.6 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 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.

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

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

Historic Environment

There will be no impact on the historic environment as the works do not affect a statutory Listed building or structure including its setting; Conservation Areas, Archaeology or Non-designated Heritage Assets including setting.

Neighbouring amenity

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Plot 1 is situated on the eastern side of the site, there are rooms in the roof that are largely served by roof lights with a gable on the front elevation with a window to a landing area. There is a distance of 4.8m from the window to the boundary of the site to the west and approximately 25m to the nearest house 'Highcroft'. This is a significant distance and the window is not to a habitable room. Therefore, this would not result in an adverse impact of overlooking from this dwelling. There is a bedroom window to the side (north elevation), however there is a distance of approximately 24m to plot 2 to the north and therefore this would not result in a material planning harm to the amenities of this neighbouring property.

Plot 2 is the same layout as plot 1 with roof lights and a gable to the front for a landing area. There is a distance of 13.8m from this window to the proposed dwelling at plot 4, however as this is to a landing it is considered acceptable. There are side windows that serve bedrooms, but again the distance of approximately 24m would not result in an adverse overlooking impact to plot 1 to the south and there is a distance of 12.5m to the northern boundary with vegetation, and due to level changes this is acceptable.

Plot 3 has bathroom windows on both side elevations, which would be obscurely glazed and would prevent overlooking. The windows to the front look towards the turning area of this site, the rear windows look towards the dense line of vegetation to the western boundary of the site where there is a distance of 16.5m. There is a distance of 4m from the dwelling to the boundary to the south with Highcroft and a distance of 12.4m to the dwelling. When considering all of the above the proposed dwelling would not result in a material planning harm to any neighbouring amenities.

Plot 4 is to the north of plot 3. This has bathrooms on the upper floors of the side elevations, which would be obscurely glazed. Again, there are bedroom windows to the front and rear elevations with the front looking towards plot 2, which has a landing room window looking towards this property. The rear elevation has also got the dense line of trees between this and neighbouring properties. The impact to the neighbouring amenities has been assessed and any material harm will be avoided.

Plot 5 is to the north of plot 4 and has bathroom windows on the side elevations. The front windows look towards the front driveway area of this house and the proposed garage, the rear windows will look towards the trees to the rear. Therefore, this dwelling wouldn't result in overlooking harm. There is a distance of approximately 4.7m to the northern boundary with Orchard House, due to this distance and the location of this dwelling, to the south of Orchard House, an overbearing and overshadowing impact will be avoided.

Therefore, based on the above assessment, the proposal complies with DM15 and DM16 of the LPP2 and D7 of the emerging Local Plan.

Sustainable Transport

This assessment was done on the proposal for 6 dwellings and as this is a reduction in unit number, it wasn't considered necessary to carry the assessment out again.

The existing house is accessed off Sleepers Hill, which is a private road linking Romsey Roa and Sparkford Road.

Personal Injury Accident (PIA) Data

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According to the Transport statement, a review of the Hampshire Constabulary PIA database undertaken by the applicant has established that no accidents have been recorded in the last five-year period on Sleepers Hill and its associated junctions. The Highway Authority notes that the applicant has not supplied the accident data they refer to. However, due to a limited increase in traffic movements, the Highway Authority is satisfied that there are no existing accident clusters in the local area which may be exacerbated by the proposed development.

Access

The vehicular access to the proposed development will be via an existing improved access onto Sleepers Hill. The width of the site access will be 4.8m as shown on drawing no P24/17/S/101. According to Drawing no. NJC-001, visibility splays of 2.0m x 25m on both directions can be achieved for the speed limit of 20mph which aligns with the HCC TG3 and is therefore accepted by the Highway Authority. Drawing no NJC-002 demonstrates a car entering the site access whilst the second car is waiting to exit. The Highway Authority finds this acceptable.

Traffic Impact

A trips assessment has been carried out using the TRICS database. The resultant trip rates are 0.562 AM two-way peak trips and 0.477 PM two-way trips. This would result in a traffic generation of 3 vehicle in the AM peak and 3 vehicles in the PM peak and a total of 24 vehicles daily traffic. HCC raise no concerns over the increase in trips associated with the proposed development. It is considered that the volume of trips likely to be generated by the proposed development would not have a material impact on the operation of the road network or on the road safety.

Parking

It is noted that applicant has proposed a total of 13 parking spaces for the development as well as a cycle parking on each plot. It is considered that the proposed level of parking is acceptable and there is space to the front of garages in driveways for visitor parking and therefore there are no concerns regarding the overspill of parking onto the highway.

Servicing

It is noted that the site is currently serviced at the verge from Sleepers Hill and as a result of the proposed development, the type and frequency of the servicing is not expected to change. The Highway Authority finds this arrangement acceptable. It is further noted that a more frequent service will be by a Transit sized (internet, shopping, delivery) vehicles and as such a turning head has been provided between plot 1 and 2. Drawing no NJC-003 demonstrates this vehicle entering, exiting and turning in the site. The Highway Authority finds this arrangement acceptable.

There is no objection from the highway authority and the development therefore complies with the main principle of the SHLADS. Therefore, the proposal complies with policy CP18 of the LPP2 and T2 and T4 of the Emerging Winchester Local Plan with regards to impact on highway safety, traffic generation and adequate parking facilities on site.

Ecology and Biodiversity

A Preliminary Ecological Appraisal (PEA) (ProVision, 2025) and Biodiversity Net Gain Assessment (ProVision, 2025), and Statutory Biodiversity Metric were provided as part of this application.

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Appendix D of the PEA provides a plan showing species specific enhancement which should be conditioned.

The building and trees on site were considered to be of negligible suitability for roosting bats. It is also considered highly unlikely that dormouse are present within the woodland.

The site is considered to be of moderate suitability for foraging and commuting bats due to the woodland habitat. There were ecological concerns in relation to the loss of woodland on site. A technical note was submitted during the process of this application which explains that there are existing residential pressures on this woodland and that part of it has been removed anyway since the PEA was undertaken and therefore the remaining is not suitable for retention. Notwithstanding this, further concerns were raised in relation to the loss of connectivity of habitat.

This has been addressed by the applicant in the form of a landscape buffer to the west of the site and the northern part of plot 5. This will be sectioned off by a chain link fence and a condition on this application will require that it remains (Condition 4). Officers find this solution acceptable.

Biodiversity Net Gain

The applicant proposes to provide BNG off site. The metric is being revised to include all the trees that were removed prior to the application being submitted, these will therefore have to be mitigated for in the Biodiversity Gain plan. The amended plans show an increased buffer, which will reduce the loss of BNG on site and be factored into the metric. However, it is likely that most of the mitigation will be achieved off site.

While not ideal, it is acceptable under national legislation to deliver 10% BNG offsite, and for the details to be secured at the discharge of condition stage (condition 12). The individual trees are considered a significant enhancement and as such the management and maintenance of this habitat will need to be secured for 30 years.

Biodiversity Enhancement Plan

A plan showing the location of bat and bird boxes is included in the submitted information, which is acceptable.

The proposal therefore complies with policy CP16 of the LPP1 and NE1 and NE5 of the Emerging Local Plan.

Appropriate Assessment

Nitrate Budget

The nutrient budget demonstrates that there will be a nutrient input into the Solent catchment area of 0.17 kilograms of total nitrate per year (kg/TN/year, with 20% buffer applied). It is therefore likely that more nitrates will enter the catchment as a result of the new development, however its effect cannot be confirmed, and neither can nitrate neutrality.

Phosphate Budget

The phosphate budget demonstrates that there will be 0.00 kilograms of total phosphates per year (kg/TP/year). Therefore it is likely that no more phosphates will enter the catchment as a result of the new development and therefore this will result in a neutral effect.

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The applicant has intimated that they will enter into a legal agreement, which has been submitted to the planning department and is acceptable in principle, to purchase the above amount of credits from landowner (Roke Manor Farm) to offset the impact of their development on the water environment of the Solent.

The authority has concluded that the adverse effects arising from the proposal are wholly consistent with, and inclusive of the effects detailed in the Winchester City Council Position Statement on nitrogen neutral development and the guidance on nitrogen and phosphorous from Natural England.

The authority's appropriate assessment is that the application coupled with a mitigation package secured by way of a Grampian condition (condition 21) complies with this strategy and would result in nitrogen and phosphorous 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 and the emerging Local plan policy NE16.

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 4 for the Energy aspect of the Code for Sustainable Homes (CfSH) and Level 4 for the water aspect. The emerging policies will work to a different regime from the CfSH.

The dwellings will be energy efficient, incorporating fabric insulation standards. The houses will have air source heat pumps and benefit from solar panels where required.

Conditions 7 and 8 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 site is located within Flood Zone 1 and presents a low risk of pluvial flooding.

Regarding surface water drainage, the proposed layout incorporating infiltration SuDS with permeable paving and a voided sub-base is acceptable in principle. However, the submission of BRE Digest 365 (2016) tested infiltration rates and detailed hydraulic calculations for the proposed SuDS is required. This is necessary to demonstrate that surface water runoff from the development will not result in on-site flooding or increase flood risk elsewhere, considering up to the 1 in 100-year storm event, inclusive of a 45% allowance for climate change and a 10% allowance for urban creep. This is proposed to be conditioned.

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With respect to foul drainage, Southern Water has confirmed sufficient capacity within their network in the Dawn Gardens area to accommodate the developments discharge.

The drainage engineer raises no objection subject to the formal communication between the developer and Southern Water and the submission of a formal application and a condition requiring the submission of detailed foul and surface water drainage schemes to ensure the implementation of adequate and sustainable drainage systems.

Therefore, the proposal complies with policy DM15 of the LPP2 and NE6 of the Emerging Local Plan, subject to condition 9.

Equality

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

Planning Balance and Conclusion

The proposal is for the demolition of The White House and the construction of 5 residential dwellings. There have been amended plans submitted as part of this application, which have been reconsulted on and assessed by officers.

The proposal is located within the development boundary of Winchester, where new residential development, is in principle acceptable, it meets the housing mix.

The layout and the design is considered acceptable in relation to the character of the surrounding area, and it would not result in any unacceptable impact towards neighbouring amenities.

The parking provision and access is acceptable and meets the highways standards.

The applicant has worked with officers, and it is considered that the resulting scheme can be supported.

Other planning considerations, such as landscape, ecology drainage, water, construction and waste management have been addressed appropriately. The application is therefore considered acceptable.

Recommendation

Application Permitted subject to the following conditions:

Conditions

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

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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:

- P24/17/S/100 Location plan
- P24/17/S/101B Site Layout & Roof Plans
- P24/17/S/102B Context Block Plan
- P24/17/S/103C Street Scene Elevations
- P24/17/S/110B Floor Plans & Elevations Plot 1
- P24/17/S/111B Floor Plans & Elevations Plot 2
- P24/17/S/112B Floor Plans & Elevations Plot 3
- P24/17/S/113B Floor Plans & Elevations Plot 4
- P24/17/S/114B Floor Plans & Elevations Plot 5
- 225-0101 Rev D Landscape Strategy Plan

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

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

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

4. The development hereby permitted shall be carried out in accordance the landscape strategy plan 225-0101 Rev D and a detailed 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.

5. The boundary treatment shall be carried out in accordance with the submitted landscape strategy plan (225-0101 Rev D). Details of the brick used in the proposed brick walls and piers shall be submitted and approved in the material schedule. 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.

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6. 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. Works shall be carried out in accordance with these approved details.

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

7. Prior to the commencement of the development 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 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.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2018 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

8. 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 2012 and to accord with the requirement of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

9. Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the development is first occupied.

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

10. The developer must advise the local planning authority (in consultation with Southern Water) of the landscaping proposals in proximity of public apparatus in order to protect it in accordance with Southern Water's guidance, prior to the commencement of the development.

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

11. Development shall proceed in accordance with the measures set out the submitted preliminary ecological appraisal by pro vision (Ref. Ecology 8566 V4) dated November
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2025 and the ecological buffer on the western boundary of plots 3, 4 and 5 and part of the northern boundary of plot 5, shown on the landscape plan (225-0101 Rev D). 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.

12. Development may not be begun on site unless:

- (i) a Biodiversity Gain Plan has been submitted to the LPA; and
- (ii) The LPA has approved the Biodiversity Gain Plan; and
- (iii) a proposed definition of 'completion of development' in respect of the development hereby approved has been agreed by the LPA.

In making an application to discharge the biodiversity gain condition the following information shall be provided:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development; and
- (f) any such other matters as the Secretary of State may by regulations specify.

The off site BNG shall be secured to the satisfaction of the LPA to commence upon the completion of development as agreed in (iii) above.

Reason: To ensure an appropriate setting to the development and to secure a net gain in biodiversity in accordance with the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 and paragraph 193 of the National Planning Policy Framework 2024.

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

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14. Prior to work commencing on the site a Construction Management Plan shall be submitted to and approved in writing by the local planning authority. The Construction Management Plan shall include the following details:

- Development contacts, roles and responsibilities
- Construction parking
- Public communication strategy, including a complaints procedure.
- Dust suppression, mitigation and avoidance measures.
- Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- Use of fences and barriers to protect adjacent land, footpaths and highways.
- Details construction traffic management measures including the provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development
- Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway
- Avoidance of light spill and glare from any floodlighting and security lighting installed.
- Pest Control

Works shall be undertaken in accordance with the approved details and remain in force for the duration of the construction period.

Note to applicant: Further information and guidance for developers on the bullet points above can be found on the Winchester City Council website:

<http://www.winchester.gov.uk/environment/pollution/construction-sites/>

Reason: To ensure that all demolition and construction work in relation to the application does not cause materially harmful effects on nearby land, properties and businesses.

15. 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.

16. Protective measures, including, e.g: fencing, ground protection, supervision, working procedures or special engineering solutions shall be carried out in strict accordance with the Technical Arboriculture arboricultural impact appraisal and method statement, ref: AIA/AMS-KC/SH/WHITEHOUSE/001, dated April 2025. This AIA/AMS to be updated and approved by WCC as necessary in respect to the submitted revised drawings received in July 2025.

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Reason: To ensure that suitable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself, in accordance with the National Planning Policy Framework (Dec 2024) and policy DM15 of the adopted Winchester District Local Plan Part 2 2016.

17. An electric vehicle charging point (EVCP) shall be installed prior to the commencement of the parking hereby approved, and thereafter maintained and kept in good working order for the lifetime of the permission.

Reason: To ensure a satisfactory standard of development which meets the needs of current and future generations, and in accordance with LPP1 Policy CP13 which requires measures to minimise carbon emissions and promote renewable energy.

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that order, with or without modification), no windows other than those expressly authorised by this permission shall, at any time, be constructed in the side elevations of plots 3, 4 and 5 and the front elevations of plots 1 and 2 hereby permitted.

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

19. The parking areas including the garages shall be provided in accordance with the approved plans before the dwellings are first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling houses.

Reason: To ensure the permanent availability of parking for the property.

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no development permitted by Classes A, B and C and E of Part 1 Schedule 2 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

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

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

a) A water efficiency calculation which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to and approved in writing by the Local Planning Authority

b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European sites by the development and be implemented in full prior to first occupation and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and

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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.

22. All bathroom windows on all the dwellings hereby permission shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, 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.

Informatives:

01. In accordance with paragraph 39 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,
- updating 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, CP7, CP10, CP11, CP13, CP14, CP15, CP16, CP17, CP20 and CP21

Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations: DM1, DM2, DM6, DM15, DM16, DM17, DM18, DM21, DM23, DM24, DM29 and DM31

Emerging Local Plan 2020 – 2040

SP1, SP2, CN4, CN5, D1, D2, T1, T2, T4, NE3, NE5, NE15, NE16, H4, H5

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

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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 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.

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

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

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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.

11. Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the “biodiversity gain condition” which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

The planning authority, for the purposes of determining whether to approve the Biodiversity Gain Plan, would be Winchester City Council

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: [Submit a biodiversity gain plan - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan)

12. The dwellings have been designed in accordance with the relevant British Standard codes of practice to optimise daylight entering the buildings. This note should be referenced in response to any unreasonable requests related to issues such as branch or tree encroachment, seasonal tree foliage, or diminished daylight levels, which may lead to requests for pruning or removal of branches or trees on or adjacent to the site.