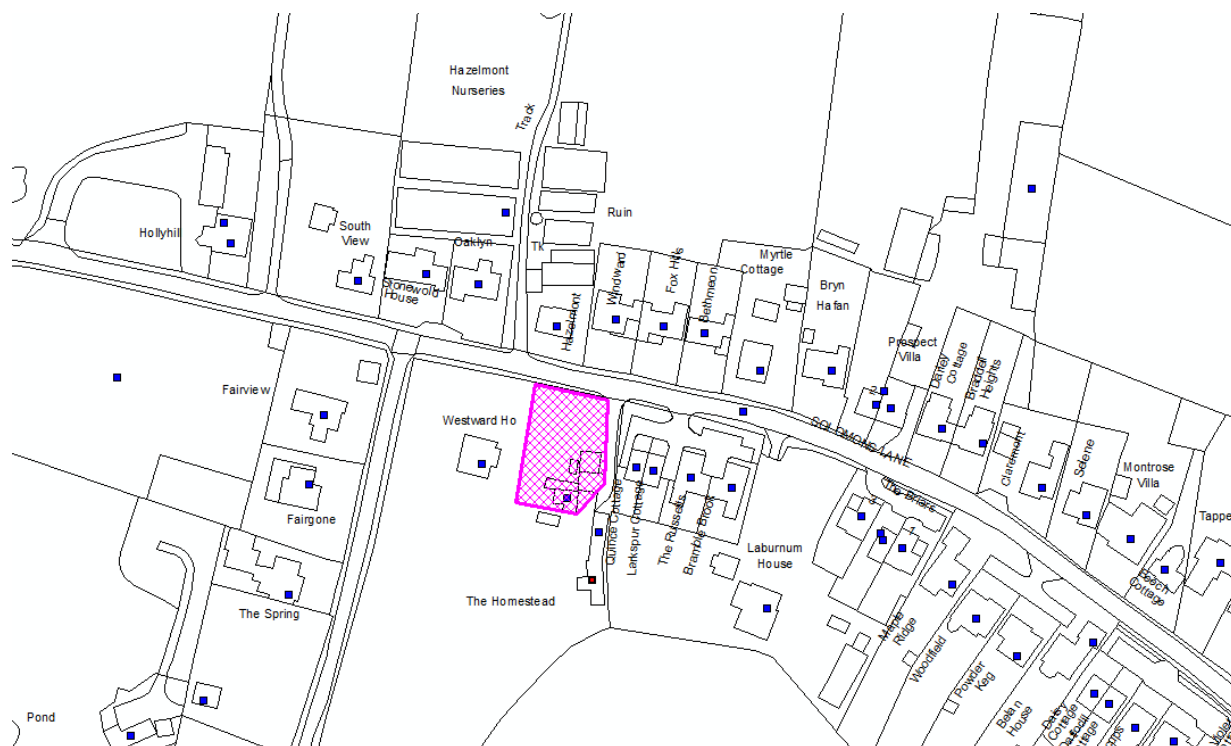


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 24/02366/FUL
Proposal Description: Erection of 2No. detached dwellings and garages with associated car parking along with use of existing access and creation of new access onto Solomons Lane
Address: The Homestead, Solomons Lane, Shirrell Heath, Southampton, Hampshire, SO32 2HU
Parish, or Ward if within Winchester City: Shedfield Parish Council
Applicants Name: Mr Chris Southcott
Case Officer: Joe Toole
Date Valid: 6 November 2024
Recommendation: Permit
Pre Application Advice No

Link to Planning Documents

[Link to page – enter in reference number 24/02366/FUL](https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple)
<https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple>



© Crown Copyright and database rights Winchester City Council Licence 100019531

Case No: 24/02366/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Reasons for Recommendation

The development is recommended for permission as it is considered to be in accordance with the principle of development criteria set out within the Local Plan Part 1 MTRA3. The proposal would not have an adverse impact on the character of the area in accordance with Policies DM15 and DM16 of the LPP2 and would not harm neighbouring residential amenity in accordance with Policy DM17 of the LPP2. The proposal is also considered to be acceptable on highways, ecology, drainage and tree grounds.

General Comments

The application is reported to Committee at the request of Shedfield Parish Council whose responses are included as Appendix A.

Site Description

The application site is located to the south side of Solomons Lane within the rural village of Shirrell Heath. The site forms a gap between the properties along Solomons Lane – directly either side of Westward House and Quince Cottage. There is an existing dwellinghouse known as The Homestead which is set back behind the application site.

The existing application site comprises of short grass and general vegetation for the existing dwelling The Homestead. There is a gradual increase in levels towards the east up Solomons Lane however the topography of the site is generally flat.

The existing outbuildings on site would be removed. The northern boundary along Solomons Lane consists of trees and hedging.

The application site is surrounded by varying styles of properties. To the west of the site is a bungalow style dwelling known as Westward House which fronts Solomons Lane and Black Horse Lane, being a corner plot. To the east of the site there is a two storey property known as Quince Cottage. To the south is a two storey dwelling known as The Homestead. To the north of the site are various two storey dwellings.

Proposal

The proposal is for the erection of 2No. 4 bedroom detached dwellings on the land along with integral garages located to the side of the dwellings. One of the proposed dwellinghouses would involve widening the existing access serving The Homestead. In order to serve the other proposed dwelling, a new second access would be created along Solomons Lane.

Relevant Planning History

No relevant planning history.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Consultations

Service Lead – Engineering (Drainage) – No objection subject to condition

Service Lead – Sustainability and Natural Environment (Ecology) – No objection subject to conditions

Service Lead – Sustainability and Natural Environment (Trees) – No objection subject to conditions

Service Lead – Sustainability and Natural Environment (Landscape) – No objection subject to conditions

Hampshire County Council (Highway Authority) – No objection subject to condition

Natural England – No objection subject to securing appropriate mitigation

Southern Water – No Comment

Naturespace – No objection subject to an informative

Representations:

Shedfield Parish Council – Please see Appendix A

2 Objections from different addresses within the Winchester City Council administrative area citing the following material planning reasons:

- Development not suitable for Shirrell Heath
- Infrastructure, roads and community services not suitable for further development
- Drainage concerns
- Foul water flooding

2 Neutral comments citing the following material planning reasons:

- Awareness of drainage matters
- Infill has potential to improve the visual amenity of this stretch of Solomons Lane
- Access concerns

Relevant Government Planning Policy and Guidance

National Planning Policy Framework (December 2024)

Section 2 Achieving Sustainable development.

Section 4 Decision Making

Section 5 Delivering a sufficient supply of homes.

Section 8 Promoting healthy and safe communities.

Section 9 Promoting sustainable transport.

Section 11 Making effective use of land.

Section 12 Achieving well designed places.

Case No: 24/02366/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Section 14 Meeting the challenge of climate change, flooding and coastal change.
Section 15 Conserving and enhancing the natural environment.

National Planning Practice Guidance

Appropriate Assessment
Climate Change
Consultation and pre-decision matters
Design: process and tools
Environmental Impact Assessment
Flood risk and coastal change
Light Pollution
Natural Environment
Open space, sports and recreation facilities, public rights of way and local green space
Planning Obligations
Use of planning conditions

Winchester Local Plan Part 1 – Joint Core Strategy

DS1 – Development Strategy and Principles
MTRA3 – Other Settlements in the Market Towns and Larger Villages
MTRA4 – Development in the countryside
CP1 – Housing Provision
CP2 – Housing Provision and Mix
CP10 – Transport
CP13 – High Quality Design
CP14 – Effective Use of Land
CP15 – Green Infrastructure
CP16 - Biodiversity
CP21 – Infrastructure and Community Benefit

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

DM1 Location of new development
DM2 – Dwelling Sizes
DM15 – Local Distinctiveness
DM16 – Site Design Criteria
DM17 – Site Development Principles
DM18 – Access and Parking
DM19 – Development and Pollution
DM20 – Development and Noise
DM23 – Rural Character
DM24 – Special Trees, Important Hedgerows and Ancient Woodlands

Supplementary Planning Document

National Design Guide 2019
High Quality Places 2015
Residential Parking Standards 2009
Shedfield Village Design Statement

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Emerging Policy

The Emerging Local Plan, as now agreed by Full Council, has been submitted to the Secretary of State for examination and can be given appropriate and increasing weight in the assessment of development proposals in advance of examination and adoption.

Policy MTRA3 of the Winchester District LPP1 is included within The Emerging Local Plan as Policy H4 'Development Within Settlements', which continues to include Shirrell Heath as an area where infill development within a small site in a continuously developed road frontage is supported.

Planning Considerations

Principle of development

Paragraph 48 of the NPPF requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The application site is outside of a defined settlement boundary and as such the land is considered as designated countryside.

Policy MTRA3 of the Winchester District LPP1 allows for the development and redevelopment that consists of infilling of a small site within a continuously developed road frontage where the development is of a form compatible with the character of the area. Policy MTRA3 outlines a number of settlements with no designated settlement boundary which includes Shirrell Heath.

The application site is positioned between Westward House to the west and Quince Cottage to the east, sitting within an area of continuous built form.

The proposal is therefore infilling a small site within a continuously developed road frontage and does not involve the loss of an important gap between developed areas. The proposal therefore complies with the requirements of policy MTRA3 of the Local Plan Part 1 and the principle of residential development is established on this basis.

The proposal involves the erection of 2No. 4-bedroom properties. Policy CP2 of LPP1 states that the majority of homes should be in the form of 2 and 3 bed houses, unless local circumstances indicate an alternative approach should be taken, including where is an imbalance of housing types and sizes in particular parts of the District. Along Solomans Lane there is a varied mixture of properties, however the majority of properties form large scale detached properties of 3-4 bedrooms. Furthermore, there is a pattern of infill development where two mirrored properties of the same size are built. Therefore, whilst the proposal does not contribute to the 2 and 3 bedroom market, it would be inkeeping with the character of the area and will continue to contribute to housing supply in the area. As such it is not considered sufficient to warrant a reason for refusal on this basis.

The principle of the construction of additional residential properties on this site is therefore acceptable.

Case No: 24/02366/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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.

Development affecting the South Downs National Park

The application site is located approximately 0.71 miles 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). 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, intervening features, and modest scale, an adverse impact on the National Park and its statutory purposes is not identified. The application site is within an existing built-up settlement and therefore any additional light spill from this proposal is not considered to harm the National Park's status as a Dark Skies Reserve.

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.

Impact on character and appearance of area

The proposed new dwellings would be two storey detached units. They would be designed at a relatively low density, following the pattern of the development within the area. The placement of the proposed dwellinghouses are considered to continue the established building line within Solomans Lane with appropriate spacing between the properties. This would comply with the design guidelines outlined within the Shedfield Parish Council Village Design Statement 2016.

The roofs would have a mixture of gable ends and hipped roofs. The symmetrical front elevations of the proposed dwellinghouses are considered to reflect other properties within the street scene, such as The Russetts and Bramble Brook. In addition, it is considered that the height and mass of the proposed dwellings would be similar to the surrounding properties and is appropriate for the site and character of the surrounding area.

The proposed dwellings are considered to have suitable amenity space to reflect the character of the area.

The proposed dwellinghouses would have brickwork and tile hanging on elevations and pitched roofs finished with clay plain tiles. This is considered to match other surrounding properties within the immediate street scene, therefore being in keeping with the character

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

of the area. A sample of materials condition (3) has been recommended to make sure high-quality materials are used in its construction.

Due to the siting, size and design of the proposal it will not have a harmful impact on the wider context of the area to the detriment of its character. The proposal therefore complies with policies CP13 of the LPP1, DM15, DM16 and DM23 of the LPP2 and Design Guidelines 3,4 and 5 of the Shedfield Parish Council Village Design Statement 2016.

Historic Environment

The works do not affect a statutory Listed building or structure including setting, Conservation Areas, Archaeology or Non-designated Heritage Assets including their setting.

Neighbouring Amenity

Quince Cottage is located to the east of the application site. Plot 1 would be located to the side of Quince Cottage having a separation distance of approximately 10 metres from built forms with an existing access in between. There is also a level change between the sites where Plot 1 would sit at a lower level to Quince Cottage. Due to this distance and change in levels, plot 1 is not considered to present an overbearing appearance from the perspective of the occupants of Quince Cottage. In addition, due to the orientation of the sites, the proposal would not result in an adverse overshadowing impact.

In terms of overlooking to Quince Cottage there would be one window on the side facing the property which is a first-floor landing window. As this does not serve a habitable room within the proposed property, has a separation distance of approximately 11 metres from the shared boundary and would not directly face an immediate private amenity space, it is not considered to cause an adverse overlooking impact. The first-floor rear windows serving bedrooms would also have limited views of the immediate private amenity for Quince Cottage, however this neighbouring relationship is expected within the area and is not considered to be harmful.

Westward House is a bungalow located to the west of the application site. Plot 2 would be located to the eastern side of Westward House, having a separation distance of approximately 5.2 metres between built form. Whilst it is acknowledged that the grounds level gradually slopes upwards towards the application site from Westward House, the closest built form to Westward House would be the single storey garage. Furthermore, the separation distance between the plots is inkeeping with the other properties within the immediate area. Therefore, the proposal is not considered to appear harmfully overbearing. Due to the site's orientation, Plot 2 is not considered to result in a harmful overshadowing impact to the occupiers of Westward House.

In terms of overlooking to Westward House there would be one window on the side facing the property which is a first-floor landing window. As this does not serve a habitable room, has a separation distance of approximately 8.5 metres from the shared boundary and would not directly face an immediate private amenity space, it is not considered to cause an adverse overlooking impact.

It is recognised that there would be some forms of overlooking from the first-floor rear windows serving the bedrooms in Plot 2. However, a degree of mutual overlooking into

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

neighbouring gardens is expected within this area and most of the views would be directed to the far rear garden of Westward House.

The Homestead is located to the southeast of the application site. Due to the placement of the proposed dwellinghouses and the sufficient separation distance the plots are not considered to appear overbearing / dominant from the perspective of The Homestead or result in the harmful loss of light to the property. It is recognised that there would be some forms of overlooking from the first-floor rear windows serving the bedrooms the plots. However, due to the separation distance it is not considered materially harmful to warrant a reason for refusal.

There are two detached properties opposite the application site known as Hazelmont and Windward. Due to the separation distance between built form of approximately 26 metres plus and the existing screening of hedgerow and trees, the proposal is not considered to have an adverse impact on the neighbouring properties opposite.

Therefore, based on the above assessment the proposed dwellinghouses are not considered to have an unacceptable adverse impact by reason of overbearing, overlooking or overshadowing to the surrounding neighbouring properties. Thus, the proposed development is considered to accord with Policy DM17 of LPP2.

Refuse Collections

The arrangement for refuse collection will continue to be the same as existing with pickup being kerbside, therefore complying with Policy DM18 of the LPP2.

Sustainable Transport

The site is located on the eastern side of Solomans Lane which is an unclassified adopted public highway subject to 30mph speed limit. The site currently accommodates a single detached dwelling with an existing access onto Solomans Lane.

The vehicular access for Plot 1 would be via the widening of the existing access onto Solomans Lane. The vehicular access for Plot 2 would be via a new access onto Solomans Lane. Visibility splays have been provided to show the accesses are appropriate and safe. This has been supported by Hampshire County Council as Highway Authority subject to a condition that before the development is brought into use the means of vehicular access to the site shall be constructed in accordance with the approved plans and no structure, erection of planting exceeding 0.6 metres in height shall therefore be placed within the visibility splays shown on drawing NJC-001. A condition to this effect has been added which controls the height of vegetation within the control of the applicant. The vegetation within the remainder of the visibility splay is low in height and the applicant will be required to engage with neighbouring properties to maintain this. In addition, the applicant is required to obtain an agreement with the Highway Authority to allow the connection to take place.

Each of the proposed dwellings would have 3 car parking spaces and 3 cycle storage spaces in accordance with the Winchester Parking Standards SPD. Therefore, complying with Policy DM18 of LPP2 and Design Guidelines 10 of the Shedfield Parish Council Village Design Statement 2016.

Case No: 24/02366/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Ecology and Biodiversity

An Ecological Assessment was provided with the application which outlines various conservation and enhancement measures. These measures are considered to be appropriate complying with Policy CP16 of LPP1.

As the proposal would require Biodiversity Net Gain (BNG) a statutory biodiversity metric with completed baseline habitat and condition assessment sheets has been supplied with the application. However, due to the site being within a private residential curtilage BNG cannot be achieved on site. Therefore, to achieve the mandatory 10% BNG, offsite BNG units are required to be secured. This will be secured via a pre-commencement condition.

Therefore, the proposal complies with Policy CP16 of LPP1.

Appropriate Assessment.

In regard to nutrient neutrality, the application will have a likely significant effect in the absence of avoidance and mitigation measures of European and Internationally protected sites as a positive nitrogen contribution of 1.54Kg/N/year post 2030 and 2.68kg/N/year pre 2030 is made. 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 for nitrate neutral development and the guidance on Nitrates from Natural England. The authority's appropriate assessment is that the application coupled with a mitigation package secured by a way of a Grampian condition complies with this strategy and would result in nitrate neutral development. It can therefore be concluded that there will be no adverse effect on the integrity of the designated sites identified above in this regard.

The application site is outside of the River Itchen catchment and phosphorus mitigation is not required.

The authority's appropriate assessment is that the application coupled with a mitigation package secured by way of a Grampian condition complies with this strategy and would result in nitrate neutral development. It can therefore be concluded that there will be no adverse effect on the integrity of the designated sites identified above in this regard.

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 (2024).

Recreational Disturbance on the Solent Special Protection Areas

The Solent coastline provides feeding grounds for internationally protected populations for overwintering waders and wildfowl and is also extensively used for recreation. Natural England has concluded that the likelihood of a significant effect in combination arising from

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

new housing around the Solent cannot be ruled out. Applications for residential development within 5.6 km of the Solent SPAs will need to propose measures to mitigate the direct impacts of their development on the Solent SPA. This can be completed by the provision of a financial contribution either before planning permission is granted with an undertaking that the payment will be made before the development is implemented.

The proposal would provide 2No. 4 bedroom dwellinghouse requiring a payment total of £2,058 to mitigate the development's impact. This payment and associated Unilateral Undertaking have been received and appropriate mitigation has therefore been provided in accordance with Policy CP16 of the LPP1.

Sustainable Drainage

The application site is located within Flood Zone 1 and is therefore at extremely low risk from fluvial flooding and has a very low risk of surface water flooding.

The Drainage Engineer response concludes that the selection of a soakaways to dispose of the surface water from this development is positive, however it is necessary to confirm this by conducting on-site trial pit testing for infiltration using the method described in BRE Digest 365 (2016). Guidance is provided to the applicant within the Drainage Engineer's response and a condition is included to obtain the final drainage information prior to the commencement of development.

In respect to foul drainage the applicant has indicated connecting to the main sewer, which is a realistic and sustainable option because the site is served by Southern Water's foul mains.

The Council's Drainage Officer as such raises no objection subject to a standard pre-commencement drainage for foul and surface water be provided to ensure the provision of an adequate and sustainable drainage system. This has been covered within condition 9. This is considered to comply with Policy DM17 of the LPP2 and Design Guidelines 11 of the Shedfield Parish Council Village Design Statement 2016.

Trees

Policy DM24 of the LPP2 allows development which does not result in the loss or deterioration of ancient woodlands, important hedgerows, special trees, ground flora and the space required to support them in the long term.

The proposal is not considered to have an adverse impact on the surrounding trees, subject to tree protection conditions, which have been included. Therefore, the proposal is considered to comply with policy DM24 of LPP2.

Landscape

In terms of soft landscaping, the existing trees and hedges to the boundaries of the site will be retained except where the new access and widened access would be created. This would involve a 6-metre loss of the hedgerow and trees to the front boundary. Due to the minor loss of hedgerow/trees, there being various other accesses along the lane and its residential context, it is not considered to result in a harmful impact on the local landscape to warrant a reason for refusal. A condition for the remaining trees and hedges to remain in situ has

Case No: 24/02366/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

been added to maintain the character and appearance of this rural approach to the village. However, in the event the hedgerow/trees are accidentally damaged, a condition for them to be replaced has been added to uphold the characteristics of the lane. In terms of hard landscaping a condition has been included for details to be agreed by the Local Planning Authority prior to the commencement of works.

Therefore, the proposal complies with Policy CP13 of LPP1, Policies DM15, DM16, DM17 of LPP2 and Design Guidelines 1 of the Shedfield Parish Council Village Design Statement.

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

In conclusion, the proposal has been assessed in consideration of the following planning policies: DS1, MTRA3, MTRA4, CP1, CP2, CP10, CP13, CP14, CP15, CP16 and CP21 of LPP1 and DM1, DM2, DM15, DM16, DM17, DM18, DM19, DM20 and DM24 of LPP2 and High Quality Places SPD.

The proposal accords with the NPPF and Development Plan policies of the Local Plan Part 1 and 2 and does not raise any material matters of sufficient weight to outweigh it or that would weigh against the granting of planning permission.

Recommendation

Permit subject to the following conditions:

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

2. The development hereby permitted shall be constructed in accordance with the following plans:

Location Plan – 01

Block Plan – 02

Proposed Site Plan – 03

Plot 1 Proposed Floor Plans, Elevations and Roof Plan – 04

Plot 2 Proposed Floor Plans, Elevations and Roof Plan – 05

Case No: 24/02366/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Proposed Street Scene Plans – 06
Tree Plan
Solent Nutrient Budget Calculator
Proposed Drainage Plan – 07
Ecology Assessment – Peach Ecology V3
Design and Access Statement
Climate Change Statement
Transport Assessment
Access and Visibility Plan - NJC-001 REV A
Tree Survey
Biodiversity Metric Calculation Tool 1
Biodiversity Metric Calculation Tool 2

Reason: In the interests of proper planning and for the avoidance of doubt.

Prior Commencement Conditions

3. No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the dwellinghouses 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. In making an application to discharge the biodiversity gain condition prior to the commencement of development on site 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.

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 186 of the National Planning Policy Framework (2023)

5. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP) has been submitted to and approved in writing by the local planning

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

authority. This shall be prepared in accordance with the approved Biodiversity Gain Plan. The HMMP shall include the following details:

- (a) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- (b) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (c) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;

The approved habitat creation and enhancement works shall be implemented in full within six months of the date of their written approval. Notice in writing shall be given to the Local Planning Authority once the habitat creation and enhancement works as set out in the HMMP have been completed.

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 186 of the National Planning Policy Framework (2023)

6. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Implications Assessment and Method Statement ref – 241637 AIA written by Barrie Draper of ecourban Arboricultural and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

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

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

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

8. No development or other operations shall commence on site until a detailed scheme of landscaping for the site is submitted to and approved in writing by the Local Planning Authority. The details shall include:

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Schedule of hard landscaping measures including surfacing materials;

Schedules of plants noting species, plant sizes and proposed numbers/densities an implementation programme providing sufficient specifications to ensure successful cultivation of trees, shrub, grass establishment and boundary treatments

The scheme shall ensure;

a) completion of the approved landscape scheme within the first planting season following completion of development

b) Any tree shrubs or plants that die or become seriously damaged within five years of this development shall be replaced in the following year by plants of the same size and species in the same location.

Reason: To improve the appearance of the site in the interests of visual amenity.

9 Prior to the commencement of development hereby approved, details of surface and foul water drainage works shall be submitted to and approved in writing by the Local Planning Authority (LPA). Before these details are submitted an assessment shall be carried out of the potential for disposing of surface and foul water by means of a sustainable drainage system and the results of the assessment provided to the LPA. Where a sustainable drainage scheme is to be provided the submitted details shall:

- a. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- b. provide a management and maintenance plan for the lifetime of the development to secure the operation of the scheme throughout its lifetime.

Prior to the occupation of the buildings hereby approved the surface water drainage works shall be carried out and shall thereafter be managed and maintained in accordance with the agreed management and maintenance plan

Reason: To ensure satisfactory provision of surface and foul water drainage in a sustainable way.

10 No development shall take place until full details of the finished levels, above ordnance datum, of the ground floors of the proposed buildings, in relation to existing ground levels have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved levels.

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

11 Prior to the commencement of the development hereby permitted detailed information (in the form of SAP design stage data and a BRE water calculator) demonstrating that the approved dwellings for that phase shall meet the Code 4 standard for energy

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2021 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy

Prior Occupation Conditions

12 The development hereby permitted shall NOT BE OCCUPIED until:

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

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

c) All measures forming part of that mitigation have been secured and submitted to the Local Planning Authority.

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.

13 Prior to the occupation of each of the dwelling units hereby permitted detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that the dwellings meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with these findings.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

Miscellaneous

14 The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with the Arboricultural Implications

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Assessment and Method Statement Ref – 241637 AIA and Tree Protection Plan Ref
– EC03 – Tree Protection for ‘Westward House’ Solomans Lane, Shirrell Heath

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

- 15 No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Implications Assessment and Method Statement Ref – 241637 AIA

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

- 16 Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Implications Assessment Appraisal and Method Statement Ref – 241637 AIA shall be agreed in writing to the Local Planning Authority.

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

- 17 Development shall proceed in accordance with the measures set out Ecological Assessment – V3 by Peach ecology submitted with the planning application.

Reason: to enhance the ecological value of the site and increase its contribution to the local environment.

- 18 As per the development hereby permitted, within the visibility splays as shown on drawing Access and Visibility Plan - NJC-001 REV A (within the Transport Assessment), any structure, erection, planting or vegetation within the applicant's ownership must not exceed 0.6 metres in height from ground level in perpetuity, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure that development should not prejudice highway safety nor cause inconvenience to other highway users.

- 19 Development shall proceed in accordance with the details set out on the Proposed Site Plan Drawing Number 03 as to the retention of the trees and hedgerow along the front boundary. Any tree shrubs or plants that die or become seriously damaged within five years of the completion of the development shall be replaced in the following year by plants of the same size and species in the same location.

Reason: To improve the appearance of the site in the interests of visual amenity.

Informatives:

1. In accordance with paragraph 39 of the NPPF (2024), Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC: - offer a pre-application advice service and, - update applicants/agents of any issues that may

Case No: 24/02366/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

arise in the processing of their application, where possible suggesting alternative solutions.

In this instance a site meeting was carried out with the applicant.

2. The Local Planning Authority has taken account of the following development plan policies and proposals:- Local Plan Part 1 Joint Core Strategy: DS1, MTRA3, MTRA4, CP1, CP2, CP10 CP13, CP14, CP15, CP16, CP21 Local Plan Part 2: DM1, DM2, DM15, DM16, DM17, DM18, DM19, DM20, DM24
3. This permission is granted for the following reasons: The development is in accordance with the Policies and Proposals of the Development Plan set out above, 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.
4. 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. Where construction site working hours are limited by a planning condition you can apply under Section 74B of the Town and Country Planning Act 1990 which provides a temporary fast track to vary existing conditions. <https://www.winchester.gov.uk/environment/pollution/construction-sites>
5. During construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.
6. 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, please refer to the Construction Code of Considerate Practice <https://www.considerateconstructors.com/resources/the-code-of-considerate-practice/>
7. Please be advised that Building Regulations approval may be required for this development. Please contact WCC Building Control Department for more information <https://www.winchester.gov.uk/building-control>
8. The applicant should refrain from any construction activity or material storage within the root protection area of the tree located forward of the property within the grass

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

verge. Please reference <https://www.winchester.gov.uk/planning/trees> for further advice.

9. HIGHWAY LICENCE: The applicant is advised that the formation of the new vehicle crossing (dropped kerb) will require the consent of the Highway Authority, Hampshire County Council. Licence applications can be made via Hampshire County Council's website: www.hants.gov.uk/transport/licencesandpermits/roadopening
10. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence."
11. Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Appendix A – Shedfield Parish Council's Response

Dated 22nd November 2024

Shedfield Parish Council (SPC) objects to this application for the following reasons:

General Objections

The site is outside of the settlement boundary for Shedfield Parish, which has already exceeded the numbers of houses allocated in WCC's Local Plan and achieved the numbers of backfill houses.

In addition, there is no need for this site to be developed, as a development for 80 various houses and flats in close proximity has been approved. These are due to be built less than a quarter of a mile away from this application site. The start date for these houses is imminent.

The new Local Plan, which is in a section 18 stage and due to be sent to the Secretary of State Planning Inspectorate, highlights the fact that Shedfield, and in particular Waltham Chase, has been overdeveloped and that no houses should be built until 2039. The weight of this proposal has now gained momentum.

SPC would like to highlight Policy MTRA 3 and 4 and draw your attention to five cases referring to similar planning applications within the adjacent area.

Policy MTRA 3 - Other Settlements in the Market Towns and Rural Area

'..... within the following settlements, which have no clearly defined settlement boundary, development and redevelopment that consists of infilling of a small site within a continuously developed road frontage may be supported, where this would be of a form compatible with the character of the village and not involve the loss of important gaps between developed areas

Policy MTRA 4 - Development in the Countryside

In the countryside, defined as land outside the built-up areas of Winchester, Whiteley and Waterlooville and the settlements covered by MTRA 2 and 3 above, the Local Planning Authority will only permit the following types of development:

- development which has an operational need for a countryside location, such as for agriculture, horticulture or forestry; or
- proposals for the reuse of existing rural buildings for employment, tourist accommodation, community use or affordable housing (to meet demonstrable local housing needs). Buildings should be of permanent construction and capable of use without major reconstruction; or

Case No: 24/02366/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

- expansion or redevelopment of existing buildings to facilitate the expansion on-site of established businesses or to meet an operational need, provided development is proportionate to the nature and scale of the site, its setting and countryside location; or
- small scale sites for low key tourist accommodation appropriate to the site, location and the setting. Development proposed in accordance with this policy should not cause harm to the character and landscape of the area or neighbouring uses or create inappropriate noise/light and traffic generation.

SPC comments

In this application there is no continuous developed road frontage. Any form of development in this particular area would not be compatible with the character of the village. Under the Local Plan 1 and 2, Shirrell Heath is unsustainable for development because there are no facilities or amenities. In the new Sheela examination, Shirrell Heath is not included in the hierarchy statement. The present policy of WCC is that all houses in the forthcoming new Plan will be built within the settlement boundary of Waltham Chase, as Shirrell Heath is still classed as unsustainable. Having this policy in place counteracts any future build within Shirrell Heath.

Dated 2nd December 2024

Shedfield Parish Council (SPC) would like to object further to the proposed planning application for the following reasons:

The application gives the address of The Homestead, Solomons Lane, Shirrell Heath, SO32 2HU but according to the Land Registry for HP 791289 (The Homestead) none of the application land is within its red line boundary, apart from the access road. All the land included in the application seems to be in an adjacent property called Westward House, which has not been registered with the Land Registry. There is mention of existing boundaries being retained, however there are no boundaries within the application site as detailed by the red line boundary line.

On inspection of the submitted plans, there appears to be two additional methods of access, rather than the one stated. According to the application, Plot 1 will use the existing access to a lane leading to The Homestead. The two new access points are clearly marked on the submitted plans. Regarding these new accesses, safe sight lines will not be achieved mainly due to the existing hedge rows. A full survey should be submitted to prove that adequate sight lines can be attained.

The Highways report submitted is very light in detail; does not mention that the area has no pavements and is a walking to school route; sight lines are not detailed; and no assessment has been made of extra traffic. The site is very close to the junction of Blackhorse Lane, which has very limited visibility.

The Highways report states:

The site currently accommodates a single detached dwelling know as Westward Ho with an existing access in the form of a simple verge crossing onto Solomons Lane and this is shown below. A new access for the host dwelling will be relocated onto Black

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Horse Lane to the west, and this has been secured through permitted development rights and granted consent by Hampshire County Council as Local Highway Authority through a Section 171 License. This access will serve a parking area for Westward Ho. The existing access onto Solomons Lane is to be utilised in an improved form and this will serve the eastern dwelling, whilst a new access in the form of a simple verge crossing will be created to serve the western dwelling.

There is no mention of The Homestead within the report, and there is ambiguity in both the Highways report and submitted plans as to why The Homestead is referred to and not Westward House. As of the 27th of November 2024, an entrance onto Black Horse Lane does not exist.

To add to the uncertainty, the Design and Access Statement states:

New accesses will be created onto Solomons Lane and will provide access to the site for car parking areas and turning areas along with the integral garages to the side. The existing boundaries of the site will be retained with changes to the frontage. The layout of the site is formed from the new accesses running up from the main highway of Solomons Lane to create parking spaces off the street for the new dwellings. The site has existing hedges to the boundaries of the site which will be retained and incorporated into the rear garden of the new dwellings. The development will create new accesses to the front of the dwellings, and this will be graded down into the site from the road level.

Shedfield Parish Council ask that the access situation is referred to Hampshire Highways for their review and consideration.

The drainage statement makes no reference to the fact that in the area there is a serious concern about foul drainage. The mains drainage flows down Solomons Lane and meets Winchester Road. At this junction there is a 90-degree bend, and the pipe changes in its diameter. This frequently causes problems, and effluent has flooded several houses in the area. The Morgan's Yard development (80 new dwellings) is due to be built soon, but the drainage plan has not been ratified and is still in the planning stage, which will take place in the next two years. Any additional houses built further up Solomons Lane will create additional problems for those living at the bottom of the hill. Likewise, surface water streams down Solomons Lane and floods the junction with Winchester Road. The latest flooding incident to occur was on the 26th of November 2024.

The Ecology report is based on Westward House, rather than The Homestead, so is not relevant. In addition, the general design of the houses is not in keeping with the area, particularly the height of the eaves.

Shedfield Parish Council is concerned that this application forms part of a far larger planned development in the immediate area, which would be contrary to the Local Plan and the Village Design Statement.

Due to the reasons outlined above, Shedfield Parish Council request that this planning application is referred to WCC's Planning Committee.

Shedfield Parish Council Planning Committee Request Form – dated 16th January 2025

Case No: 24/02366/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Requests that the item be considered by the Planning Committee for the following material planning reasons:

- Policy CP18 of the Winchester District Local Plan Part 1 (WDLP), adopted March 2013, relates to Settlement Gaps. These Gaps are intended to remain generally open and undeveloped, to define and retain the separate identity of settlements. As such, it only permits development that does not physically or visually diminish the gap.
- Reference should also be made in respect to Shedfield Parish Council Village Design Statement, which amongst other issues details loss of green space within the villages.
- The application also goes against the Village Design Statement, given that this site is detailed in the plan as being left for a visual effect and to give a countryside outlook
- Policy MTRA3 is to allow a limited amount of development within the named settlements, to meet local needs. The National Planning Policy Framework says that in order to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.
- Shirrell Heath lies in the countryside without a defined settlement boundary. Policy MTRA 4 of the Winchester District Local Plan Part 1 (2013) (Local Plan) sets out the limited circumstances where development in the countryside will be permitted.
- The present policy of WCC is that all houses in the forthcoming new Plan will be built within the settlement boundary of Waltham Chase, as Shirrell Heath is still classed as unsustainable. Having this policy in place counteracts any future build within Shirrell Heath.
- The site is outside of the settlement boundary for Shedfield Parish, which has already exceeded the numbers of houses allocated in WCC's Local Plan and achieved the numbers of backfill houses.
- In addition, there is no need for this site to be developed, as a development for 80 various houses and flats in close proximity has been approved. These are due to be built less than a quarter of a mile away from this application site.
- The new Local Plan highlights the fact that Shedfield, and in particular Waltham Chase, has been overdeveloped and that no houses should be built until 2039.
- The Highways report does not mention that the area has no pavements and is a walking to school route; sight lines are not detailed; and no assessment has been made of extra traffic. The site is very close to the junction of Blackhorse Lane, which has very limited visibility.
- The drainage statement makes no reference to the fact that in the area there is a serious concern about foul drainage. The mains drainage flows down Solomons Lane and meets Winchester Road. At this junction there is a 90-degree bend, and the pipe changes in its diameter. This frequently causes problems, and effluent has flooded several houses in the area.
- The Morgan's Yard development (80 new dwellings) is due to be built soon which will add to the drainage problems.
- Any additional houses built further up Solomons Lane will create additional problems for those living at the bottom of the hill. Likewise, surface water streams down Solomons Lane and floods the junction with Winchester Road. The latest flooding incident to occur was on the 26th of November 2024.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

- Shedfield Parish Council is concerned that this application forms part of a far larger planned development in the immediate area, which would be contrary to the Local Plan and the Village Design Statement.