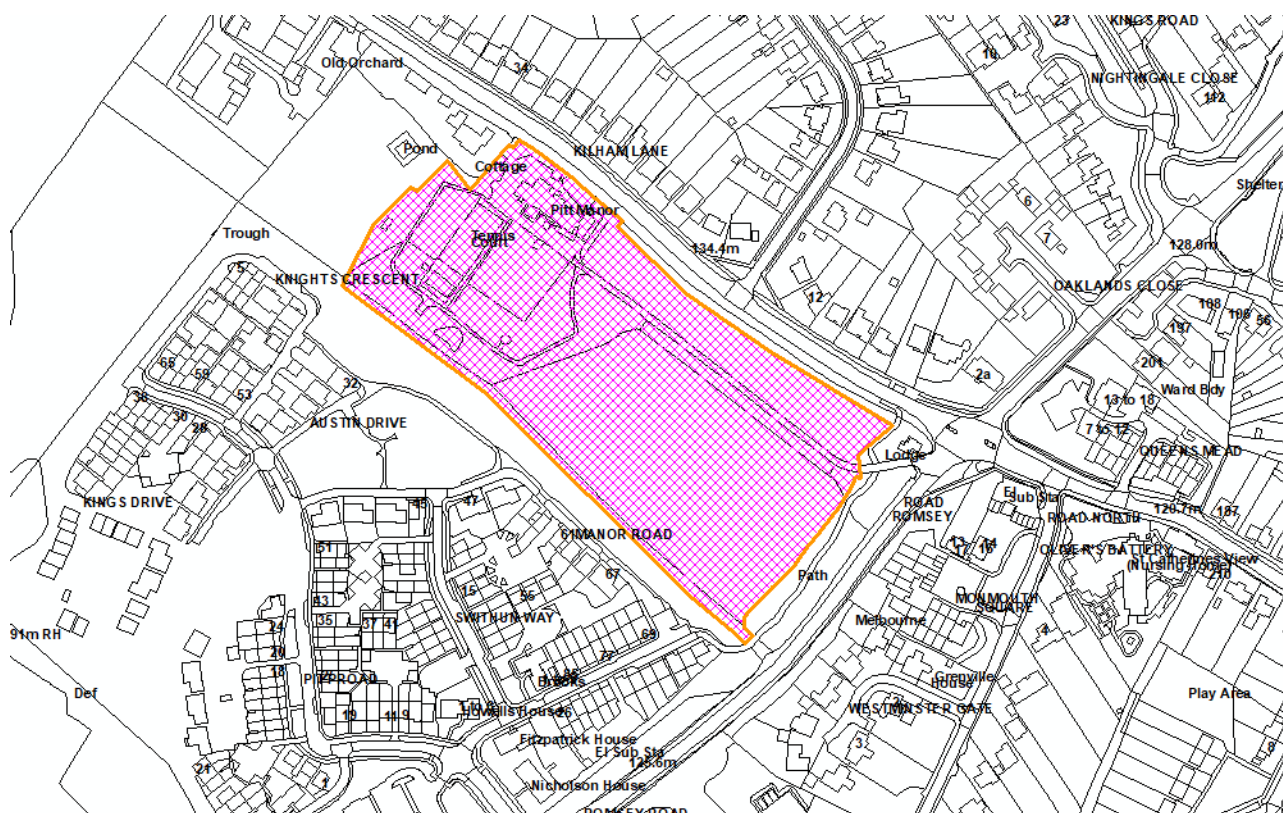


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 24/02377/FUL
Proposal Description: (AMENDED) Application for demolition of all buildings, and the construction of 48 dwellings, formation of a new access onto Kilham Lane, provision of landscaping, public open space and drainage (phased development)
Address: Pitt Manor, Romsey Road Winchester Hampshire SO22 5PR
Parish, or Ward if within Winchester City: St Luke
Applicants Name: Mr Stuart Garnett
Case Officer: Mrs Megan Osborn
Date Valid: 4 November 2024
Recommendation: Application Permitted
Pre Application Advice Yes

Link to Planning Documents

[Link to page – enter in reference number 24/02377/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

Reasons for Recommendation

Case No: 24/02377/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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

General Comments

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

Amendments to Plans Negotiated

In response to comments from officers, amended plans were submitted to change some of the design details of the proposed houses. Further plans were then submitted to alter the red line and reduce the rear extensions on the houses to the south of the site and to remove the accommodation from the roof area of houses C1, C2 and D, the amended plans are as follows:

Site Location – PMWIN-BSL-ZZ-ZZ-DR-A-0001 Rev G3
Masterplan – PMWIN-BSL-XX-ZZ-DR-A-0010 Rev C
Masterplan accommodation - PMWIN-BSL-XX-ZZ-DR-A-0021 Rev D
Masterplan parking - PMWIN-BSL-XX-ZZ-DR-A-0023 Rev D
Masterplan refuse strategy - PMWIN-BSL-XX-ZZ-DR-A-0024 Rev D
Masterplan Building heights - PMWIN-BSL-XX-ZZ-DR-A-0025 Rev D
Masterplan ground floor - 1038-SH-01-B
Masterplan boundary treatments - 1038-SH-02 B
Proposed street scenes (combined) - PMWIN-BSL-XX-ZZ-DR-A-0033
Proposed street scenes 1 - PMWIN-BSL-XX-ZZ-DR-A-0031
Proposed street scenes 2 - PMWIN-BSL-XX-ZZ-DR-A-0032
Proposed street scenes 3 - PMWIN-BSL-XX-ZZ-DR-A-0033
Proposed street scenes 4 and 5 - PMWIN-BSL-XX-ZZ-DR-A-0034
Proposed street scenes 6 and 7 - PMWIN-BSL-XX-ZZ-DR-A-0035
House type A Plans and elevations - PMWIN-BSL-XX-ZZ-DR-A-0100 Rev B
House type B plans and elevations - PMWIN-BSL-XX-ZZ-DR-A-0110 Rev B
House type C1 plans and elevations - PMWIN-BSL-XX-ZZ-DR-A-0120 Rev C
House type C2 plans and elevations - PMWIN-BSL-XX-ZZ-DR-A-0120 Rev C
House type D plans and elevations - PMWIN-BSL-XX-ZZ-DR-A-0130 Rev D
House type E plans and elevations - PMWIN-BSL-XX-ZZ-DR-A-0140 Rev C
House type F plans and elevations - PMWIN-BSL-XX-ZZ-DR-A-0150 Rev B
House type G plans and elevations - PMWIN-BSL-XX-ZZ-DR-A-0160 Rev B
House type H (plot 12) plans and elevations - PMWIN-BSL-XX-ZZ-DR-A-0170 Rev B
House type H (plot 18) plans and elevations - PMWIN-BSL-XX-ZZ-DR-A-0170 Rev B
House type I plans and elevations - PMWIN-BSL-XX-ZZ-DR-A-0180 Rev C
House type J plans and elevations - PMWIN-BSL-XX-ZZ-DR-A-0190 Rev C
House type L plans and elevations - PMWIN-BSL-XX-ZZ-DR-A-0210 Rev D
House type M plans and elevations - PMWIN-BSL-XX-ZZ-DR-A-0220 Rev D
House type M street view elevations - PMWIN-BSL-XX-ZZ-DR-A-0221 Rev G1
House type N plans and elevations - PMWIN-BSL-XX-ZZ-DR-A-0230 Rev C
Site sections 1 of 2 - KLWIN-BSL-ZZ-XX-DR-A-0026-G1 Rev G2
Site sections 2 of 2 - KLWIN-BSL-ZZ-XX-DR-A-0027 Rev G1
Illustrative Landscape masterplan - P24-0804_EN_0008 Rev L

Case No: 24/02377/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Strategic green infrastructure connection (illustrative) - P24-0804_EN_0009-0001 SGI

Indicative tree roof protection path detail (illustrative) - P24-0804_EN_0010-1 PD

Play space (illustrative) - P24-0804_EN_0011

Anti-social parking mitigation sections (illustrative) - P24-0804_EN_0012

Watercolours / perspectives (3no.) (illustrative)

1. Main Entrance view from Kilham Lane

2. View of avenue fronting Woodland Park

View of avenue in south-eastern parcel

These were submitted on the 14th April and were re-advertised for 21 days.

Site Description

The site is located within the development boundary of Winchester on the corner of Romsey Road and Kilham Lane. To the north of the site are houses on the opposite side of Kilham Lane, to the east is Romsey Road, the south is Winchester Village and to the west is the development called Silkstead Park and Pitt Manor Cottage.

The site is approximately 3.28 hectares and on site there is an existing two storey dwelling known as Pitt Manor lodge, some outbuildings, a tennis court and a swimming pool.

The site slopes from the top of the site in the north east to the south west. Access to the site is currently taken from Romsey Road with a gated access through an avenue of trees leading to Pitt Manor. This is also the access for Pitt Manor Lodge. There is another vehicular access into the site from Kilham Lane.

There is an existing footpath to the east of the site, which is outside the red line of this application. This pathway links from Kilham Lane to Winchester Village beyond and is well used.

Pitt Manor Lodge is considered to be a non-designated heritage asset by virtue of its inclusion in the Hampshire Inventory of Historic Parks, Gardens and Public Green spaces which is maintained by the Hampshire Gardens Trust.

There is an existing dense woodland in the northern part of the site that is covered by a TPO, there are dense trees to the eastern boundary with Romsey Road, which are also covered by a TPO and on the other side of the southern boundary there is also a TPO on the existing trees.

Proposal

The proposal is for the demolition of the existing dwelling and outbuildings and the construction of 48 dwellings.

The proposed development would be accessed by the existing access from Kilham Lane, which will be altered to serve 4 dwellings, and a new access is proposed also on Kilham Lane, which will provide access from the remaining 44 dwellings.

Relevant Planning History

Case No: 24/02377/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

80/01168/OLD - Erection of single storey extension to provide double garage and addition to study & alterations. Permitted 16th September 1980.

81/00748/OLD - Construction of post and wire fence and revision of existing vehicular access. Permitted 17th March 1981.

85/00644/OLD - Conservatory. Permitted 8th November 1985.

86/00691/OLD - Swimming pool enclosure. Permitted 10th February 1986.

91/01754/OLD - Field Access. Permitted 27th June 1991.

12/01725/FUL - Single storey garden room extension. Permitted 4th October 2012.

13/02808/FUL - Erection of barn Refused 11th April 2014.

14/02439/FUL - Erection of brick wall. Refused 26th January 2015.

15/01985/FUL - Erection of barn, Refused 9th November 2015.

Consultations

Service Lead – Built Environment (Archaeology) -

- No objection, subject to conditions 17 and 18

Service Lead – Built Environment (Historic Environment) –

- No objection to the impact on the undesignated housing and the historic Park and Garden

Service Lead – Built Environment (Urban Designer) –

- Comments made on 16th December 2024 asking for design changes to be made
- Revise plans submitted and further comments made 24th March 2024, objecting and asking for further changes.
- April 2025 - Further amendments have been made and no objections have been made to the changes.

Service Lead – Engineering (Drainage) -

- No objection, subject to condition 37

Service Lead – Sustainability and Natural Environment (Ecology) –

- Comments made 10th Feb 2025 – further information is needed.
- Further comments made 10th March 2025 – no objections, subject to conditions 33 and 34.

NatureSpace

- Given that all ponds within 500m have been surveyed in 2024 and returned negative results, we agree with the report's conclusion that great crested newts are unlikely to be present and impacted by the proposed development.

Service Lead – Sustainability and Natural Environment (Landscape) –

- No objection

Service Lead – Sustainability and Natural Environment (Trees) –

- Comments 2nd December 2024 requesting further information
- Further comments made 5th March – the additional tree planting is welcomed, would need some information regarding species and sizes up front.
- Comments made 7th May 2025 – no objection, subject to conditions 22-30.

Case No: 24/02377/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Service Lead – Public Protection (Environmental Health) –

- Noise (1st December 2024) – objection raised more information needed
- Noise – further comments received 6th March – further information needed.
- Noise (10th April 2025) – The further information received is acceptable, subject to condition 36.
- Contaminated land – no objection, subject to conditions 19, 20 and 21
- Air Quality – no objection

Service Lead – New Homes Delivery (New Homes) –

- Comments received 22.11.24 – The planning permission is not policy compliant and is not supported in terms of the affordable housing provision.
- After further discussion a figure of £2.1million has been agreed to be paid in affordable housing contribution. This is considered acceptable.

Hampshire Constabulary –

- Supportive in principle, with some concerns regarding the possibility of increased anti-social behaviour on Kilham Lane due to increased traffic congestion during busy periods, the lack of sufficient visitor parking on the new site and the safety of cyclists using the existing cycle track route.

Hampshire County Council (Rights of Way) –

- No changes proposed and therefore no objection

Hampshire County Council (Flood Authority) –

- Comments received 29th November 2023 requesting more information
- Comments received 2nd May 2025 – no objection, subject to condition 16

Hampshire County Council (Highway Authority) –

- Comments received 12th December 2024 – more information is needed
- Comments received 31st March 2025 – The applicant has satisfactorily addressed the highway authorities concerns. A S106 is proposed (see HoT below) and condition 15.

Natural England -

- No objection

Southern Water -

- Comments relating to SUDS, tree planning, existing sewers and soakaways – no objections, subject to the developer complying with their legislation.

Representations:

Councillor M Tod -

I am writing to oppose application 24/02377/FUL on Romsey Road – on three grounds.

1. The wholly inadequate support for active travel. For much of the day, Romsey Road is most congested road in the city – particularly in the area near Kilham Lane. During commuter and school run times, it regularly comes to a complete standstill. Similarly, Kilham Lane to the north is totally unsuitable for walking and very poor for cycling. There was a real opportunity to neutralise the impact of the proposed extra housing and associated cars with careful design to reduce car usage and improve active travel access to and from Winchester Village and Sarum Road, backed by a pedestrian/cyclist first approach to access to Romsey Road and Kilham Lane. Sadly, this has not been taken: walking and cycling connectivity remains almost unchanged from the status quo, and the resulting proposals do not measure up to Hampshire's LTP4 Transport Plan, policy CP10 of the Local Plan and Strategic Policy T1 of the Reg 22 emerging Local Plan submission.

Case No: 24/02377/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

2. The lack of clarity about plans to maintain the existing pedestrian access to the site. The costs of maintaining the path to the south-east of the site are currently covered by the owners of the site – as shown by the ownership boundary. However, the planning boundary has been drawn to exclude this part of the site. As a result, it is unclear whether the southern east path – which is essential to the development delivering its (already feeble) walking and cycling connectivity – and also critical to the Pitt Manor development (also previously under the same ownership) risks being unfunded and unmanaged. Without a clear plan to ensure the permanent maintenance of the walking route in perpetuity, the application should not be approved.

3. The lack of any affordable housing. All of the 48 houses for the site are assumed to be market housing. This is in contradiction to both policy CP2 of the current Local Plan and policy H6 of the Reg 22 emerging Local Plan submission.

Cllr Charlie Wise – St Luke Ward

I am writing to object to the above planning application on the following grounds:

1. Lack of On-Site Affordable Housing. The proposed development fails to include any on-site affordable housing, which is wholly out of character with the surrounding area. Situated adjacent to the mixed-tenure Winchester Village and directly opposite the Stanmore estate, this application not only ignores the serious need for more local affordable housing provision, it disregards the social and community fabric of this location. The Local Plan objective 'Homes for all' states new housing must "meet local needs, including a range of sizes, types of residential accommodation and tenures." Until this is addressed, I remain firmly opposed to the plan.
2. Impact on Local Traffic. As other residents have already highlighted, the proposed development will exacerbate traffic issues on local roads, particularly the connection to Kilham Lane and the already congested Romsey Road. The proposal needs to do more to remove barriers to walking and cycling in order to reduce car traffic in the area.
3. Future of Existing Cycle and Footpath. The application relies on the unadopted cycle and footpath between Winchester Village and Kilham Lane. It is unclear how this route will be supported and safeguarded for future use. A robust plan to ensure its long-term maintenance and accessibility is vital before any approval is considered.

City of Winchester Trust – comments received on the 6th December 2024 on the following:

- Local Context and character
- Built Form and houses
- Affordable housing
- Highways and access
- Design drawings
- Community engagement
- Climate emergency
- Layout

Case No: 24/02377/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Further comments were made from the City of Winchester Trust (27th February 2025) – The amended plans addressed all the original concerns raised. Overall, there is no objection to this proposal, subject to concerns on the amount of affordable housing being provided and any highways issues are resolved.

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

- Impact on highways and access
- More car movements
- Surrounding roads cannot cope with the increase of dwellings
- General infrastructure of Winchester needs to be updated
- Impact on cyclists
- Impact on the western boundary
- There is a lack of visitor parking, which will result in additional parking on Kilham Lane
- There is not enough parking proposed
- Noise pollution
- Noisy heat pumps
- The tree will need to be maintained
- Dust and dirt during building
- Need more affordable housing, there should be 40% on site
- This will impact on the path between the site and Winchester Village
- This will result in harm to ecology
- Concerns with the surface water runoff
- This will cause light pollution
- It is a shame not to utilise the main access
- Terrace houses are not in keeping
- The development is too dense
- Design does not fit in with the character of the area
- Concerns regarding the safety of the trees on Kilham Lane
- There was a lack of engagement
- Lack of amenities
- Questions on Phosphates
- The houses should not back on to the footpath on Romsey Road
- The dwellings will overlook Winchester Village
- There are no solar panels shown
- The green links to Winchester village are unacceptable
- The amendments don't address the traffic concerns

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

- The scheme is well designed and thought out
- This will not be visible from Kilham Lane
- The houses are needed in Winchester
- This is a good housing mix
- This will fit into the current Winchester landscape
- Housing is well spaced
- This is previously developed land, which should be encouraged.
- This will maintain most of the existing landscape feature of the site
- This site is well located near existing facilities

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Relevant Government Planning Policy and Guidance

National Planning Policy Framework (7 February 2025 update of 2024 version)

1. Introduction
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
16. Conserving and enhancing the historic environment

National Planning Practice Guidance

- Air quality
- Appropriate assessment
- 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
- Historic environment
- Housing supply and delivery
- Making an application
- Natural environment
- Renewable and low carbon energy
- Use of planning conditions
- Waste

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 CP3 – Affordable housing provision on market led housing

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

Case No: 24/02377/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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

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

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
DM29 – Heritage Assets
DM31 – Locally listed Heritage assets

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

Planning Considerations

Principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 48 of the National Planning Policy Framework (NPPF, 2024) requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The Regulation 19 Local Plan, as now agreed by Full Council, can be given appropriate and increasing weight in the assessment of development proposals in advance of Examination and Adoption as set out in paragraph 49 of the NPPF

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.

Case No: 24/02377/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Policy CP2 of the Local Plan Part 1 (LPP1) 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:

7 x 2 bedroom dwellings

29 x 3 bedroom dwellings

12 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.

Affordable housing

Policy CP3 of the LPP1 requires all development which increases the supply of housing be provide 40% affordable housing, unless this would render the proposal economically unviable. This would equate to 19 dwellings. The applicant has proposed an affordable housing contribution in lieu of the units to be provided on site.

A number of viability appraisals were submitted to the LPA for assessment which were assessed by the LPA and it was concluded that the site would be viable to provide an affordable housing contribution.

The final concluded that the equivalent amount required to enable 19 x affordable homes within the WCC area would be approximately between £2.1million and £3million, depending on exactly how the specifics are considered.

A final figure of £2.1million was agreed on, which is on the Heads of Team for the S106.

Assessment under 2017 EIA Regulations.

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

Impact on character and appearance of area

The existing site is located on the corner of Kilham Lane and Romsey Road and has one existing residential dwelling and a number of outbuildings. Part of the site was used for the keeping of sheep with some farm buildings.

The site is located within a suburban area of Winchester where buildings are generously set back from the road edge, gardens amenities are generous, and shrubs, street and garden trees, organic street patterns, open views are a constant feature. A lot of the architectural precedents shown are urban in nature and this site has an open countryside feel, which is largely screened from outside views.

The proposal is for the demolition of the existing dwelling and to develop the whole site for 48 dwellings. The proposal includes a large area of open space to the north of the site to be used for a woodland play area. Proposals include a footpath link to the existing footpath that runs along Romsey Road from Winchester Village to the corner of Romsey
Case No: 24/02377/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Road and Kilham Lane.

During the process of this application, a number of concerns were raised by officers, which have been addressed by the applicant, these included:

- Adding fenestration to public facing facades
- Changing parking arrangements
- Changes to boundary treatments
- Relocation of dwellings to provide more space front to front and a more natural street formation.
- Moving garages
- Addressing footpath links
- Changing design features

The proposed design of these dwellings is Neo-Georgian style with strong repetition of housing types, scale and proximity of dwellings to one another. Although this design is not typical of the surrounding area, and not ideal, it is considered that as this site is well screened from the surrounding area it would almost form its own character area within this part of Winchester. It would therefore not result in an incongruous feature in this street or in relation to neighbouring properties.

In addition to this the density of the proposed site is 14.6dph which is broadly similar to the immediate context when assessed against the gross site area.

The Open Space Assessment indicates that St. Luke's Ward is currently deficient in Natural Green Space by 6.11 hectares, Play Space by 2.43 hectares, and Sports Grounds by 4.58 hectares. The site is providing a large area of play space to the north of the site in the form of a woodland play area. This is much needed open space for the wider area of St Lukes. The site is also proposing a small area of natural green space in the centre of the site.

The applicant has worked with officers, and it is considered that the design of the resulting scheme can be supported, especially when providing the benefits of the open space.

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

Development affecting the South Downs National Park

The application site is located 1.9 km from the South Downs National Park

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) updated 2023. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 182 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

Case No: 24/02377/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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

The existing house is classified as a non-designated heritage asset due to this location within a locally registered park and garden. The following legislation and policies are taken into account in the assessment and determination of this planning and listed building application.

Relevant Legislation

Impact on the significance of the non-designated heritage asset Section 16 of the NPPF 2024, Policy DM31 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy.

The NPPF requires an assessment of the effect of an application on the significance of a non-designated heritage asset. Paragraph 216 of the NPPF requires weighing applications that directly or indirectly affect non-designated heritage assets and the scale of harm and/or loss in terms of the significance of the asset whilst Pitt Manor is still considered non-designated, by virtue of its inclusion in the Hampshire Register of Parks and Gardens, it is far from intact. The proposals would further impair an ability to appreciate the former character of the historic garden. This would be a minor adverse impact to a heritage asset of low significance.

The application has been accompanied by a detailed heritage statement, which provides a good explanation of the history of Pitt Manor. The present garden is plainly the rump of a much larger parkland laid out in the early C20, which provided a landscaped setting for Pitt Manor (house). Research presented in the heritage statement demonstrates that the garden has been substantially altered since the 1960s, and therefore a lot of its original form has been lost. Remaining features of historic interest appear to be limited to the avenue of trees on the northeastern edge of the site and the mature trees to the northwest of the present pond.

The design and access statement provides a useful explanation of why the reuse of the existing building is not proposed. This building has been considerably altered and extended since it was initially built at the end of the C19, with modern extensions wrapping around much of the building. Whilst Pitt Manor (house) is not unattractive, its heritage interest is limited. There is no objection in-principle to the demolition of this building.

The proposals would accord with the requirements of Section 16 para 209 of the NPPF (2024), Policies CP20 of WDLPP1 and DM29, DM32 of the WDLPP 2; and the historic environment section of the Planning Practice Guidance.

Archaeology

Case No: 24/02377/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

This application is supported by an archaeological desk-based assessment (DBA) (TOR & Co, September 2024. Ref. 275103 Issue 1), which includes as an appendix the results of a geophysical survey undertaken across accessible parts of the site. This geophysical survey report has been previously reviewed as part of a pre-application submission.

Having reviewed the DBA, overall, this is considered to form a suitable assessment of the site's archaeological potential in so far as this can be assessed from available information and the report conclusions are accepted.

As indicated in the DBA, it is considered that further archaeological evaluation and mitigation will be required and can be secured via planning conditions. The pre-commencement conditions (17 and 18) are required to ensure that the archaeological works are agreed and implemented prior to any disturbance of archaeological deposits by the commencement of preparatory and / or construction works.

Neighbouring amenity

The site is well screened from outside the site area. This is a stand-alone site with no material planning harm to neighbours' amenities from the proposed dwellings due to the distances away from neighbours and the existing boundary treatment.

The main assessment would be the relationships between the proposed dwellings on the site.

There are windows proposed on the site elevation of house type number A, these are to bathrooms and would therefore be obscurely glazed and are only on one side of the dwelling and therefore an overlooking looking impact would be avoided.

There are no windows proposed on the rear elevation of house type number B. There would be no unacceptable overlooking to private amenities from this dwelling.

There is a first-floor window proposed on the side elevation of house type C1, this is to a bathroom and therefore would be obscurely glazed. There is a ground floor window proposed on plot 5 only, this will add to the visual interest of the dwelling in the street and not result in any material planning harm in terms of overlooking.

There is a first-floor window on the side elevation of house type C2 that looks towards house type E. This is for a bathroom and therefore is obscurely glazed.

House type D has no windows on the side elevation looking towards its neighbouring property.

There are first floor windows on the side elevation of House type E, which are for studies. These would not result in any adverse overlooking due to the distances between properties and there being no windows or obscurely glazed windows on the opposite side elevations.

House Type F is a line of three terrace houses that front onto the road with house type H (plot 12) attached on the northern side. These dwellings do have rooms in the roof and would look towards the side of plot 41, which has no windows on the side elevation and

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

the rear gardens of plots 13 and 41, however due to distances an harmful overlooking impact would be avoided.

The rear windows on house type H (plot 12) looks towards the side of house type G (plot 13), however plot 13 has no windows on the side elevation and therefore an overlooking impact would be avoided.

As House type G has no windows on the side elevations there will be no overlooking towards each other on the side. There are rear windows, looking towards House type N to the rear, however this is considered to be a reasonable distance between dwellings that it would not result in any material overlooking that wouldn't be expected in an urban area such as this.

House type H appears again on the south eastern line of dwellings and forms the corner plot. This is plot 18 and has windows on first floor and roof lights looking towards plot 19, however these are to bathrooms and would therefore be obscurely glazed.

House type I does not result in any overlooking to the type and location of the dwellings.

House type J is located in the southern corner of the site, there are windows on the side overlooking the footpath and none proposed on the other side. This is acceptable. House type L has first floor side windows, which are for bathrooms and therefore would be obscurely glazed and would result in no harm from overlooking.

House Type M are three storey houses, which only have windows on one of the side elevations on first and second floors, which are to stairwells. There would be no harmful overlooking from these windows.

House type M have been moved back from their original position to provide more relief between these and the dwellings opposite, which results in a further distance front to front of these dwellings. This distance has been increased from approximately 8.1m to 10m. This is now acceptable.

The layout of the dwellings on this site is acceptable in relation to the overbearing and overshadowing harm they would have on each other.

It is considered that this development would not result in any material planning harm to any neighbouring amenities.

Condition 5 requires all bathroom windows to be obscurely glazed.

Therefore, the proposal complies with policy DM17 of the LPP2 for the above reasons.

Highways

The site is located to the southwest of Kilham Lane on the outskirts of Winchester.

Kilham lane is a predominantly street lit 30mph road with footway provision on one side of the carriageway. To the east, Kilham Lane connects to Romsey Road via a 4-arm signalised junction. Romsey Road provides connectivity into Winchester to the north and wider connectivity to the strategic road network via the M3 to the south.

Case No: 24/02377/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

To ascertain vehicle speeds on Kilham Lane to inform visibility requirements from the site access, Automatic traffic counters, an ATC survey was undertaken towards the end of April 2024. The survey identified 85th percentile speeds of 33.9mph heading northwest and 32.3mph heading southwest.

On-street parking is currently present on Kilham Lane opposite the frontage of the site.

Sustainable Transport Connectivity Walking and Cycling

To ascertain the proximity of the site to local facilities and amenities, walking and cycling isochrones have been produced in Figures 5 and 6 across a 20 minute travel time and 5km distance respectively. A list was provided with nearby facilities, along with the distance from the proposed development. This identifies that there are a number of local schools and a convenience store which are located within the 800m walking distance identified by Active Travel England. Additional facilities are available to the site within a 2km catchment area.

A Walking, Cycling and Horse-riding Assessment and Review (WCHAR) has been undertaken by the applicant to review key walking and cycling routes from the development site. The document focusses on wider offsite routes and concludes that they are generally acceptable, aside from the lack of pedestrian crossing provision at the Romsey Road signalised junction for pedestrians to access Stanmore Lane. The review suggests incorporating a pedestrian phase into the signals to accommodate this movement. The site is located in an area where opportunities exist to create new links and improve existing connections to strengthen walking and cycling opportunities.

Bus

Two separate sets of bus stops are available within a 400m walking distance of the site located on Romsey Road and Stanmore Lane. The stops provide a high frequency service into Winchester and therefore represent a viable alternative to travel via the private car which could reduce vehicular trips into the city centre. Internal connections through the development should be provided to ensure that residents benefit from high quality, direct routes to the stops.

Rail

Winchester train station represents the nearest form of rail travel, situated approximately 2.8km from the site. Although the station is outside of the 2.0km maximum preferred walking distance, there are opportunities for residents to utilise the frequent bus service or cycle to the station before continuing their journey.

Personal Injury Accident (PIA) Data

PIA data has been gathered from Hampshire Constabulary for a 5-year period up to December 2023. The scope of the data covers the Road Romsey corridor and identifies a few accidents spread along the route, but no significant accident clusters which may be exacerbated by the proposed development.

Site Access

The western development parcel consists of 4 dwellings accessed via a vehicle crossover.

The highways authority raised concerns regarding the trees on this junction. The applicant produced a CAVAT report to assess the trees located within the highway boundary which

Case No: 24/02377/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

will need to be removed to accommodate the site access. This report has been reviewed by Hampshire Highways and considered acceptable in principle, with the exact CAVAT value to offset the loss of highway trees to be agreed through the Section 278 process.

The remaining 44 dwellings are to be accessed via a bellmouth junction on Kilham Lane. The junction has been designed in accordance with HCC TG2 guidance and therefore features a 5.5m wide access road supported by 3.0m radii.

Following a further review of the proposed uncontrolled pedestrian crossing on Kilham Lane, the applicant has produced drawing number 151.0013-0001 Rev P07 which details a revised location for the crossing point. This is to locate the crossing further away from the driveway into number 16 Kilham Lane, removing the concern that the crossing point will be overrun by vehicles entering and exiting the property. As a result, there is a tree on the northern side of Kilham Lane which will need to be removed to accommodate the crossing. The removal of this tree will also be subject to payment of a CAVAT fee.

Tracking has been undertaken for the new access, but it is noted that the presence of on-street parking would prevent manoeuvres from being safely undertaken. The applicant has also agreed to pay to implement a TRO on the northern side of Kilham Lane to ensure that larger vehicles can safely manoeuvre in and out of the new site access. The restrictions to restrict on-street parking is supported and the funds to implement the TRO will be secured through a future Section 106 agreement.

The principle of the site access and crossing shown in drawing numbers 151.0013- 0001 Rev P07 and 151.0013-0003 Rev P07 is therefore considered acceptable and will be secured through a Section 106 agreement.

A short section of footway and crossing point is provided on Kilham Lane itself. Given the low vehicle flow in this section of the site, this arrangement is considered acceptable.

Trip Generation

Through pre-app discussions, TRICS parameters and two-way trip rates were agreed with the applicant. The agreed AM and PM trip rates are 0.624 and 0.547 respectively, corresponding to 30 and 25 vehicular movements.

It should be noted that these trip rates are considered to be a worst-case scenario for the development, with the applicant expected to bring forward a development which provides strong active travel opportunities to key facilities and amenities to reduce reliance on the private car.

Trip Distribution

Traffic has been distributed onto the local road network via 2011 Census data, specifically 'location of residence and place of work' for the relevant output area. The census data identifies that 100% of traffic will turn right out of the site access, heading towards the Kilham Lane/Romsey Road signal junction. From the signals, 41% will turn left to continue towards Winchester, 2% will head straight on towards Stanmore Lane, and the remaining 57% will turn right towards Pitt village. As a result of the proposed distribution, all 30 and 25 of the AM and PM peak hour movements will route via the signal junction.

Junction Modelling

Case No: 24/02377/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Following concerns raised from Hampshire Highways, updated junction modelling has been undertaken for the Kilham Lane/Romsey Road signal junction. The modelling takes account of agreed parameters such as traffic flow data, origin-destination data and TEMPRO growth factors (to uplift the aforementioned flow data).

Whilst the revised modelling work was not fully optimised, it does identify an increase in the Degree of Saturation observed on the Kilham Lane approach to the junction. As such, the applicant has designed an improvement scheme, which is shown in drawing number 151.0013-0013 Rev P02, which provides additional flare length on the Kilham Lane approach to allow 3 vehicles to wait side by side. The Highway Authority is satisfied that an improvement scheme could be implemented to improve junction capacity. In line with Hampshire's Local Transport Plan 4 (LTP4) and the shift to vision led planning in the NPPF, it is considered that a contribution should be secured towards a scheme that either provides pedestrian and cycle improvements at the junction and on Local Cycling and infrastructure plan (LCWIP) Route 260, or a capacity improvement on Kilham Lane.

Car Parking

The parking layout has been amended during the submission of this application and it meets the parking standards set by Hampshire.

Travel Plan

The travel plan has been amended and will be secured through the Section 106 agreement.

Therefore, the proposal complies with policies CP10 of the LPP1 and DM18 of the LPP2 with regards to impact on highway safety, traffic generation and adequate parking facilities on site.

Ecology and Biodiversity

An Ecological Assessment (Pro Vision, October 2024) was submitted with this application. Appropriate recommendations have been provided in section 5, which should be subject to condition. A Construction Environmental Management Plan should also be conditioned.

Bats

Roosting bats are present within Pitt Manor and therefore a mitigation licence is required from Natural England before any works can commence to this building. Precautionary methods for removal of trees with potential roost features (PRF-Is) are included in the report.

An Artificial Lighting Assessment has been provided which shows that the lighting features chosen are acceptable and that key ecological receptors such as the woodland will not be illuminated.

It was unclear from the initial information whether the bat roost mitigation features will be illuminated. Further information has been provided to the bat mitigation strategy to reflect the limitations associated with lighting the highway.

Hazel dormouse

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

No dormice were recorded on the survey however there are records on the site immediate to the west. Therefore, a precautionary method statement is considered necessary for any works within suitable habitat, which has been provided in supplementary information.

Great Crested Newts

There are three ponds located within 500m of the proposed development. Two of these were subject to an eDNA survey which both returned a negative. The other pond was identified as being dry, from reviewing pictures no aquatic vegetation was observed in the depression. Given that all ponds within 500m have been surveyed in 2024 and returned negative results, it is agreed with the conclusion of the report, that great crested newts are unlikely to be present and impacted by the proposed development.

BNG

A Biodiversity Net Gain Assessment (Pro Vision, October 2024), statutory metric and condition assessments have been submitted. The pre-development habitat plan is in Appendix B and post-development habitat plan in Appendix C. The results show a 23.1% loss in habitat units and a 33.13% gain in hedgerow units; therefore, biodiversity units will need to be delivered off-site, which can be secured when discharging the Biodiversity Gain Plan. Because the onsite gains are considered significant a legal agreement (S106) which will include monitoring fees, and a Habitat Management and Monitoring Plan (HMMP) will be required.

Biodiversity Enhancement Plan

A plan showing the location of bat and bird boxes is included in Appendix L. These have been amended to address concerns and are now acceptable.

The presence of a protected species on site has therefore been addressed and the submitted reports are acceptable. The proposal therefore complies with policy CP16 of the LPP1.

Appropriate Assessment

Nitrate Budget

The nutrient budget demonstrates that there will be a nutrient input into the Solent catchment area of 20.564 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 0.112 kilograms of total phosphates per year (kg/TP/year). It is therefore likely that more phosphates will enter the catchment as a result of the new development, however its effect cannot be confirmed and neither can phosphate neutrality.

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 land owner (The Grange Estate) to offset the impact of their development on the water environment of the Solent.

Case No: 24/02377/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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 (13) 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.

Sustainability

Developments should achieve the lowest level of carbon emissions and water consumption which is practical and viable. Policy CP11 expects new residential developments to achieve Level 5 for the Energy aspect of the Code for Sustainable Homes and Level 4 for the water aspect.

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.

Condition 11 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 drainage for the development will feed into the mains drainage system on Romsey Road. Condition 38 will ensure the submission of full details of foul and surface water drainage.

The drainage strategy has been amended following concerns raised regarding deep bore soakaways. Storage features, infiltration trenches and basins are being utilised which are considered to be a suitable range of features given the site layout.

Further information is required, but is acceptable to be conditioned.

Therefore, the proposal complies with policy DM15 of the LPP2, subject to conditions 16 and 37.

Trees

Case No: 24/02377/FUL

WINCHESTER CITY COUNCIL PLANNING COMMITTEE

The site is subject to two Tree Preservation orders which protect a number of trees on the northeast and southwest sides of the site. This includes a significant avenue of Lime trees running alongside the main drive.

An Arboricultural Impact Assessment (dated 28th October, 2024) has been prepared in accordance with British Standard 5837:2012 to support the development proposal. This along with further tree planting proposed shown on the Landscaping plan and the tree planting establishment and planting plan is found acceptable by the tree officer and no objections are raised. Conditions 22-30 are proposed.

The proposal will therefore comply with policy DM24.

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 Pitt Manor Cottage and the construction of 48 residential dwellings on land adjacent to the dwelling. Whilst the proposed development differs from the prevailing spatial character of this part of the area by introducing a new architectural form and design, it is considered to be acceptable an acceptable use of land as it represents an efficient use of the land to provide residential dwellings in a highly sustainable location.

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.

Planning Obligations/Agreements

In seeking the planning obligations and/or financial contributions for BNG, Highways, affordable housing, the Local Planning Authority has had regard to the tests laid down in para 57 of the NPPF which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

Application Permitted subject to the following Legal Agreement:

Case No: 24/02377/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Legal Agreement – Heads of Terms

1. **Affordable Housing financial contribution to Winchester City Council**
 - a. £2.1million (index linked) to be paid in different triggers during the construction of the development.
2. **Traffic Regulation Order / Section 278 agreement and financial contribution of £15,000 to Hampshire County Council**
 - a. To remove on-street parking on the north side of Kilham Lane to facilitate the vehicular accesses
 - b. Contribution of approx. £15,000.
3. **Capital Asset Value for Amenity Trees (CAVAT) Assessment financial contribution of £13,233 to Hampshire County Council**
 - a. Regarding felling of trees in highways land to enable the formation of the vehicular accesses and their visibility splays
 - b. Financial contribution is based on a standard calculation - as set out by our arb consultant
4. **Traffic mitigation measures - financial contribution of £210,000 to Hampshire County Council**
 - a. Towards either pedestrian or cycle improvements on LCWIP route 260, or a capacity improvement scheme at the Kilham Lane/Romsey Road signal junction based on drawing 151.0013-0013 Rev P02 to provide additional flare length on Kilham Lane to allow 3 cars to wait side by side.
 - b. Contribution of £210,000.
5. **Travel Plan – including approval and monitoring fees of £15,000 to Hampshire County Council**
 - a. Our Transport Consultant has produced a Travel Plan which can be appended to the s106.
6. **Biodiversity Net Gain on-site gains requiring Habitat Management and Monitoring Plan (HMMP) and monitoring fees**
 - a. We are securing off-site habitat units to meet our 10% requirement. That will be subject to the usual planning condition.
 - b. Whilst we have a BNG deficit, there will be on-site BNG which will need to be secured through the S106, including HMMP and monitoring fees.
7. **Public Open Space management, maintenance and monitoring fees (potentially linked with Woodland Management Plan unless secured by condition)**
 - a. The site will not be adopted. There will be a Management Company to manage and maintain common parts. This will include the areas of open

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

space - which we accept will be publicly accessible. This comprises the 'Woodland Park' and the 'Central Greenspace', and within the former will be children's play space.

And subject to the following conditions:

Conditions

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

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the plans listed below unless otherwise agreed in writing by the local planning authority:

Site Location – PMWIN-BSL-ZZ-ZZ-DR-A-0001 Rev G3
Masterplan – PMWIN-BSL-XX-ZZ-DR-A-0010 Rev C
Masterplan accommodation - PMWIN-BSL-XX-ZZ-DR-A-0021 Rev D
Masterplan parking - PMWIN-BSL-XX-ZZ-DR-A-0023 Rev D
Masterplan refuse strategy - PMWIN-BSL-XX-ZZ-DR-A-0024 Rev D
Masterplan Building heights - PMWIN-BSL-XX-ZZ-DR-A-0025 Rev D
Masterplan ground floor - 1038-SH-01-B
Masterplan boundary treatments - 1038-SH-02 B
Proposed street scenes (combined) - PMWIN-BSL-XX-ZZ-DR-A-0033
Proposed street scenes 1 - PMWIN-BSL-XX-ZZ-DR-A-0031
Proposed street scenes 2 - PMWIN-BSL-XX-ZZ-DR-A-0032
Proposed street scenes 3 - PMWIN-BSL-XX-ZZ-DR-A-0033
Proposed street scenes 4 and 5 - PMWIN-BSL-XX-ZZ-DR-A-0034
Proposed street scenes 6 and 7 - PMWIN-BSL-XX-ZZ-DR-A-0035
House type A Plans and elevations - PMWIN-BSL-XX-ZZ-DR-A-0100 Rev B
House type B plans and elevations - PMWIN-BSL-XX-ZZ-DR-A-0110 Rev B
House type C1 plans and elevations - PMWIN-BSL-XX-ZZ-DR-A-0120 Rev C
House type C2 plans and elevations - PMWIN-BSL-XX-ZZ-DR-A-0120 Rev C
House type D plans and elevations - PMWIN-BSL-XX-ZZ-DR-A-0130 Rev D
House type E plans and elevations - PMWIN-BSL-XX-ZZ-DR-A-0140 Rev C
House type F plans and elevations - PMWIN-BSL-XX-ZZ-DR-A-0150 Rev B
House type G plans and elevations - PMWIN-BSL-XX-ZZ-DR-A-0160 Rev B
House type H (plot 12) plans and elevations - PMWIN-BSL-XX-ZZ-DR-A-0170 Rev B
House type H (plot 18) plans and elevations - PMWIN-BSL-XX-ZZ-DR-A-0170 Rev B
House type I plans and elevations - PMWIN-BSL-XX-ZZ-DR-A-0180 Rev C
House type J plans and elevations - PMWIN-BSL-XX-ZZ-DR-A-0190 Rev C
House type L plans and elevations - PMWIN-BSL-XX-ZZ-DR-A-0210 Rev D
House type M plans and elevations - PMWIN-BSL-XX-ZZ-DR-A-0220 Rev D
House type M street view elevations - PMWIN-BSL-XX-ZZ-DR-A-0221 Rev G1
House type N plans and elevations - PMWIN-BSL-XX-ZZ-DR-A-0230 Rev C
Site sections 1 of 2 - KLWIN-BSL-ZZ-XX-DR-A-0026-G1 Rev G2
Site sections 2 of 2 - KLWIN-BSL-ZZ-XX-DR-A-0027 Rev G1
Illustrative Landscape masterplan - P24-0804_EN_0008 Rev L

Case No: 24/02377/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Access Design and Vehicle Tracking - 151.0013-0001 Rev P07
Proposed Pedestrian Crossing – Visibility Splay - 151.0013-0003 Rev P07
Western Access Design, Tracking and Visibility - 151.0013-0006 Rev P03
Internal Visibility Splays - 151.0013-0007 Rev P04
Internal Movement Plan - 151.0013-0012 Rev P01
Signalised Junction Improvement Scheme - 151.0013-00013 Rev P02
Drainage Strategy - FW2422-D-400 Rev P3
Topographical Site Survey - 05PM01A Sheet 1 of 4,
05PM01A Sheet 2 of 4,
05PM01A Sheet 3 of 4,
05PM01A Sheet 4 of 4
Measured Building Survey Drawings - 14710 S1
14710 S2
14710 S3
14710 S4
14710 S5
Existing Buildings Key Plan - PMWIN-BSL-ZZ-XX-DR-A-0011-P1

3. No development shall take place above damp proof course (DPC) level until drawn sections and elevations of the external windows and doors (at a scale of 1:5), have been submitted to and approved in writing by the Local Planning Authority. The submitted details must be referenced against the approved plans, and must show the relationship with the surrounding fabric. The development shall then proceed in strict accordance with the approved plans unless agreed otherwise in writing by the Local Planning Authority.

Reason: To ensure the preservation of the character and appearance of the area.

4. No development shall take place above DPC level until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The submitted details should include samples, including on-site sample panels as applicable, along with details of brick bonding, mortar / render colour and texture, and pointing finish. Development shall be carried out in accordance with the approved details.

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

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

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

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (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 the dwellings hereby permitted.

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

Case No: 24/02377/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

7. 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.

8. A detailed scheme for landscaping and landscaping management, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development above DPC 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.

9. No development shall take place above DPC level until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected in accordance with the Masterplan boundary treatments drawing 1038-SH-02-B. The boundary treatment shall be completed before the final dwelling in 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.

10. No development shall take place above DPC level until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

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

11. Prior to development above DPC level, 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 2024 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

Case No: 24/02377/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

12. 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 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 2024 and to accord with the requirement of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

13. 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.

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

- a) Details of how provision is to be made on site for the parking and turning of operatives/contractors'/sub-contractors' vehicles and/or works vehicles;
- b) The measures the developer will implement to ensure that operatives'/contractors/sub-contractors' vehicles and/or works vehicles are parked within the planning application site;
- c) Arrangements for the routing of lorries and details as to how works traffic will access the site;
- d) The arrangements for deliveries associated with all demolition works, loading/ unloading of plant & materials and restoration of any damage to the highway;

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

- e) The measures for cleaning the wheels and underside of all vehicles leaving the site;
- f) A scheme for the suppression of any dust arising during demolition or clearance works;
- g) The measures for cleaning the highway to ensure that it is kept clear of any mud or other debris falling from works vehicles, and
- h) A programme and phasing of the demolition work;
- i) Location of temporary site buildings, compounds, materials, and plant storage areas used during demolition;
- j) Provision for storage, collection, and disposal of rubbish from the development during the demolition phase;
- k) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- l) Temporary lighting;
- m) Protection of pedestrian routes during demolition;
- n) No burning on-site;
- o) Safeguards for fuel and chemical storage and use, to ensure no pollution of the surface water leaving the site.
- p) details of phasing of the site

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

15. Prior to development above DPC level, the following details shall be submitted to and approved in writing by the Planning Authority.

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

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

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

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

16. No development shall commence, excluding demolition works, until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment ref: FW2422_FRA_001 V3, has been submitted to and approved in writing by the Local Planning Authority. The submitted details should include:

- a. A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment.
- b. Infiltration test results undertaken in accordance with BRE365 and providing a representative assessment of those locations where infiltration features are proposed and demonstrating the 1m unsaturated zone.
- c. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
- d. Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.
- e. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.
- f. Details on how the drainage features will be protected from construction activities.

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

17. No development or any works of site preparation shall take place until,

A Written Scheme of Investigation for a programme of archaeological mitigation works based on the results of the trial trenching to the local planning authority for approval in writing. The Written Scheme of Investigation shall include:

- i. The programme and methodology of site investigation and recording
- ii. Provision for post investigation assessment, reporting and dissemination
- iii. Provision to be made for deposition of the analysis and records of the site investigation (archive)
- iv. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation and;

b) have implemented the programme of archaeological mitigation works in accordance with the approved details. No development or site preparation shall take place other than in accordance with the approved Written Scheme of Investigation.

Reason: To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations. Policy DM26 Winchester District Local Plan Part 2; Policy CP20 of the Winchester District Joint Core Strategy.

18. Following completion of archaeological fieldwork, within 9 months (unless otherwise agreed in writing), a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports and publication. The report shall be submitted to and approved by the Local Planning Authority.

Case No: 24/02377/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Reason: To ensure that evidence from the historic environment contributing to our knowledge and understanding of our past is captured and made publicly available. Policy DM26 Winchester District Local Plan Part 2; Policy CP20 of the Winchester District Joint Core Strategy.

19. 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.

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

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

- a) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the preliminary conceptual site model as presented in the desk top study; and
- b) A remedial strategy detailing the measures to be undertaken to remove or avoid risk from contaminants and/or soil gas identified when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a suitably qualified person to oversee the implementation of the works.

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

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

21. Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person nominated in the approved remedial strategy

Case No: 24/02377/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the approved remedial strategy has been implemented fully, unless varied with the written agreement of the Local Planning Authority in advance.

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

22. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Implications Assessment and Method Statement ref:- 231580- AIA 3 written by Eco Urban 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.

23. 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 Assessment and Method Statement Ref:- 231580- AIA 3 and Tree Protection Plan, Ref:- ECO 13 TREE PROTECTION FOR PITT MANOR WINCHESTER Telephone – Tree Officer. 01962 848360

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

24. The Arboricultural Officer shall be informed prior to the commencement of construction of special surfaces under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848360

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

25. 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:- 231580- AIA 3

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

26. Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Implications Assessment Appraisal and Method Statement Ref:- 231580- AIA 3: 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.

27. 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,
Case No: 24/02377/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

special surfacing and all works deemed necessary by the approved Arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the Arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

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

28. A pre-commencement meeting will be held on site before any of the site clearance and construction works begins. This will be attended by the site manager, the Arboricultural consultant and the LPA tree officer.

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

29. The Woodland Management Plan ref 231580-WMS shall be implemented in full to the satisfaction of the LPA from the commencement of the development and thereafter maintained in strict accordance with the management provisions and scheme.

Any deviation from works prescribed or methods agreed in accordance with the Woodland Management Strategy Ref:- 231580 – WMS – Pitt Manor: shall be agreed in writing to the Local Planning Authority.

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

30. No development including ground preparation, temporary access construction or construction work shall commence on site until a Tree Planting Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include the position, species and sizes of all new trees proposed for the development and shall include a plan to show all services and other infrastructure within the influence zone of the trees as they mature. The plan shall also include a method statement for specific tree planting details, including tree pits to demonstrate that the underground soil volume and post planting watering can be achieved to support establishment in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape, in accordance with the details in the New Tree planting and maintenance strategy by Ecourban Arboriculture.

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

31. 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.

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

Case No: 24/02377/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

- (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 193 of the National Planning Policy Framework 2024.

32. Development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan under Condition 32 has been submitted to and approved in writing by the Local Planning Authority. The HMMP shall include the following details:

- (a) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- (b) any necessary legal mechanism or covenant for securing the monitoring over the relevant period;
- (c) 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;
- (d) 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;
- (e) a proposed definition of 'completion of development' in respect of the development hereby approved.
- (f) The approved Biodiversity Gain Plan shall be maintained for at least 30 years after the development is complete.

The approved habitat creation and enhancement works shall be implemented in full within six months of the date of their written approval and be shall be maintained for at least 30 years after the development is completed. Notice in writing shall be given to the LPA 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 193 of the National Planning Policy Framework (2024)

33. The development shall be carried out in accordance with the measures set out within Ecological Assessment by Pro Vision dated March 2025 V4. Thereafter, the compensation
Case No: 24/02377/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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

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

34. 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.

35. Prior to occupation of the development hereby permitted, full details demonstrating how noise sensitive premises will be suitably protected from external noise or vibration shall be submitted to and approved in writing by the Local Planning Authority.

Development must then continue in accordance with the approved details. Any mitigation measures must be in operation prior to the occupation of the development.

Reason To ensure acceptable noise levels within noise sensitive premises are maintained.

36. Electric Vehicle Charging Point (EVCP) in accordance with the Air Quality SPD Appendix F - Electric Vehicle Infrastructure Specification shall be installed prior to the commencement of the parking or any other ancillary or incidental use of the garage hereby approved and thereafter retained.

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

37. 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 development commences.

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

38. 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, D and E of Part 1 Schedule 2 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

Case No: 24/02377/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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

39. Prior to development above DPC level, details in relation to the 'Play space' located in the wooded area of the application site shall be submitted to and approved in writing by the LPA. Development shall be carried out in accordance with the approved details.

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

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, CP3, 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

04. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

05. During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

Case No: 24/02377/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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 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

Case No: 24/02377/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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. 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.

If at any point during construction works any great crested newts are identified, then the following instructions must be strictly adhered to: - Stop all works immediately and leave the area - Inform an ecologist immediately who will provide further guidance / instructions - Do not try to handle or rescue a great crested newt - Do not resume construction works until advised it is safe to do so by an ecologist If the applicant wishes to completely avoid any risks relating to great crested newts, they have the option to enquire for the Council's District Licence, which provides full legal cover for any impacts to great crested newts and therefore removes the risk of having to stop works if great crested newts are found on site. More details on the District Licensing Scheme operated by the council can be found at <https://naturespaceuk.com/>

12. 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)