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The development is recommended for permission as it is considered that it will not adversely impact the character and appearance of the local environment 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**

None

### **Site Description**

Kings School is located within the city of Winchester. The main entrance to the school is located from Romsey Road via Kings Road with a secondary access from Sarum Road. The proposed site for the artificial pitch is located to the north of the main school buildings on an existing area of grass. To the east of the site there are existing tennis courts and the land slopes down to more grass pitches and an existing artificial pitch.

On the other side of Sarum Road, to the north of the site is Royal Winchester Golf Club, to the west are the residential dwellings on Sarum View, to the south is an existing school building with residential dwellings on Woodfield Drive beyond this.

There is a small existing parking area off Sarum Road.

### **Proposal**

The proposal is for a 3G artificial grass pitch (AGP), perimeter fencing, floodlighting, hard standing areas, access paths and a grasscrete parking area.

### **Relevant Planning History**

Planning application made for the existing artificial pitch - 96/03375/OLD - Provision of community accommodation and facilities with service road and including 6 no. tennis courts, all weather training court and additional car parking  
No objection was raised 1st August 1996.

### **Consultations**

#### Service Lead – Engineering (Drainage) -

- No objections

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

- There is a slightly different approach to the bat surveys which is accepted. No objection to the ecological appraisal, subject to a condition requiring the proposed mitigation (condition 5). Further work needs to be carried out on the BNG metric, this has been provided and the BNG is now acceptable, subject to a conditions 11 and 12.

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

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- No objections, subject to more tree planting

Service Lead – Sustainability and Natural Environment (Trees) –

- Comments received 26<sup>th</sup> November - Need more information in relation to the re planting of trees on the site.
- Comments on 11<sup>th</sup> February – further information has been submitted in relation to the re planting of trees and this is acceptable.

Service Lead – Public Protection (Environmental Health) –

- Noise – comments received 19<sup>th</sup> November 2025 – concerns in relation to the noise and the impact on nearby properties.

Further comments 16<sup>th</sup> December 2025 in response to information and email from applicant – not provided sufficient mitigation to alleviate previous concerns.

Comments received 3<sup>rd</sup> March 2026 after receiving additional information raising the acoustic fence from 3m to 3.5m - Although the increased height in the fence will reduce the noise marginally, the Environmental protection officer still has concerns regarding the hours of use and the disturbance later in the evening. It was suggested that the only way to mitigate any noise impact from the proposal would be by limiting the hours of use. It was suggested that 9pm be the latest in the evening.

The hours of operation were amended by the applicant to change from a finish time of 9pm instead of 10pm – The environmental protection officer supports this hour change.

Condition 6 requires the development to be carried out in accordance with the noise report and condition 14 restricts the hours of use of the pitch.

- Light – comments received 19<sup>th</sup> November 2025 – the proposed lighting scheme is acceptable, subject to condition 7.

Vertical illuminance plans were requested and submitted by the applicant – These were assessed by the Environmental Protection Officer (18<sup>th</sup> March 2025) and it was agreed that this information clarifies there are no concerns regarding light overspill and surface illuminance, in accordance with the Institute of Lighting Professionals' guidance GN01/21.

Cycle Winchester –

- Objection – this development would cause harm to the active travel in the area as it would add more traffic to a road that is unsuited to traffic. Contrary to policy and HCC Cycle strategy and LCWIP.

Hampshire County Council (Highway Authority) –

- No objections, subject to condition 13 and 15

South Down National Park -

- No objections

Natural England -

- No comment

Southern Water -

- No comment

Sport England -

- No objections

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**Representations:**

Councillors - none

City of Winchester Trust – not objecting or supporting – the visual impact may be contentious in relation to the flood lights proposed. In view of the existing uses, this proposal is seen as acceptable.

81 Objecting Representations received from different addresses and 3 with no addresses citing the following material planning reasons:

- Impact from noise
- Impact from light
- Impact on highways
- Increase in traffic
- Ecological impact
- Contrary to planning policy
- Impact to horse riders from additional traffic
- Impact on residential amenities
- 10 end time is too late in this residential area
- Environmental impact
- There are no footpaths on parts of Sarum Road making it unsafe to walk
- Harmful the character of the surrounding area
- Landscape harm
- Drainage and run off
- Alternative site considerations

306 Supporting Representations received from different addresses and 4 with no address and 25 from outside of Winchester District citing the following material planning reasons:

- The facility is needed
- Promotes good health
- There is a shortage of all weather pitches in Winchester
- Can restrict times of use
- Much needed community facility
- Good for physical and mental health

**Relevant Government Planning Policy and Guidance**

National Planning Policy Framework (NPPF)

- 2. Achieving sustainable development
- 4. Decision-making
- 8. Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places
- 15. Conserving and enhancing the natural environment

National Planning Practice Guidance (NPPG)

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- Air quality
- Biodiversity net gain
- Community Infrastructure Levy
- Consultation and pre-decision matters
- Design: process and tools
- Determining a planning application
- Effective use of land
- Healthy and safe communities
- Housing and economic land availability assessment
- Housing and economic needs assessment
- Light pollution
- Natural environment
- Noise
- Open space, sports and recreation facilities, public rights of way and local green space
- Travel Plans, Transport Assessments and Statements
- Use of planning conditions

Local Plan (Regulation 19) 2020 – 2040

SP3 – Development in the countryside

D1 – High quality, well designed and inclusive places

D2 – Design principles for Winchester Town

D7 – Development standards

T1 - sustainable and active transport and travel

T2 – Parking for new developments

T4 – Access for new developments

NE1 – Protecting and enhancing biodiversity and the natural environment

NE3 – Open space, sport and recreation

NE4 – Green and blue infrastructure

NE5 – biodiversity

NE8 – south downs national park

NE9 – landscape character

NE10 – protecting open areas

NE13 – Leisure and recreation in the countryside

NE14 – rural character

Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

**Planning Considerations**

**Principle of development**

The site is located within the Kings School campus, just outside the designated development boundary and within land classified as countryside. The policies of the Local Plan seek to protect the countryside from inappropriate development.

This is highlighted in Policy SP1, which applies a town centre first approach to retail, leisure or other development proposals that attract large numbers of people.

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Policy E3 further emphasises this. The policies states that 'the town centre strategy is to maintain and enhance the role of centres as thriving areas for community and economic activities'.

The proposal is for a 3G pitch with artificial grass to be located just outside the settlement boundary of Winchester. It is designed to accommodate a number of youth football pitches and training areas. The pitch will be surrounded by a 4.5m high fence with a 1.2m high internal fence, 6 no. 13m high floodlights, a 3.5m high acoustic barrier to the western elevation of the pitch and a parking area for 41 vehicles located to the north of the pitch.

The proposed use of the pitch will be for the school during school hours and other sports clubs outside the school hours. The pitch has the potential to attract users from inside and outside of Winchester city.

The site is outside the settlement boundary where countryside policies apply, such as policy SP3. This policy allows for essential leisure and recreational development in accordance with Policy NE13.

Policy NE13 permits the development outside the settlement boundary of new leisure and recreational facilities for which a countryside location is necessary, subject to certain criteria:

- i) The development does not create unacceptable visual or noise intrusion in the countryside either by itself or when viewed cumulatively with other developments.
- ii) Additional buildings, structures and ancillary developments area the minimum required for the operation of the site.
- iii) The operation of the site will not cause unacceptable harm to the character of the area, including by all forms of pollution, or harm biodiversity, heritage assets, tranquillity or public safety and,
- iv) Appropriate landscaping scheme and screening are provided.

The above criteria are assessed within the 'impact of character and appearance of area' below.

The supporting text makes it clear that recreation uses are most sustainably located in or adjacent to existing settlements (paragraph 7.100).

This site is located within the existing Kings School campus and, although just outside the settlement boundary, it is located adjacent to existing sport facilities, one of these being an existing all weather pitch, which is approximately 170m to the east of this proposed site.

This site is identified in the Winchester City Council Playing Pitch Strategy (PPS) 2025-2040 as a priority to meet the 3G need identified. It is also subsequently highlighted as a priority project in the Winchester Local Football Facilities Plan (LFFP). This Plan states the need for 7 additional full size 3G pitches to meet the growing needs for football and in particular the huge growth of the women and girls game in the Local Authority (Winchester has the largest proportion of W&G teams versus total teams nationally).

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Kings School site was identified due to their commitment to the growth of the game, as well as their commitment to wider community usage and their experience of managing and operating community sports facilities, so the infrastructure is already in place.

This project will seek to provide opportunities for everyone to become more active, promoting health & wellbeing and improving local provision where a deficiency has been identified through evidence-based strategies.

In conclusion, this is on land classified as countryside, which allows for essential leisure and recreational development. There is a clear need for facilities such as this proposed, as set out in the PPS. Its location adjacent to existing facilities is encouraged to cluster these types of developments in one place. It is therefore considered that the proposed development of the site for an all-weather pitch is acceptable in principle in relation to the policies assessed above.

**Assessment under 2017 EIA Regulations.**

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

**Impact on character and appearance of area**

The proposal is for an all-weather 3G pitch to be located on an existing field within the Kings School Campus. The development would include fences around the perimeter of the pitch, hardstanding, flood lights, and a car parking area off Sarum Road.

As stated above, Policy NE13 lists a set of criteria and development will be allowed under this policy if:

- The development does not create unacceptable visual or noise intrusion in the countryside
- Additional buildings and structures are kept to a minimum required for the operation of the site
- The proposal would not cause an unacceptable alteration to the character of the area
- There is appropriate landscaping proposed.

The application only proposes the minimum amount of structures required for a development of this type and there is no unnecessary development proposed.

When assessing the site in relation to the impact on the surrounding area, it is acknowledged that this is countryside, although edge of the city and directly adjacent to the development boundary. However, when travelling west along Sarum Road from a point roughly in line with the Sarum Road Hospital car park and the highway no stopping sign, to a point in line with Rose Cottage and Beech Cottage on the north side of the lane, the character and appearance of the lane becomes quite rural. Suburban elements have

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been left behind, and it feels like countryside. The hedges are thick and full; the road is narrow and sunken in places and there are very few detracting influences. Teg Down Farm is a large residential building to the north side of the lane but is rapidly being concealed by a recently planted belt of trees and shrubs. This character changes abruptly as you arrive at the rear entrance to the school. The school's car park is clearly visible, the rural hedgerow has gone, there are streetlights on the south side of the lane and a roadside pavement. A few meters further on is the large, incongruous entrance road to the Royal Winchester Golf Club. The golf club car park is clearly visible. Views now open up northwards over the golf course to the distant countryside beyond. The entrance to Sarum View just beyond the school is a typical suburban access road and due to the combination of these elements the character and appearance has switched back from being rural to being urban fringe or suburban.

There is lighting proposed for the pitch, which has been specifically designed to fulfil sports lighting requirements and is accepted where low light pollution is essential. The lighting will be down lit ensuring that it reaches the sports surface and not into the sky or polluting the environment. Therefore, the light pollution will be kept to a minimum and with the existing backdrop of the school and residential streets, this would not adversely affect the tranquillity of the countryside.

The introduction of a 3G Artificial Grass Pitch with its fencing, floodlights and parking area is considered not to be too incongruous, out of place or visually intrusive and would be read as a part of the school. This would particularly be the case if the boundary vegetation on the lane was retained in order to maintain a visual screen to the lane. This is conditioned (condition number 3).

Overall, the proposal complies with policies D1, D2, and NE13 of the Winchester District Local Plan 2024-2040.

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

The application site is located 2.3 km from the South Downs National Park

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) updated 2024. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 182 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

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

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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**

No Impact, the works do not affect a statutory Listed building or structure including setting; Conservation Areas, Archaeology or Non-designated Heritage Assets including setting.

**Neighbouring amenity**

The nearest properties are located to the west of the proposed site on Sarum Road and Sarum View, the nearest dwelling being approximately 25m away. This is Lyndean, which fronts onto Sarum Road, with its rear garden running most of the length of the access to the houses on Sarum View. There are houses to the south on Woodfield Drive, these are located behind an existing school building. To the north of the site is the access to Royal Winchester Golf Club and to the north east, along Sarum Road there is Rose and Beach Cottage.

It is considered that the proposed development is a sufficient distance away from dwellings as to not result in any overlooking, overbearing or overshadowing harm to the residential amenities. Below considers the impacts in relation to the proposed lighting and noise from as a result of the development proposed.

Floodlights

The proposed flood lighting is for 6 no. 13m high galvanised steel columns, each equipped with energy efficient LED luminaires.

The application has submitted a lighting statement, which proposes an advanced flood lighting system, to ensure obtrusive light is significantly reduced.

A vertical illuminance plan was requested further to the information already submitted by the applicant.

The submitted information has been assessed by the Winchester City Councils Environmental Health officer and it was considered that the proposed lighting scheme is acceptable in accordance with the Institute of Lighting Professionals' guidance GN01/21. It is advised that a condition to ensure the lighting is installed and maintained in accordance with the documentation provided and switch off 15 mins after the use of the pitch (Conditions 7, 8 and 9).

Noise

A noise impact assessment was submitted with the application, which has been amended as a result of comments. The applicant undertook an environmental noise assessment for the proposed new artificial grass pitch (AGP), which considered the impact of environmental noise on the nearby residential properties based on noise level data from activities measured at similar pitches.

Amendments were made to the height of the acoustic fence from 3m to 3.5m.

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The report concluded, 'With regards to planning policy, we would expect that the development would potentially be noticeable but not intrusive and would result in no observed adverse effect'.

The LPA environmental Health officer commented on the proposals, stating 'although the addition to the acoustic barrier will reduce the noise impact marginally, the concern regarding the hours of use and disturbance into the later evening still remains, particularly as background noise levels will reduce as the evening progresses. This impact is likely to be exacerbated as the pitch is all weather providing a play-able surface all year round, and the provision of lighting which will extend the use particularly in winter months. It is my opinion that the only way to further mitigate any noise impact from the proposal is by limiting the terminal hour. I would suggest that 9pm might be acceptable to this department.'

The applicant has subsequently amended the hours of operation, on the advice of the EHO, the hours of use are now:

Monday – Friday: 08:00 – 21:00  
Saturday – Sunday: 09:00 - 18:00  
No Whistle policy after 18:00  
(condition 14)

These hours are considered acceptable by the EHO and the development would not result in an unacceptable impact on neighbouring amenities that would warrant the refusal of this application. Therefore, the proposal complies with policy SP3 and D7 of Local Plan.

### **Sustainable Transport**

Access to the development would be from Kings Road, off Romsey Road, and Sarum Road. Kings Road is the main entrance to the school, with footways and streetlighting. Sarum Road is narrower and lacks continuous footway provision. The proposal includes a new car parking area with 41 spaces adjacent to the proposed artificial grass pitch (AGP), accessed from the existing entrance on Sarum Road.

Suitable pedestrian and cycle access is provided from Kings Road, where footways and streetlighting offer a safe route from the surrounding residential areas. Sarum Road has more limited pedestrian infrastructure, with a footway on the southern side of the carriageway between Sarum View and Romsey Road. The AGP is expected to generate only minimal pedestrian activity from this direction, with most users approaching via Kings Road.

The trip generation assessment in the Transport Assessment adopts a person-based methodology supported by TRICS data. Upper-range usage assumptions have been applied by modelling the pitches at full capacity with overlap between consecutive bookings, resulting in a high-end estimate of total person trips.

A car occupancy rate of two persons per vehicle has been used, which may at times be optimistic, but the forecast peak of 56 two-way vehicle movements per hour 2 remains a reasonable estimate. This peak would occur during evening and weekend periods, outside school drop-off and pick-up times, and is unlikely to add to existing congestion.

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There are no adoptable parking standards for a development of this type. The level of proposed car parking on the site is acceptable, especially given the amount of parking existing on this site. Parking surveys of the school and community use have been combined with modelled demand for hockey and the proposed AGP. A total of 232 spaces would be available within the school grounds, including the new car park off Sarum Road. On the basis of the trip generation assumptions, the overall level of proposed parking is expected to meet the forecast demand.

The new car park on Sarum Road may attract a high proportion of AGP users due to its proximity to the pitch. This does not alter the conclusion that the proposed provision can accommodate the anticipated level of use and that the forecast additional vehicle trips are unlikely to result in an unacceptable highway safety impact on Sarum Road, Kings Road or the wider local highway network.

Therefore, the proposal complies with policy T1 and T2 of the Local Plan.

### **Ecology**

The location of the pitch is on grass land, which is considered to have low wildlife habitat. The effected area is modified grassland or poor condition.

A preliminary ecological appraisal has been submitted within this application, which concludes that due to the low level of existing ecology on this site, there is no requirement for further ecological surveys, beyond a bat survey.

The application is supported by a Phase II Bat Survey which largely conforms with the best practice guidelines produced by the Bat Conservation Trust guidelines particularly with regards to the set up and location of the static detectors and the methods used for the nighttime bat walkover survey. The survey, however, did not undertake 3 separate surveys in each season i.e. 1 in spring, 1 in summer and 1 in autumn. The Phase II Bat Survey Report by BJ Collins (September 2025) provides justification for this.

It is stated that the site is “low suitability for bats” and that proportionality should be considered. It is also stated in the report that “it is considered unlikely that further information will be provided by a mid-season survey than that which has been provided by these two monitoring periods, which have covered some 24 nights.” The autumn survey was started in late August which is still considered summer and carried on into early September (the autumn). The BCT guidelines also recommend that a minimum of 15 nights of survey data should be collected (5 nights worth in each season) whereas this survey undertook 24 nights so further data was collected (9 days’ worth) despite only 2 visits. Given the above, the justification is accepted for slightly different approach to the survey methodology.

The site does not contain any high value habitats for bats (being predominantly mown grass) it is accepted that requiring an additional survey in the mid-season would not yield any further information that would alter the assessment of site importance for bats.

Overall, it is considered that the level of survey effort being carried out is in accordance with best practice guidelines.

The feature of most importance/interest to bats appears to be the hedgerow on the northern boundary of the site. The survey data collected also appears to show that the

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majority of the bat activity recorded on this boundary is from light tolerant bats such as Common pipistrelle. However, as shown in the paragraph above, there were some records of light sensitive bats present. The report submitted by Ecobat shows that the light sensitive bats were in the lowest percentile for activity.

The Phase II Bat Survey Report by BJ Collins (September 2025) states that the impacts on light sensitive bats cannot be avoided but it provides mitigation measures instead. The measures include modern baffles and floodlight design to reduce the extent of spillage from the pitch itself as well as a curfew of 10pm when the flood lighting is switched off (this has been amended and conditioned). This results in 5 lux (unit of illuminance) falling onto the boundary hedgerow over the largest part of the new facility and an isolated area with 15 lux when the flight lights are on. A “red” lighting scheme is also proposed for the car park, which is the installation sitting immediately north of the pitch. The lighting for the car park will also be switched off with the curfew for the flood lights to ensure the whole site is unlit at this point.

Whilst with all the measures in place, there is still some residual light spill on the hedgerow this has been minimised as much as possible through design and other measures which is considered proportionate. The very low presence of light sensitive bats as evidenced in the report suggests that the proposal will not have a significant impact upon the favourable conservation status of these species. The site has much more activity from more light tolerant species such as Common Pipistrelle and these are likely to be unaffected by the proposals as they stand.

Therefore a condition is proposed that the mitigation in the Phase II Bat Survey Report by BJ Collins (September 2025), “the floodlighting scheme in its mitigated specification, (see Surfacing Standards, project code G-227681, dated 09-09-2025 (designer M Bugg), appendix B), is implemented as designed, and this requirement should be subsequently monitored. (condition 5)

This proposal is therefore acceptable in relation to policies NE1 and NE5 of the Local Plan 2040.

### **Biodiversity Net Gain**

Policy NE5 of the local Plan 2040 requires developments to deliver a minimum of 10% measurable net gain in biodiversity to be maintained for a minimum of 30 years in accordance with the Environment Act 2021.

The information submitted, with this application, shows the baseline habitats that are included within the metric. The development is creating some BNG onsite in the form of creation of mixed scrub. Despite this, the development will result in a loss of biodiversity (1.22 unit deficit). It is stated in the Biodiversity Net Gain Metric Cover Report by BJ Collins (September 2025), offsite units will be secured to meet the biodiversity objective. This is conditioned (condition 11 and 12) and the information is required at the discharge of condition stage.

Therefore, the proposal complies with policy NE5 of the Winchester Local Plan.

### **Sustainability**

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The all-weather pitch has been designed to minimise environmental impact through its construction and operation. Sub-base aggregates will be locally sourced to lower the facilities carbon footprint.

The proposal therefore complies with policy CN3 of the Local Plan.

### **Sustainable Drainage**

The drainage engineer has been consulted on the proposed development. In principle the engineer is satisfied with the submitted Drainage Strategy prepared by Surfacing Standards Limited (Ref:G-227681, dated 10 October 2025), which adequately addresses the relevant flood risk and drainage considerations. The proposed arrangements shown on the Proposed AGP Drainage Layout drawing are also acceptable in principle.

However, while the strategy states that infiltration testing was undertaken in one trial pit, the design uses a conservative assumed infiltration value. A confirmed, site-specific infiltration rate is essential to validate the sizing and performance of the proposed infiltration SuDS—particularly the soakaway, whether used for primary drainage or exceedance management.

This could be conditioned and a pre commencement surface water drainage condition is recommended requiring submission and approval of the final SuDS design based on confirmed infiltration rate (condition 10).

Therefore, the proposal complies with policy NE6 of the Local plan 2040.

### **Equality**

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

### **Planning Balance and Conclusion**

In conclusion, The Playing pitch strategy is clear in showing that there is a need for this type of facility not only for the school, but for community use. The site is considered suitable in that it clusters existing sporting uses together. Although this is a countryside location, policies make it clear that sporting facilities such as this are more suited to countryside locations.

When considering the impact to the character of the surrounding area, this has been assessed in relation to its existing context and it was concluded that the development would not result in an unacceptable level of impact.

Although the introduction of an AGP in this location would result in some noise and light pollution, it has been kept to a minimum level that it is considered acceptable and would not result in any material planning harm to neighbouring amenities.

There would be no significant impact in relation to highways, ecology, drainage and it is considered to be acceptable in terms of environmental impacts.

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Therefore, the proposal for an AGP in this location is acceptable in relation to all relevant planning policy.

**Recommendation**

Application granted subject to the following 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:

Location plan 01  
Proposed site plan – 02 Rev 1  
Proposed layout 03 Rev 1  
Topographical survey 04  
Proposed elevation 05 Rev 1  
Proposed drainage layout 07  
Proposed field layout 08  
Infill containment measures 09

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

3. Prior to the use of the 3G pitch hereby permitted, a scheme of landscaping for the site must be submitted to and approved in writing by the Local Planning Authority specifically showing details of planting (trees and vegetation) along the western and northern boundaries.

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

The scheme shall ensure;

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

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

Reason: To reduce the light spillage, limiting the development's impact on the rural character of the area.

4. No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the

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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.

5. The development shall be carried out in accordance with the measures, conclusions and recommendations set out within the Phase II Bat Survey Report by BJ Collins (September 2025), "the floodlighting scheme in its mitigated specification, (see Surfacing Standards, project code G-227681, dated 09-09-2025 (designer M Bugg), appendix B) and the Preliminary Ecological Appraisal (extended) report by BJ Collins dated Sept 2025. Thereafter, the compensation measures shall be permanently maintained and retained in accordance with the approved details.

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

6. The development shall be carried out in accordance with the measures, conclusions and recommendations set out within the Noise Impact assessment (ref 11271/GK Rev B) dated 14.01.26. Thereafter, the compensation measures shall be permanently maintained and retained in accordance with the approved details.

Reason: To provide adequate protection to local residents in relation to noise.

7. The development shall be carried out in accordance with the measures, conclusions and recommendations set out within the Sport Lighting Statement dated 4.2.26 and the Proposed lighting scheme (G-227681) dated 11.3.26. Thereafter, the compensation measures shall be permanently maintained and retained in accordance with the approved details.

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

8. No additional lighting shall be installed on the development site.

Reason: To ensure that bats and other nocturnal species are not adversely impacted by the lighting and to limit light spillage from the development and in relation to neighbouring amenities.

9. The external lighting will not be switched on between the hours of 21:15 in the evening and 08:00 Monday to Friday and 18:15 and 08:00 Saturday to Sunday.

Reason To protect the appearance of the area, the environment and local residents from light pollution.

10. 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 details shall include a verified infiltration test result, undertaken in accordance with the relevant standards and used directly in the hydraulic design calculations.

The approved details shall be fully implemented before occupation of the development hereby permitted.

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

11. Development may not be begun on site unless:

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- (i) a biodiversity gain plan has been submitted to the planning authority; and
- (ii) The planning authority has approved the plan.

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

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

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).

12. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan under Condition 11 has been submitted to and approved in writing by the Local Planning Authority (LPA). 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)

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13. No development shall be brought into use until the parking and turning areas have been provided within the site in accordance with the approved plans. These areas shall be retained for this purpose.

Reason: In the interests of highway safety.

14. The use of the development hereby permitted shall not be open to customers outside the following times 08:00 – 21:00 Monday to Friday 09:00 – 18:00 Saturday to Sunday with a no whistle policy after 18:00 on all days.

Reason: In the interests of the amenities of neighbouring properties.

15. No development shall take place until a Construction Traffic Management Plan (CTMP) including the following details has been submitted to, and approved in writing by, the Local Planning Authority:

- a) parking for vehicles of site personnel, operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials;
- d) measures to ensure that vehicles leaving the site do not deposit mud or other detritus on adjoining roads and the public highway network;
- e) construction vehicle routing to and from the site;

The approved CTMP shall be adhered to throughout the construction period.

Reason: In the interests of highway safety.

**Informatives:**

01. In accordance with paragraph 39 of the NPPF (December 2024), Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

- offer a pre-application advice service and,
- update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

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

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.

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

SP3 – Development in the countryside

D1 – High quality, well designed and inclusive places

D2 – Design principles for Winchester Town

D7 – Development standards

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- T1 - sustainable and active transport and travel
- T2 – Parking for new developments
- T4 – Access for new developments
- NE1 – Protecting and enhancing biodiversity and the natural environment
- NE3 – Open space, sport and recreation
- NE4 – Green and blue infrastructure
- NE5 – biodiversity
- NE8 – south downs national park
- NE9 – landscape character
- NE10 – protecting open areas
- NE13 – Leisure and recreation in the countryside
- NE14 – rural character

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

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

6. Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible. For further advice 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>

7. 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

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Your contact details

The appropriate fee.

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

8. Replacement of trees is enforceable in law and failure to comply with the condition could result in the issue of a tree replacement notice and prosecution if the local planning authority believes that the criteria of the condition has not been met. Trees make an important contribution to the character of the landscape, creating a green environment which we all enjoy. Winchester City Council encourages the planting of new trees to replace any that are felled in order to maintain the positive benefits that trees provide.

9. 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)