

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)****Grant of Planning Permission**Planning Application Reference: **25/01252/FUL****Decision Date:- 13.03.2026**

Winchester City Council **GRANTS** planning permission for **Demolition of existing (Use Class C3) converted barn, caravan, agricultural building and the erection of three detached dwellinghouses with associated hard and soft landscaping, works and package treatment plant (resubmission of 24/02558/FUL) at Oak Meadow, Bishops Wood Road, Mislingford, Fareham, Hampshire, PO17 5AT**, subject to the following conditions:

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

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

02 The development hereby approved must be constructed in accordance with the following documents and drawings:

- o 0881/EX/01 - Existing Location and Site plan
- o 0881/PL/101 Rev C - Proposed Site plan
- o 0881/PL/102 Rev B - Proposed floor plans unit 1
- o 0881/PL/103 Rev C - Proposed Elevations Unit 1
- o 0881/PL/104 Rev C - Proposed Floor Plans Unit 2
- o 0881/PL/105 Rev C - Proposed Elevations unit 2
- o 0881/PL/106 Rev B - Proposed Plan and Elevations Unit 3
- o WTP2 Tree Survey (dated 18/11/2025)
- o CIV001 Rev A01 Proposed Cess Pool Arrangement Option 3 (dated 12/12/2025) (included within Foul Drainage Statement, AEGAEA, Reference: 9715\_PO17\_Oak Meadow\_09 issue 1)

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

03 No development shall start on site until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority, which shall include:



- (a) A programme of and phasing of demolition (if any) and construction work;
- (b) The provision of long-term facilities for contractor parking;
- (c) The arrangements for deliveries associated with all construction works;
- (d) Methods and phasing of construction works;
- (e) Access and egress for plant and machinery;
- (f) Protection of pedestrian routes / adjacent track during construction;
- (g) Measures to protect habitats and species within and adjacent to the site, in accordance with the measures described within Section 4 'Assessment of Effects, Mitigation and Compensation Measures' of the Ecological Impact Assessment (Halpin Robbins, October 2025);
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;
- (h) Measures to avoid damage towards heritage interests close to the site

Demolition and construction work shall only take place in accordance with the approved method statement.

Measures to protect habitats and species shall be informed by the recommendations within the approved Ecological Impact Assessment

Reason - In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

04 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Implications Assessment and Method Statement ref:- WT 005-25 AIA2 Ltr written by Mark Wadey Trees Chartered Consultancy and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with the Arboricultural Implications Assessment and Method Statement Ref:- WT 005- 25 AIA2 Ltr and Tree Protection Plan, Ref:- WTP2

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:- WT 005-25 AIA2 Ltr

Reason: This is a pre-commencement condition, that is required to ensure protection and long term viability of retained trees and to minimise impact of construction activity.

05 No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary 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.

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: This is a pre-commencement condition, that is required to ensure protection and long term viability of retained trees and to minimise impact of construction activity.

06 The development hereby permitted shall NOT BE OCCUPIED until 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

Reason: This is a pre-commencement condition, that is required to ensure the sustainable use of water and to accord with the Conservation of Habitats and Species Regulations 2017.

07 Prior to the commencement of the development hereby permitted, detailed proposals for the disposal of foul and surface water drainage shall be submitted to, and approved in writing by, the Local Planning Authority. This shall include the following:

- management and maintenance plan for the lifetime of the development
- timetable for implementation
- responsibilities of each party for the implementation of the above
- any other arrangements to secure the operation of the drainage schemes
- updated Nutrient Budget Calculations

The development shall not be occupied until the approved measures have been implemented. These details shall be implemented in full and only as approved and retained thereafter.

Should the updated Nutrient Budget Calculations indicate that the development can no longer achieve nitrate neutrality, a mitigation package addressing the nutrient input arising from the development shall be submitted to, and approved in writing by the Local Planning Authority. Such mitigation package shall address all of the nutrient load entering the protected European sites arising from the development; shall 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.

The development shall not be occupied until and unless all measures forming part of that mitigation have been secured and submitted to the Local Planning Authority.

Reason: This is a pre-commencement condition, that is required to ensure satisfactory provision of foul and surface water drainage.

08 Development may not be begun on site unless:

- (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: This is a pre-commencement condition that is required in order that the Planning Authority can 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.

09 Prior to the commencement of the development hereby approved, a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority before development commences. The landscaping scheme shall include the following details:

- a) Means of enclosure
- b) Hard surfacing specification and materials
- c) Planting details (including specification, planting density, maturity / size and layout)
- d) Retained natural features
- e) Establishment, implementation and maintenance schedule
- f) Biodiversity enhancement measures, in accordance with Section 5 'Enhancement Measures' of the Ecological Impact Assessment (Halpin Robbins, October 2025);

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: This is a pre-commencement condition that is required in order that the Planning Authority can ensure a satisfactory visual appearance of the site

09 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 4 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 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: This is a pre-commencement condition that is required in order that the Planning Authority can 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)

10 Prior to the commencement of the development hereby approved, a revised parking layout plan shall be submitted to, and approved in writing by, the Local Planning Authority. The plan shall demonstrate the following:

- allocated car parking of 2 spaces for each dwelling;
- a minimum of 1 visitor car parking space
- that vehicles may enter and leave the site in forward gear when all car parking spaces are occupied.

Prior to the occupation of the development hereby approved, the approved parking layout shall be implemented in full and retained thereafter.

Reason: This is a pre-commencement condition that is required in order that the Planning Authority can ensure satisfactory visual amenity, landscape character and highway safety

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

Reason: This is a pre-commencement condition that is required in order that the Planning Authority can ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2021 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy

12 The development hereby approved shall be implemented strictly in accordance with the recommendations stated in section 4.4.2 of the Ecological Impact Assessment for Oak Meadow, Mislingford, Fareham PO17 5AT, (Halpin Robbins Ecology & Environmental Services, November 2024).

Reason: To minimise the impacts of development on biodiversity

13 The first floor window(s) in the north elevation of the dwelling described in plan 0881/PL/101 Rev C as unit 2, 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.

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

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2024 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

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

Reason: To ensure that the development is proportionate to the site in order to protect the amenities of the locality and to maintain a good quality environment and to comply with the provisions of Policy DM3 - Small Dwellings in the Countryside of the Local Plan Part 2.

16 Planting of the new trees as specified in the landscaping plan provided by New Enclosure Landscape Consultants, ref:- 502\_PN\_02 shall take place within 1 year of full planning permission being granted and during the planting season between November and February.

The precise size, species, location or period of time will be agreed in writing with the council. If, within a period of 2 years from the date of planting, the tree(s) (or any other tree planted in replacement for it) is removed, uprooted, destroyed or dies, another tree of the same size and species shall be planted at the same place, or in accordance with any variation for which the local planning authority give their written consent.

Reason: To maintain the character and amenity of the site and the local landscape.

17 The development hereby approved shall not proceed beyond slab level until a scheme for storage and collection of refuse and recycling has been submitted to, and approved in writing by, the local planning authority.

Reason: In the interest of residential amenity and rural character.

**Julie Pinnock BA Hons MTP MRTPI**  
**Corporate Head of Planning and Regulatory Services**

## **Notes To Accompany Planning Decision Notice**

### **General Notes for Your Information:**

- 1 In accordance with paragraph 39 of the National Planning Policy Framework (NPPF), 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 :  
work with applicants/agents in a positive and proactive manner by;  
- offer 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.
- 2 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.
- 3 WCC Tree Officer contact details: Telephone no. 01962 848360

### **Community Infrastructure Levy**

**Please note that this application is subject to the payment of Community Infrastructure Levy (CIL).**

A separate CIL Liability Notice will be produced which provides full details regarding CIL. Please refer to that notice for further information. As this is a CIL liable development you must advise Winchester City Council of your intention to commence work.

### **Right of Appeal**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

- If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice.
- Appeals should be made online via [Appeal a planning decision](#). If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at [Make an appeal to the Planning Inspectorate and associated guidance](#).

- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.