

**Hampshire County Council  
Director of Economy, Transport & Environment**

**Applicant: HCC ETE Engineering Structures**

**1) To infill a scour hole in the river invert adjacent to the upstream apron of the structure The river invert is being put back to it's original designed state; the structure will not be physically affected**

**2) To re point and replace lost brick work to upstream and downstream training walls, materials to be sympathetic to those currently in position. Maintenance only**

**3) To rebuild brick pilaster which is now becoming unsafe, materials to be sympathetic to those currently in position. Maintenance only**

**4)The refurbishment of existing wrought iron railings, material to be sympathetic to those currently in position maintenance only at Winchester City Bridge, Bridge Street, Winchester, Hampshire SO23 9BH (Application No. 13/01837/HCS )**

**(Received: 7 August 2013)**

## **General**

Planning permission/conservation area consent is sought for the: 1) To infill a scour hole in the river invert adjacent to the upstream apron of the structure The river invert is being put back to it's original designed state; the structure will not be physically affected; 2) To re point and replace lost brick work to upstream and downstream training walls, materials to be sympathetic to those currently in position. Maintenance only; 3) To rebuild brick pilaster which is now becoming unsafe, materials to be sympathetic to those currently in position. Maintenance only; 4)The refurbishment of existing wrought iron railings, material to be sympathetic to those currently in position maintenance only at Winchester City Bridge, Bridge Street, Winchester, Hampshire SO23 9BH.

City Road Bridge is a road bridge that carries Bridge Street (a single 5.2m carriageway with two 1.0 footways) over the River Itchen. The area of the River Itchen between the Mill and the Bridge has suffered scour to the river bed to the extent that there are concerns for the fabric of the bridge and its upstream NW training wall. The scour is such that the river bed is, at its worst, 1200mm below its original design level. The extent of the scour has the potential to undermine the foundations of both structures. City Bridge is a Grade I Listed Building and Scheduled Ancient Monument and is adjacent to a Grade II Listed Building. The intention is such that the works will not physically alter the Listed Structures. The River Itchen is a designated Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC). The site is also within the Winchester Conservation Area

The materials are proposed as follows:

- River Invert – Stone to fill the invert shall be specifically selected Portland Limestone, sized 200-400mm and with no fines. The filling voids between the placed stones will rely upon the natural silt flow within the river.

- Training Walls and Pilaster – Weathered bricks and stonework to match the existing shall be sourced and coursed to match that which exists. Portland Limestone, cut and dressed, shall be placed as a capping to the downstream training wall; replacing what remains of the existing in-situ concrete. Mortar for both bedding and coursing shall be of the lime variety; mix constituents to be: either Minsted washed sand or silver sand and crushed limestone dust, in the proportions 2 sand: 1 dust: 1 NHL 3.5 lime.
- Wrought Iron Railings – Railings to be sampled, analysed and refurbished with material produced to the traditional constituents. Where sections have corroded to the extent that they are not salvageable, new sections shall replace them. Those parts that are missing shall be re-fabricated and included within the whole. The refurbished railings shall be re-affixed in the traditional manner using either copper or lead wedges, as appropriate.

An assessment of the site's suitability to support water voles and otters, fish, breeding and wintering birds and invertebrate assemblage was made. A phase 2 bat survey was completed. It was concluded that there would be no impact on roosting bats resulting from the infill or re-pointing works. There is no potential for water vole burrows within the site of the works and therefore no impact on water vole habitat is anticipated. No works will impact the on-site tree, and therefore no potential related impacts to nesting birds are anticipated. Due to the nature of the site impacts to invertebrate populations including white-clawed crayfish are not anticipated and the flow through the watercourse will be maintained throughout the course of the works.

## **Development Plan**

The appropriate development plan documents for consideration are the Local Plan Review (Adopted 2006) and the Winchester District Local Plan Part 1 Joint Core Strategy (2013).

The relevant saved policies for consideration are DP.3 (General Design Criteria), CE.8 (National Sites), HE.5 (Development in Conservation Areas) and HE.14 (Alterations to historic buildings) of the Winchester Local Plan Review. Alongside policies CP13 (High Quality Design), CP16 (Biodiversity) and CP17 (Flooding, Flood Risk and the Water Environment) of the Core Strategy.

## **Consultations**

**Councillor Mather** supports the planning application.

**Winchester City Council** have been consulted, no comments have been received.

**Winchester City Council Conservation Officer** raises no objection in principle subject to conditions requiring details on the masonry repairs/materials, details of the proposed works and replacement/repaired ironwork.

**Environment Agency** raise no objection in principle. They have confirmed that a Flood Defence Consent has been granted by the Environment Agency this has addressed information regarding sediment size which was requested in the original EA response to the consultation.

**English Heritage** have been consulted on the planning application but no comments have been received. It has been confirmed that a scheduled monument consent (SMC)

application has been made and EH have granted consent for the works which they will be commenting on. Therefore there is no need for a listed building consent application.

**Natural England** raise no objection to the proposal and state that if the proposed works are carried out in strict accordance with the details submitted, is not likely to have a significant effect on the interest features for which River Itchen SAC has been classified. Therefore an Appropriate Assessment to assess the implications of this proposal on the site's conservation objectives is not required. Given the nature and scale of the proposal Natural England are satisfied that there is not likely to be an adverse effect on the SSSI as a result of the proposal being carried out. Conditions are recommended.

**Highway Authority** raise no objection subject to the inclusion of a condition requiring the works to be carried out in accordance with the information submitted.

## **Commentary**

The principle of the development is considered acceptable as it seeks to improve the structures which have over many years been eroded or been damaged and thereby maintain the structures and buildings long term survival.

A Flood Defence Consent has been granted by the Environment Agency which has addressed initial EA concerns regarding the size of material to be used for the infill and the geotextile membrane to be put in place prior to the placement of the stone. The proposed works are such that they would not give rise to an increased risk of flooding elsewhere and they would not cause an unacceptable deterioration to water quality. The proposal is in accordance with policy CP17 of the Core Strategy.

The works are to be carried out in a sympathetic design manner whereby the proposed works are appropriate to its size and design through utilising traditional materials and ensuring the retention of original architectural features. Therefore the development responds positively to the character and appearance of the local environment and consequently it is considered that the development will sufficiently preserve the character of the Winchester Conservation Area. It is recommended that conditions are attached to require the submission of masonry repairs/materials and details of the repaired/replacement ironwork. The proposal accords with saved policies DP.3, HE.5 of the Local Plan Review and CP13 of the Core Strategy.

The proposed works include works on a Scheduled Ancient Monument and Listed Building. English Heritage have confirmed that Schedule Monument Consent has been granted for and on behalf of the Secretary of State and that there is consequently no requirement for a Listed Building Consent. When considering saved policy HE.14 it has been demonstrated that the historic form and structural integrity of the structures or buildings are to be preserved with the historic features that are important to the character of the area being retained.

It is unlikely that the proposed works would result in harm to the SSSI so long as they are undertaken in strict accordance with the details submitted. The benefit of the works is significant due to the importance of the road bridge providing access into and out of Winchester City consequently the proposal is in accordance with saved policy CE.8 of the Local Policy Review. The ecological assessment appropriately identifies that there will be

no significant impact to protected species, the proposal therefore complies with policy CP16 of the Core Strategy.

## **Recommendation**

That permission be granted subject to the following reason for approval and conditions:

## **Reason for Approval**

1. It is considered that the proposal would be in accordance with the development plan (summary attached) and would be of an appropriate design (saved policy DP.3 and policy CP13) and would not materially harm the character of the area (saved policies HE.14 and HE.5) or the amenity of local residents. It would not impact on the River Itchen (policy CP.17), it would not have a significant impact on the designated sites or protected species (saved policy CE.8 and policy CP.16) and would be acceptable in terms of highway safety and convenience.

## **Conditions**

### Time Limits

1. The development hereby permitted shall be begun before the expiration of three years from the date on which this planning permission was granted.

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

### Plans and Particulars

2. The development hereby permitted shall be carried out and completed strictly in accordance with the approved plans, specifications and written particulars identified within the decision notice.

Reason: To ensure that the development is carried out in accordance with the approved details.

### Materials

3. No repair to existing masonry is authorised by this consent without prior approval of details. Proposals shall be submitted to and approved by the Local Planning Authority before the work is begun, and the work shall be carried out in accordance with the approved details.

Reason: To ensure that the detailing, finish and materials maintains the architectural and historic character and appearance of the listed building.

## Details of proposed works

4. Details of siting of plant machinery and lifting equipment shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing on site. The work shall then be carried out in accordance with the approved details.

Reason: To ensure that the integrity of the buried medieval archaeology is maintained and preserved during the works.

5. Prior to work commencing on the ironwork all details of repaired/replacement ironwork shall be agreed and approved in advance by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To ensure that the detailing and finish maintains the architectural character and appearance of the listed building.

## Highways

6. The works subject of this application shall be carried out strictly in accordance with the information contained in the following emails:
  - Chris Giles to Kristina King dated 04 September 2013 - Points 2 onwards;
  - Chris Giles to Kristina King dated 24 September 2013 - Point 1.

Reason: To ensure the impact of the proposals on the highway is effectively managed and disruption to the flow of traffic through Winchester is minimised.

## Nature Conservation

7. All works shall take place strictly in accordance with the method statement provided as part of the application documents.

Reason: To ensure that the development will not impact upon the features of special interest for which the River Itchen SSSI is notified.

8. All works shall take place strictly in accordance with the proposed mitigation measures stated in part 4 of the ecological appraisal.

Reason: To ensure that the development will not impact upon the features of special interest for which the River Itchen SSSI is notified.

## Advice Note

1. In determining this planning application, the Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to

the proposal where considered appropriate or necessary. This approach has been taken positively and proactively in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.

**Case Officer** .....  
**Kristina King**

**Date**...25/09/2013.....

**Authorised on behalf of the Director of the Economy, Transport & Environment**

.....P Chadwick.....

**Date**.....25/09/2013.....

Annexe to Reasons for Conditions  
(as required by Article 31 of the Town and Country Planning  
(Development Management Procedure) (England) Order 2010)

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**Winchester District Local Plan Review (Adopted 2006)**

**Saved policy DP.3 – General Design Criteria**

Development which accords with other relevant policies of this Plan will be permitted, provided it:

- (i) makes efficient and effective use of land or buildings;
- (ii) in terms of design, scale and layout responds positively to the character, appearance and variety of the local environment;
- (iii) keeps parking provision to a minimum;
- (iv) provides for ease of movement and local 'permeability';
- (v) maximises access to public transport;
- (vi) facilitates the development of adjacent sites;
- (vii) does not have an unacceptable adverse impact on adjoining land, uses or property;
- (viii) includes within the development sufficient amenity and recreational space, appropriate to its size, design and function;
- (ix) makes appropriate provision for the storage of refuse and recyclables.

**Saved policy CE.8 - National Sites**

Development likely to harm a Site of Special Scientific Interest (SSSI) will not be permitted unless the reasons for the development clearly outweigh the harm to the special nature conservation value of the site.

Where development is permitted that is likely to result in harm to a national site, the Local Planning Authority will need to be satisfied that there is sufficient provision to minimise the damage and to try to provide appropriate compensatory measures.

**Saved policy HE.5 - Development in Conservation Areas**

Within Conservation Areas, development proposals which preserve or enhance the character or appearance of the area, and accord with other relevant Policies of this Plan, will be permitted, provided:

Inter alia

***Alternations to buildings requiring planning permission***

- the character of the existing building is respected and the changes do not result in the loss of original architectural features, traditional materials or townscape features that contribute to the character or appearance of the Conservation Area.

- Where appropriate, the reinstatement of such features will be encouraged as part of a planning application, to preserve or enhance the character or appearance of the Conservation Area.

Permission will not be granted for schemes which involve the erosion of character, such as the unsympathetic use of windows, doors or conservatories made of aluminium, uPVC or other non-traditional materials or the replacement of traditional roofing materials with inappropriate ones.

### **Saved policy HE.14 – Alterations to historic buildings**

The Local Planning Authority will not grant planning permission (where required) or listed building consent for any external or internal alteration, addition to, or change of use of, a listed building, which would adversely affect its architectural or historic character. Where alterations are permitted, the applicant will be responsible for providing adequate recording of those affected parts of the structure and conditions may be imposed to secure this.

The Local Planning Authority will not permit alterations which involve demolition of any part of a listed building unless:

- (i) the historic form and structural integrity of the building are retained;
- (ii) architectural and historic features important to the character of the building (including internal features) are retained;
- (iii) the work does not harm the listed building;
- (iv) the Local Planning Authority is satisfied that the structure is wholly beyond repair, incapable of reasonable beneficial use, or of inappropriate structure or design.

Consent will not be granted without detailed plans showing the existing building and proposed works and a statement setting out the justification, design approach and methods for the work.

## **Winchester District Local Plan Part 1 Joint Core Strategy (2013)**

### **Policy CP13 – High Quality Design**

New development will be expected to meet the highest standards of design. In order to achieve this all proposals for new development (excluding small domestic applications and changes of use) should demonstrate that:

- an analysis of the constraints and opportunities of the site and its surroundings have informed the principles of design and how the detailed design responds positively to its neighbours and the local context;
- the proposal makes a positive contribution to the local environment and creates an individual place with a distinctive character;
- the public realm has been designed to ensure that it is attractive, safe, accessible and well connected to its surroundings, including walking and cycling routes to and within the development, to encourage their use;

- the accompanying landscape framework has been developed to enhance both the natural and built environment and maximise the potential to improve local biodiversity;
- measures to minimise carbon emissions and promote renewable energy and reduce impact on climate change form an integral part of the design solutions.

### **Policy CP16 – Biodiversity**

The Local Planning Authority will support development which maintains, protects and enhances biodiversity across the District, delivering a net gain in biodiversity, and has regard to the following:

- protecting sites of international, European, and national importance and local nature conservation sites, from inappropriate development.
- Supporting habitats that are important to maintain the integrity of European sites.
- New development will be required to show how biodiversity can be retained, protected and enhanced through its design and implementation, for example by designing for wildlife, delivering BAP targets and enhancing Biodiversity Opportunity Area.
- New development will be required to avoid adverse impacts, or if unavoidable ensure that impacts are appropriately mitigated, with compensation measures used only as a last resort. Development proposals will only be supported if the benefits of the development clearly outweigh the harm to the habitat and/or species.
- Maintaining a District wide network of local wildlife sites and corridors to support the integrity of the biodiversity network, prevent fragmentation, and enable biodiversity to respond and adapt to the impacts of climate change.
- Supporting and contributing to the targets set out in the District’s Biodiversity Action Plan (BAP) for priority habitats and species.

Planning proposals that have the potential to affect priority habitats and/or species or sites of geological importance will be required to take account of evidence and relevant assessments or surveys.

### **Policy CP17 – Flooding, Flood Risk and the Water Environment**

The Local Planning Authority will support development which meets all the following criteria:-

- Avoids flood risk to people and property by:-
  - Applying a Sequential Test to the local, and the Exception Test if required, and applying the sequential approach at the site level;
  - Managing flood risk from new development to ensure risk is not increased elsewhere and that opportunities to reduce the causes and impacts of flooding within the District through development are taken;
  - Safeguarding land and designated structures and features from development that is required for current and future flood management;
  - Including sustainable water management systems such as Sustainable Drainage Systems (SuDS) which should be designed to meet the relevant standards so as to gain approval by the SuDS Approval Body;

- Does not cause unacceptable deterioration to water quality or have an unacceptable impact on water quantity (including drinking water supplies) by:-
- Protecting surface water and groundwater through suitable pollution prevention measures;
- Using opportunities to improve water quality where possible;
- Optimising water efficiency;
- Is located at a sufficient distance from existing wastewater treatment works to allow adequate odour dispersion, or takes appropriate odour control measures;
- Ensures that water supply, surface water drainage and wastewater infrastructure to service new development are provided and connect to the nearest point of adequate capacity.

The Local Planning Authority will support the development or expansion of water supply, surface water drainage and wastewater treatment facilities where they are needed to serve existing or new development or in the interests of securing long term supply, provided that the need for such facilities is consistent with other policies such as the development strategy, flood risk, contamination and protection of the natural and built environment.