



Meeting	Planning Committee
Date and Time	Wednesday, 24th September, 2025 at 9.30 am.
Venue	Walton Suite, Guildhall Winchester and streamed live on YouTube at www.youtube.com/winchestercc

S U P P L E M E N T A R Y A G E N D A

The attached document, relating to the agenda item below was not available at the time the agenda was published.

Agenda Item.

4. Where appropriate, to accept the Update Sheet as an addendum to the Report (Pages 3 - 8)

City Offices
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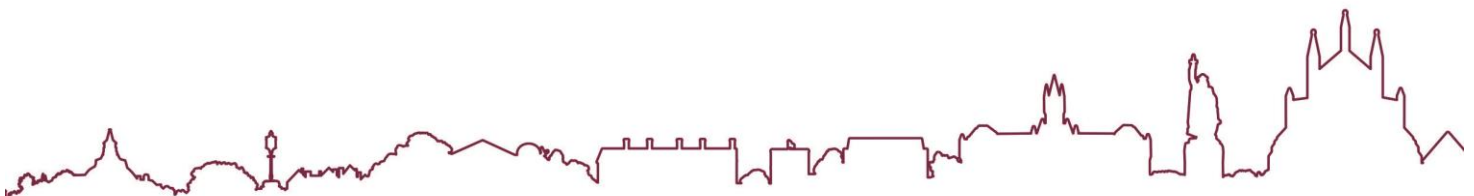
Laura Taylor
Chief Executive

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23 September 2025

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Planning Committee

Update Sheet

The information set out in this Update Sheet includes details relating to public speaking and any change in circumstances and/or additional information received after the agenda was published.



Working in Partnership



Item No	Ref No	Address	Recommendation
06	25/01208/FUL	Pitt Manor, Romsey Road	Permit
<p>Officer Presenting: Megan Osborn</p> <p><u>Speaking</u></p> <p>Objector: None</p> <p>Ward Councillor: None</p> <p>Supporter: Stuart Garnett, Andrew Simpson</p> <p><u>Update</u></p> <p>Nick Molyneux from Dixon Searle Partnership who has been instructed by the council to provide an independent assessment of the applicant's viability appraisal will be in attendance to answer question from Members.</p> <p>An additional condition in relation to archaeology is to be added:</p> <p><i>No development or any works of site preparation (other than the necessary demolition of existing structures within the site), shall take place until the applicant or their agents or successors in title have:</i></p> <p><i>a. submitted a Written Scheme of Investigation for archaeological evaluation (trial trenching) to the location planning authority for approval in writing and;</i></p> <p><i>b. have implemented the archaeological evaluation in full in accordance with the approved details.</i></p> <p>REASON: <i>To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets. Policy DM26 Winchester District Local Plan Part 2; Policy CP20 of the Winchester District Joint Core Strategy.</i></p> <p>Further correspondence has been received (23 September 2025) from the NHS regarding healthcare contributions. This does not raise any new issues and is already addressed in the officer's report pages 37-38.</p>			

Item No	Ref No	Address	Recommendation
07	25/01206/VAR	3-4 Court Road, Kings Worthy	Permit
<p>Officer Presenting: Megan Osborn</p> <p><u>Speaking</u> Objector: None Ward Councillor: None Supporter: None</p> <p><u>Update</u> None</p>			

Item No	Ref No	Address	Recommendation
08	22/01388/FUL	59 Teg Down Meads, Winchester	Permit
<p>Officer Presenting: Cameron Taylor</p> <p><u>Public Speaking</u> Objector: Margaret Houlton Ward Councillor: None Supporter: Rachel Lewis</p> <p><u>Update</u> Attach the following informative as informative No. 5 “The applicant is advised that occupants of the property should be informed of the limited parking available at the property and that information should be provided to them about alternative / sustainable transport options.”</p>			

Item No	Ref No	Address	Recommendation
09	24/02233/FUL	Norlands, Otterbourne Road, Compton	Permit
<p>Officer Presenting: Cameron Taylor</p> <p><u>Speaking</u> Objector: Leanna Cooper Parish Council representative: Cllr Strange Supporter: None</p> <p><u>Update</u> None</p>			

Item No	Ref No	Address	Recommendation
11	24/02804/FUL	Land at Titchfield Lane	Permit
<p>Officer Presenting: Rose Chapman</p> <p><u>Public Speaking</u> Objector: None Parish Council representative: Cllr Broad, Cllr Rappe, Cllr Ogden, Cllr Byrne Ward Councillor: Cllr Culter, Cllr V Achwal Supporter: Sharon Queeney, Philip Silk</p> <p><u>Update</u> The following assessment on cumulative impacts is added to the report:</p> <p>Cumulative Impacts In regard to cumulative impacts Paragraph 165 of the NPPF requires cumulative landscape and visual impacts of proposals for renewable and low carbon energy schemes to be assessed and LPP2 Policy DM23 states that the cumulative impact of developments should be considered, including any ancillary or minor development that may occur as a result of the main proposal.</p> <p>The 3 Winchester Landscape Character Appraisal (LCA) areas in which the development will be located, Shedfield Heathlands (plots 1-4), Whiteley Woodlands (plots 9 and 10) and Lower Meon Valley (plots 6-8) all identify the cumulative effects of sustainable energy and infrastructure development as a key issue.</p> <p>With regards to cumulative impacts, it is acknowledged that planning applications have been submitted / approved for other energy related developments along Titchfield Lane as follows. However, when considering cumulative impacts the approach is only to consider schemes which have permission or have advanced to a sufficient stage to have a high degree of certainty that development will occur. In this context it is acknowledged that there is a current application for the erection of a Battery Energy Storage Facility on Titchfield Lane in close proximity to this site (24/02818/FUL). However, as this does not have consent and it is not certain that permission would be forthcoming, it is not appropriate to take this into consideration when assessing cumulative impacts. This approach has been clarified at a recent appeal. There are therefore only 3 other energy and infrastructure developments in the locality which needs to be considered in relation to cumulative impacts which are as follows:</p> <p>12/00913/FUL Construction of solar park; installation of solar panels to generate up to 5mw of electricity with transformer housings, security fencing and cameras, landscaping and other associated works Raglington Farm, Botley Road, Shedfield, Southampton, Hampshire, SO32 2HL Permitted 10.07.2012</p> <p>HCC/2024/0503 Proposed revised landform modifications to enable the construction of a 10.5 MW Solar Photovoltaic PV_ Farm and Gas Management System with associated works Funtley Refuse Tip (Former), Titchfield Lane, Wickham, Fareham Pending decision</p> <p>23/01106/FUL Development of a battery energy storage facility, construction of access and soft landscaping proposals</p>			

(amendment to 21/03089/HCS) Land South Of Ash Farm, Titchfield Lane,
Wickham, Hampshire Permitted 19.02.2025

In 2013 the Council consented a 10.5 MW solar photovoltaic (PV) farm and gas management system with associated works (13/01247/FUL). It is important to note that this proposal has lapsed. A further application has been made to the County Council (References 21/03089/HCS and 24/02023/HCS) for the same scheme with minor changes. However, this site lies over 1km away from the application site and would therefore not give rise to any significant cumulative visual impacts when considered alongside the current proposal.

With regards to the battery energy storage facility on land at Ash Farm (23/01106/FUL), this site lies approximately 500 metres to the south of Parcel 10 of the current Application Site and there is no intervisibility directly between due to the topography and landscape character which is heavily treed and has a strong sense of enclosure due to hedges, trees and woodland.

When considering the solar farm at Raglington Farm the proposal (parcels 1-5) would be located immediately adjacent to the northern area of the site. The existing development would be surrounded by the proposed northern parcels (1-5) and would only be viewed in conjunction with the proposal from within the grounds of Shedfield Equestrian Centre. The proposal would not be visible in any public views and therefore the cumulative visual impacts are not considered to result in harm in this instance.

In considering the nature of the proposed schemes, the proposed layout for the solar development will include additional hedge tree planting along south-west boundary of Parcel 10, and also areas of neutral grassland along the field margins between the solar areas' perimeter fences and the site boundary. Upon completion, intervening vegetation (proposed as part of the landscape mitigation) would be likely to screen most views towards the proposed development from dwellings off Titchfield Lane. Views in combination or succession with the proposal are not likely due to the screening of views in the direction of Parcels 9 and 10 by intervening tree vegetation from any areas where there are likely to be views towards the Ash Farm scheme. On this basis it is considered that the cumulative visual effect arising from these sequential views would be minor and would reduce to a negligible impact in the medium and long-term following the establishment of the landscape mitigation proposals.

The low number of traffic movements which would be associated with the energy development proposals would also ensure the proposal would not lead to significant cumulative impacts from increased traffic movements once operational. This is addressed in the Sustainable Transport section of this report.

Having regard to the above points it is concluded that cumulative impacts resulting from the solar development in combination with the nearby Ash Farm would be very modest and would reduce in the longer term to negligible. The cumulative impacts of the development have therefore been assessed and would not justify refusal in this case.

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