



**Meeting** Planning Committee

**Date and Time** Thursday, 11th April, 2019 at 9.30 am.

**Venue** Walton Suite, Guildhall, Winchester

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

Agenda Item.

5. Where appropriate, to accept the Update Sheet as an addendum to the Report. (Pages 3 - 14)

City Offices  
Colebrook Street  
Winchester  
SO23 9LJ

L Hall  
Head of Legal Services (Interim)

10 April 2019

Agenda Contact: Claire Buchanan, Senior Democratic Services Officer  
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## Planning Committee

### Update Sheet

11/04/19

**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.**

Item No	Ref No	Address	Recommendation
7	18/02163/FUL	Land Off Solent Way Whiteley Hampshire	Permit

**Officer Presenting: Robert Green**

**Speaking**

**Objector:** Wendy Backwell, Ruth Horton

**Parish Council representative:** Cllr Mike Evans

**Ward Councillor:** Cllr Roger Huxstep, Cllr Vivian Achwal

**Supporter:** Andrew Kenyon and Naomi Taylor-Peter Evans Partnership

Update

1. Amendment to the Recommendation section regarding the requirements of a legal agreement, which now reads:

‘Application Approved subject to:

(a) the successful completion of a legal agreement (unilateral undertaking or section 106) to obtain the following:

- The provision of the Travel Plan and associated approval and monitoring fees / bond of £9,750;
- The provision of KEEP CLEAR marking at the site access as shown in principle on Drawing 3042.01 and;
- A financial contribution of £38,000 towards the Parkway South Roundabout Improvement Scheme.
- **Details of Ecological Enhancements and the location of the selected receptor site.**
- A financial contribution toward the management of other local SINCS to compensate for the loss of habitat.
- A financial contribution to secure the future of a suitable receptor site in perpetuity.

**(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)’**

2. Amendment to Condition 10, which now reads:

‘10 Details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority prior to the use commencing. This information shall include a layout plan with beam orientation and a schedule of

equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles).

**The details must also show how the lighting design will be considered (in line with BCT & ILP Guidance Note 08/18) to minimise impacts on adjacent woodland (and by association) dormice and foraging bats.**

The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

10 Reason: To protect the appearance of the area, the environment and local residents from light pollution'

Item No	Ref No	Address	Recommendation
8	18/02879/FUL	Fulcrum 6 Solent Way Whiteley Hampshire	Permit

**Officer Presenting: Robert Green**

**Public Speaking**

**Objector:** Wendy Backwell

**Parish Council representative:** Cllr Mike Evans

**Ward Councillor:** Cllr Roger Huxstep, Cllr Vivian Achwal and Cllr Roger Bentote

**Supporter:** Nick Brooks – Applicant Tier Properties

Update

**Addition of Condition 24 which reads:**

'Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification), the development hereby permitted shall be used only for purposes within Class B1(c), B2 (subject to the requirements of condition 11) or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to those Classes in any statutory instrument revoking or re-enacting that Order with or without modification) and for no other purpose(s).

Reason: To prevent the change of use by conversion to alternative uses allowed under the Permitted Development regime which would require further individual assessment.'

Item No	Ref No	Address	Recommendation
9	18/01083/FUL	99 - 103 Springvale Road Kings Worthy Hampshire	Permit
<p><b>Officer Presenting: Verity Osmond</b></p> <p><b><u>Public Speaking</u></b>  <b>Objector:</b> None  <b>Parish Council representative:</b> Cllr Ian Gordon  <b>Ward Councillor:</b> Cllr Jackie Porter  <b>Supporter:</b> Bryony Stala - Agent</p> <p><u>Update</u></p> <p>In section headed 'Conditions':</p> <p>Condition 16 is to be removed as this is a repeat of condition 6. All subsequent conditions to be re-numbered accordingly.</p>			

Item No	Ref No	Address	Recommendation
10	SDNP/19/000 26/FUL	Land at Butts Farm, Butts Farm Lane, Bishops Waltham	Permit
<p><b>Officer Presenting:</b> Miss Charlotte Fleming</p> <p><b><u>Public Speaking</u></b>  <b>Objector:</b> None  <b>Parish Council representative:</b> None  <b>Ward Councillor:</b> None  <b>Supporter:</b> Mr Tim Gardner</p> <p><u>Update</u> None</p>			

Item No	Ref No	Address	Recommendation
11	Confirmation of Tree Preservation Order TPO2238	Abbotts Lea Cottages, Worthy Road, Winchester	<b>Confirm</b>
<p><b>Officer Presenting: Ivan Gurdler</b></p> <p><b><u>Public Speaking</u></b>  <b>Objector:</b> None  <b>Parish Council representative:</b> None  <b>Ward Councillor:</b> None  <b>Supporter:</b> None</p> <p><u>Update</u> None</p>			

Item No	Ref No	Address	Recommendation
12	Member Briefing Update Paper	Lovedean Interconnector Denmead.	<b>1. That report is noted</b> <b>2. That Members agree to delegation arrangement as set out in report</b>
<p><b>Officer Presenting: Stephen Cornwell</b></p> <p><u>Update</u></p> <p>Reference is made in the report to the briefing note that has been circulated to ward members in the area and to certain parish councils. A link is provided to view this on the application web site. However, as the proposal is not a life planning application the web page is not switched on to be viewed by the public. This is being corrected. However, a version is presented below for Members to view.</p> <p style="text-align: center;"><b>Briefing Note Number 2</b></p> <p style="text-align: center;">Update on Aquind Interconnector Proposal at Lovedean</p>			

28 February 2019

Since the first briefing note was circulated, there have been a number of meetings and teleconferences between Aquind and the five interested authorities. (Portsmouth, Havant, East Hampshire, Winchester & South Downs National Park). There has also been a small number of meeting focusing on the issue of the design of the proposed interconnector building. These have been attended by East Hampshire, SDNP and WCC. The restricted attendance reflects the more limited interest in this issue to those of us at the northern end of the project.

In terms of general trends, there have been a number of themes we have raised at the meetings. These are:

- we have consistently sought greater clarity on the proposals.
- we have sought to broaden the range of community groups that will be consulted and the number of locations where details of the project can be viewed.
- we have sought clarification on the design approach that Aquind has adopted and proposed that they use the forthcoming Preliminary Environmental Impact Report (PEIR) to sound out the community on options for the design approach.
- we have raised the issue with Aquind of creating a fund to support environmental improvement work beyond the red lined application site but within the wider area potentially affected by the proposal.

Aquind have now published their Preliminary Environmental Impact (PEI) Report. Also referred to as the PEIR document.

This new consultation exercise runs for an eight week period from Wednesday 27 February 2019 until Monday 29 April 2019.

I attach a link that leads to the documents

<http://scanmail.trustwave.com/?c=6600&d=8pn33Druerp9n2xm-TFFruGnnMXM933iDrJUFrsrgnw&s=658&u=http%3a%2f%2faquindconsultation%2eco%2euk%2fconsultation-materials%2f>

Aquind are publicising the existence of the PEIR document and you may already have received information. Aquind have been asked to notify you and offer you the



chance to engage in this consultation. **It would be of assistance if you could email me and let me know whether you have been sent any information so I can record how extensive the consultation net has been cast and how effective the lobbying for wider consultation has been.**

We are holding a paper copy of the consultation documents in our reception area at the WCC offices as one of the listed locations where people can view the proposals.

I am aware that a public exhibition is proposed to take place at Denmead War Memorial; Hall on Friday 5 April 2019 between 1600 and 2000 hours.

Any comments on the PIER should be addressed to Aquind and not to the council.

The PEIR is a consultation document and its description of the scheme should make it clear what aspects are open to change and can be influenced by the consultation. Accordingly, this is not the time to register any definitive view on whether the proposal is considered to be acceptable or not. Responses should focus on whether the content and coverage of the issues is adequate for the project to move on to the next stage, which is the build up to the formal submission. The Aquind web site indicated this will take place in the summer of 2019.

WCC has been formally consulted and views from various internal colleagues will be collated and put together in a response.

Whilst Aquind should be the first point of contact, if you wish to clarify any aspect relating to the proposal, I am more than happy to help clarify any point if you contact me.

Finally, the circulation list below is a live list and has been enhanced in stages to reflect the elected members and parish councils that fall within the zone of theoretical visibility (ZTV). This is the area within which it may be possible to view the interconnector building. The ZTV plan has been generated using a computer programme by feeding into it the ground level of the site at Lovedean and the height of the proposed building. The programme then identifies the surrounding ground from where a line of sight back to the building is theoretically possible. However it does not make any allowance for buildings, features or vegetation that may obstruct the line of sight.

Steve Cornwell

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**Circulation list:**

All members within the following wards

Denmead Ward

Central Meon Valley Ward

Upper Meon Valley Ward

Southwark & Wickham Ward

Council Leader

Portfolio Holder

Denmead Parish Council Clerk

Hambledon Parish Council Clerk

Southwark & Widley Parish Council Clerk

Newlands Shadow Parish Council Clerk

Soberton Parish Council Clerk

Boarhunt Parish Council Clerk

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Briefing Note No.1

Date: 10 January 2019

The Aquind interconnector project that will see the creation of a cross channel electricity link is developing a momentum that is likely to conclude with the submission of a detailed application later this year. This will then be considered by the Planning Inspectorate. This is the mechanism through which it is hoped to gain approval and obtain the Development Consent Order (DCO) that would enable the link to be built and operated. A sign on how the project is advancing is the very recent decision to choose a preferred site for the interconnector station.

This scheme seeks to create a 2 Megawatt capacity electricity connection between England and France through which energy can be imported or exported. Whilst the landfall for the undersea cables will be Eastney on Portsea Island, the cables will continue underground for a

distance of some 18km as they run northward towards the Lovedean sub station which lies west of Horndean and north of Denmead. This sub station complex which is located on the western side of Broadway Lane has been identified as the point where a connection can be to the national grid. A new facility will be built in close proximity to the existing sub station. The new facility will convert the electricity current from AC to DC depending on whether the power is being imported or exported. The facility will require a compound that is indicated as between 200m by 200m and 300m to 300m in size. Within this area will be a number of buildings but the largest will be the two converter halls each approximately 70m by 50m by 22m high. Further equipment will be located in the remaining open area. At the present time, the precise details on the exact land take and the building size is unknown.

When the first details of the project were shared with the council and with the public, the plans showed two alternative locations for the interconnector compound. One option was on land south of the existing sub station and this became known as option A. The other location was on land west of the sub station and this is known as option B. Attached with this note is a copy of a plan that shows the overall application site for the general cable route and the two option sites for the interconnector station. Option A is the blue square and option B the green square. The fact the application area which is outlined in red on the plan is larger at the northern end does not mean all that land will be developed in some form. It is to allow scope for alternative cable routes (depending on which site is finally chosen), the creation of an access, to accommodate any temporary compound area and finally to allow for any landscaping around the chosen site. The inset plan shows the two options in more detail. The boundary between Winchester and East Hampshire runs through this area and means that option A is within the East Hampshire District area whilst option B lies within the Winchester City Council area. Further details on the background to the project can be viewed on the Aquind web site which can be found by following the link below:

<http://aquind.co.uk/>

Aquind have engaged with all the local planning authorities that lie along the proposed cable route from Eastney up to Lovedean. These are Portsmouth & Havant at the southern end, together with the two authorities covering the two options for the converter station which are East Hampshire and ourselves. This approach would have required individual applications to be submitted and considered by each authority for that part of the project that fell within their administrative area. Given

the proximity of both of the option sites to the national park boundary, the South Downs National Park Authority where also approached.

In mid 2018 it became evident that Aquind were seeking to utilise the Nationally Significant Infrastructure Project (NSIP) procedure to obtain an approval. This procedure was introduced following concerns relating to the long delays in getting major development proposals through the planning system. The Planning Act 2008 has created a new procedure for dealing with this type of development. It also took the final decision for dealing with these schemes away from the local planning authorities and gave it to the Secretary of State. Schemes that fall into a certain category of development such as new harbours, roads, power generating stations (including offshore wind farms) and electricity transmission lines are now dealt with by a section within The Planning Inspectorate who act as the agent for government. If the projects are supported, they receive what is referred to as 'development consent' under procedures governed by the Planning Act 2008. Development consent, where granted, is made in the form of a Development Consent Order (DCO).

The following is a link to the NSIP home page on the web site:

<https://infrastructure.planninginspectorate.gov.uk/>

It was announced in July 2018 that as the scheme had similar characteristics to a power generation plant and it involved multiple authority consents, the Aquind project would be accepted as an NSIP. The consequence of that decision means that the status of WCC has changed. Previously, we would determine an application for any part of the project that fell within our area, but now we have become just one of the host authorities and a consultee. This means we can comment of the project when the application is submitted and the consultation window opens. The decision whether to grant or reject the application will now rests with the Secretary of State.

An application for approval under the NSIP procedure goes through a six stage process. If you open the folder headed "Application process" on the NSIP web site and then click on "The process" there is a short but useful video that explains the six stages. As the scheme has only recently been accepted as falling within the NSIP procedure, it is still within the first 'pre application' stage. The onus is mainly on the applicant to initiate actions at this time which

includes identifying interested parties, affected property owners and engaging with both local authorities and the local community. Officers from WCC are attending meetings and participating in teleconferences seeking to provide both local knowledge and influence the form that the project takes prior to its submission. The NSIP procedure does not allow for a scheme to be revised after it is formally submitted, so it is important to exert what influence we can at this time. There are a series of guidance and advice notes on the roles and responsibilities of relevant parties involved in the NSIP process. These are available to view on the planning inspectorate web site through the link above in the “Legislation and Advice” folder. The local planning authority is expected to engage with Aquind in a positive manner without prejudice to its final position.

As referred to above, when Aquind outlined its original ideas, they indicated that two possible locations had been identified for the converter station. Option A and option B. On 8 January 2019 during a teleconference update, officers were informed that Aquind had completed their assessment of both of these sites and decided to move forward with option B (sometimes called the western option). This is the location that lies within our administrative boundary. As the scheme is now under the NSIP procedure this decision does not have the same implication as it might once have had. Given the scale of the proposal and the close proximity of both option sites, it is likely we would have maintained a close interest in the scheme whichever option was chosen. Aquind have confirmed today that their agents have approached the landowners associated with the option B site. They will post an update on their web site about the choice of the option B by tomorrow.

This is the first update we have sent out. It is proposed to circulate further editions as the project moves from one stage to the next or if some significant matter arises. If you need any information at any time please do not hesitate to get in touch. Regarding the circulation of this note, we do not know at present the full “zone” within which the buildings would be seen. Consequently, I may be erring on the side of caution at this time. However, if you think there is someone who we should send this to and is not listed below please let me know.

Steve Cornwell

[scornwell@Winchester.gov.uk](mailto:scornwell@Winchester.gov.uk)

tel. (direct dial) 01962 848485

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Newlands Shadow Parish Council Clerk

Soberton Parish Council Clerk

Boarhunt Parish Council Clerk

10 January 2019

22 January 2019 (additions to contact list shown in blue)

29 January 2019 (further additions to contact list shown in green)

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**End of Updates**