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| Meeting | Planning Committee |
| Date and Time | Wednesday, 13th August, 2025 at 9.30 am. |
| Venue | Walton Suite, Guildhall Winchester and streamed live on YouTube at www.youtube.com/winchestercc |

Note: This meeting is being held in person at the location specified above. Members of the public should note that a live video feed of the meeting will be available from the council's YouTube channel (www.youtube.com/winchestercc) during the meeting.

A limited number of seats will be made available at the above named location however attendance must be notified to the council at least 3 clear working days (**by 4.30pm on Thursday, 7 August 2025** before the meeting). Please note that priority will be given to those wishing to attend and address the meeting over those wishing to attend and observe.

AGENDA

PROCEDURAL ITEMS

1. **Apologies and Deputy Members**

To record the names of apologies given and Deputy Members who are attending the meeting in place of appointed Members.

2. **Disclosures of Interests**

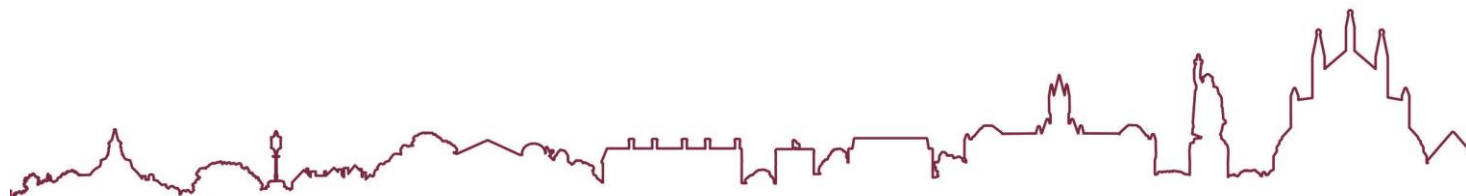
To receive any disclosure of interests from Councillors or Officers in matters to be discussed.

Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests (DPIs), other registerable interests (ORIs), non-registerable interests (NRIs) and on Pre-determination or Bias in accordance with legislation and the Council's Code of Conduct.

If you require advice, please contact the appropriate Democratic Services Officer, prior to the meeting.

3. **Minutes of the previous meeting.** (Pages 9 - 14)

Minutes of the previous meeting held on 16 July 2025.



Public speaking is allowed on individual planning applications, subject to certain restrictions – please contact the Public Speaking Co-ordinator as soon as possible, but prior to 4.30pm on Thursday, 7 August 2025 via email: planningcommittee@winchester.gov.uk OR Tel: on (01962) 848 339.on (01962) 848 339 to register to speak and for further details.

BUSINESS ITEMS

| | Report Number | Ward |
|--|------------------|--|
| 4. Where appropriate, to accept the Update Sheet as an addendum to the Report | | |
| 5. Planning Applications (WCC Items 6-9) (Report and Update Sheet refers) | | |
| 6. Land At Titchfield Lane, Wickham, Hampshire (Case number: 24/02804/FUL) (Pages 15 - 122) | | Southwick & Wickham; Whiteley & Shedfield |
| 7. Willow Farm, Hensting Lane, Fishers Pond, Hampshire (Case number: 25/00146/FUL) (Pages 123 - 194) | | Colden Common & Twyford |
| 8. Land South of Bereweeke Way, Winchester, Hampshire (Case number: 24/00444/FUL) (Pages 195 - 230) | | St Barnabas |
| 9. Land South of Kitnocks Hill, Curdridge, Hampshire (Case number: 25/00472/FUL) (Pages 231 - 258) | | Whiteley & Shedfield |
| 10. Tree Preservation Order No: 2358 - The Paddock, Clewers Hill, Waltham Chase (Pages 259 - 274) | | Central Meon Valley |

All of the Council's publicly available agendas, reports and minutes are available to view and download from the Council's [Website](#) and are also open to inspection at the offices of the council. As part of our drive to minimise our use of paper we do not provide paper copies of the full agenda pack at meetings. We do however, provide a number of copies of the agenda front sheet at the meeting which contains the QR Code opposite. Scanning this code enables members of the public to easily access all of the meeting papers on their own electronic device. Please hold your device's camera or QR code App over the QR Code so that it's clearly visible within your screen and you will be redirected to the agenda pack.

Laura Taylor
Chief Executive



5 August 2025

Agenda Contact: Claire Buchanan, Senior Democratic Services Officer tel: 01962 848 438 Email: cbuchanan@winchester.gov.uk
Matthew Watson, Senior Democratic Services Officer tel: 01962 848 317 Email: mwatson@winchester.gov.uk

**With the exception of exempt items, agendas, reports and previous minutes are available on the Council's Website <https://www.winchester.gov.uk/councillors-committees>*

MEMBERSHIP

Chairperson:

Rutter (Liberal Democrats)

Vice-Chairperson:

Williams (Liberal Democrats)

Conservatives

Cunningham
Langford-Smith

Liberal Democrats

Aron
Gordon-Smith
Laming
Small

Green

White

Conservatives

Bolton and Godfrey

Deputy Members Liberal Democrats

Clear and Pett

Green

Lee

Quorum = 3 members



Working in Partnership



THE HUMAN RIGHTS ACT 1998:

Please note that the Human Rights Act 1998 makes it unlawful for the Council to act in a way incompatible with any of the Convention rights protected by the Act unless it could not have acted otherwise.

In arriving at the recommendations to grant or refuse permission, careful consideration has been given to the rights set out in the European Convention on Human Rights including Article 6 (right to a fair trial), Article 8 (right to respect for private and family life), Article 14 (prohibition of discrimination in enjoyment of

convention rights) and Article 1 of the first Protocol (the right to peaceful enjoyment of possessions).

The Council is of the opinion that either no such rights have been interfered with or where there is an interference with the rights of an applicant or objector, such interference is considered necessary for any of the following reasons:-

- ◆ The protection of rights and freedoms of others
- ◆ Public safety
- ◆ The protection of health or morals
- ◆ The prevention of crime or disorder
- ◆ The economic well being of the country.

It is also considered that such action is proportional to the legitimate aim and in the public interest.

GENERAL GUIDANCE ON THE WORK OF THE COMMITTEE:

Background

The Planning committee meets on average once every four weeks. The membership of the committee is drawn from elected city councillors.

The Council's Constitution states that the vast majority of applications will be determined by the Planning officers (which are sometimes known as “delegated decisions”). However, if certain criteria are met from the Constitution, some applications (about 5%) are referred to committee for determination, rather than officers.

As part of the Winchester District includes the South Downs National Park (SDNP), the committee can also determine applications from this area on behalf of the National Park Authority.

At the meeting

At the start of the committee meeting, the councillors and officers will be introduced. Any councillor's declarations of interest will also be announced at this point. If the interest is considered by the councillor to be significant, he/she will leave the meeting when it reaches that item on the agenda.

Timing

The committee considers many applications and scrutinises each one thoroughly. However, to prevent waiting unnecessarily through other people's applications, where work demands it, agendas will be split into morning and afternoon sessions. The morning session will usually start at 9.30am and, where applicable, the agenda will set out those items which the committee will *not* consider before 2.00pm in the afternoon. Further details are set out below.

The Officer's presentation

On each item, the planning case officer will introduce the application to the committee. They will concentrate on showing details of the proposals with the aid of projected visual material, including photographs of the site and plans. The length and details of the presentation at the meeting will be proportionate to the nature and scale of the proposal. The officer will make a recommendation to the committee to either approve or refuse the application and, in the latter case, will state the reasons for this.

The officer is required to make a recommendation and the presentation will include material to explain why the scheme is being recommended for permission or refusal. However, officers will not restate the information set out in the report which relates to the assessment of the planning merits of the case. Specialist officers dealing with issues such as landscape, design and historic environment may also be available at committee to provide advice on such matters and a legal representative will attend all Planning committee meetings.

Public participation:

There will be a period of public participation, as follows:

- Objectors (3 minutes in total),
- Parish Council representatives (3 minutes),
- Ward Members (local District Councillors)/Cabinet Members (5 minutes each),
- and supporters of the application (3 minutes in total).

The process is controlled by procedures to ensure fairness to both objectors and supporters. **To register to speak at the meeting, please contact the Public Speaking Co-ordinator on 01962 848 339 by 4:30pm at least THREE clear working days before the meeting,**(Thursday, 7 August 2025) in order to allow the meeting to be managed as efficiently as possible.

Please keep to the time allocated.

After each speaker's category, there will be an opportunity for the committee to ask questions of the speakers, if the committee considers it necessary to clarify any matters of fact that arise.

Aside from this, the committee will not enter into any further discussion with members of the public.

The names of members of the public etc who have registered to address committee meetings will appear in the minutes as part of the public record, which will be included on the Council's website. Those wishing to address a committee meeting who object to their names being made available in this way must notify the Democratic Services Officer either when registering to speak, or within 10 days of this meeting.

Further information about speaking at the Planning Committee can be [found here](https://www.winchester.gov.uk/planning/other-guidance/public-speaking-at-planning-committee). (<https://www.winchester.gov.uk/planning/other-guidance/public-speaking-at-planning-committee>)

Members' Questions

After the officers' presentation and public participation there will be an opportunity for the Councillors on the committee to ask questions of the officers and clarification, if necessary, of public speakers.

The Councillors' Debate

The Councillors will then debate the application and may pick up any issues raised during public participation before a vote is taken to either;

- permit,
- refuse or
- defer (usually for a site visit or for further information). If a site visit is required then the item will usually be deferred to the next meeting of the committee to allow it to be reconsidered after the site visit has been held. The item will be reconsidered in its entirety, including public participation where those registering to speak will be given the opportunity to address the committee.

If the committee votes against the officer's recommendation, the reasons for this will be discussed and explained. Usually, the precise wording for the reasons for refusal will be delegated to the Service Lead Built Environment in consultation with the Chair. A summary of the committee's reasons will be included in the minutes.

Voting

Every Member has one vote when a matter before the meeting requires a decision. In the event of an equality of votes, the Chair may exercise a casting vote and that vote may be cast in any way they wish.

A Member may abstain from voting or vote differently from how they may have indicated during the debate, without further explanation. The way each member voted will not be recorded in the minutes, unless a motion to have a recorded vote has been passed.

After the meeting

After the meeting, the minutes will be available from the Council's website and a decision notice will be sent to the applicant/agent. Applicants have a right of appeal against a committee decision to refuse planning permission, or any conditions imposed on permission, and any appeal will be considered by an Inspector appointed by the Secretary of State. Where an application has been permitted, there

is no opportunity for objectors to appeal, other than to the Court by way of judicial review on a point of law.

Filming and broadcast notification

This meeting will be recorded and broadcast live on the Council's YouTube channel. The meeting may also be recorded and broadcast by the press and members of the public – please see the Access to Information Procedure Rules within the Council's Constitution for further information, which is available to view on the [Council's website](#). Please note that the video recording is subtitled, but you may have to enable your device to see them (advice on how to do this is on the meeting page).

Disabled access

Disabled access is normally available, but please phone Democratic Services on 01962 848 264 or email democracy@winchester.gov.uk to ensure that the necessary arrangements are in place.

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PLANNING COMMITTEE

Wednesday, 16 July 2025

Attendance:

Councillors
Williams (Chairperson)

Aron
Cunningham
Gordon-Smith

Laming
Langford-Smith
Small

Apologies for Absence:

Councillors Rutter and White

Deputy Members:

Councillor Clear (as deputy for Councillor Rutter)

Other members in attendance:

Councillors Bailey-Morgan and Morris

[Video recording of this meeting](#)

1. **APOLOGIES AND DEPUTY MEMBERS**

Apologies were noted as above. Due to apologies being received from the Chairperson, Cllr Williams (Vice-Chairperson) chaired the meeting, and Councillor Small was elected as Vice Chair for this meeting.

2. **DISCLOSURES OF INTERESTS**

Councillor Langford-Smith made a personal statement that she was a Ward Member in respect of item 8, Anthill Farmlands, Hambledon Road, Denmead. Ref: 24/02402/OUT. However, she had taken no part in discussions regarding the application; therefore, she took part in the consideration of the item and voted thereon.

Councillor Gordon-Smith made a personal statement that he was a Ward Member in respect of item 9. Arle Barns, Arlebury Park Barns, Alresford, Hampshire. Ref:24/00715/FUL. However, he had taken no part in discussions regarding the application; therefore, he took part in the consideration of the item and voted thereon.

Councillor Williams made a personal statement that he was the Hampshire County Council Ward Member in respect of item 10, Hayfield, Bourne Fields, Twyford, SO21 1NY. Ref: SDNP/21/02445/FUL. However, he had taken no part

in discussions regarding the application; therefore, he took part in the consideration of the item and voted thereon.

Councillor Williams also declared a wider, disclosable pecuniary interest due to his role as Hampshire County Councillor. However, as there was no material conflict of interest, he remained in the room, spoke and voted under the dispensation granted on behalf of the Audit and Governance Committee to participate and vote in all matters which might have a County Council involvement.

3. **MINUTES OF THE PREVIOUS MEETING.**

RESOLVED:

That the minutes of the previous meeting held on 11 June 2025 be approved and adopted.

4. **WHERE APPROPRIATE, TO ACCEPT THE UPDATE SHEET AS AN ADDENDUM TO THE REPORT**

The committee agreed to receive the Update Sheet as an addendum to the report.

5. **PLANNING APPLICATIONS (WCC ITEMS 6-8 & SDNP ITEM 9). REPORTS AND UPDATE SHEET REFER)**

A copy of each planning application decision was available to view on the council's website under the respective planning application.

The committee considered the following items:

6. **BEREWEEKE COURT NURSING HOME, BEREWEEKE ROAD, WINCHESTER SO22 6AN. REF: 23/02001/FUL. WARD: ST BARNABAS**

Proposal Description: Demolition of redundant care home and associated outbuildings, redevelopment of the site to provide 32 apartments including 50% affordable housing and associated alterations to site access, sub-station, hard and soft landscaping, car parking, cycle store, plant room, refuse and recycling store, drainage, boundary treatments and other associated works.

The application was introduced. Members were referred to the update sheet, which provided additional information regarding several matters, including the following.

1. Further comments received on 10 July 2025 from the Winchester Racquets and Fitness (WRF) club.
2. Clarification was provided that the 'building ventilation strategy and overheating assessment' referred to throughout the report was that referred to in condition 24, 'overheating analysis'.
3. A further update to condition 2 to show the change to the site plan revision numbers.

These matters were set out in detail on the Update Sheet.

During public participation, Daniel Wiseman spoke in support of the application and answered members' questions.

Councillor Jonny Morris spoke as a ward member and expressed several points on behalf of residents, which could be summarised as follows.

1. He noted that the application had returned to the committee because the developers had modified their design, firstly in response to officer feedback and secondly to address sound-related issues raised by the adjacent Winchester Racquets and Fitness Club.
2. The primary issue for consideration related to the principle from the National Planning Policy Framework, which sought to protect existing businesses, such as the Club, from unreasonable restrictions resulting from new developments being permitted nearby.
3. He stated that the committee must be certain that the proposals would ensure future residents of the new development would not have reasonable grounds for finding the noise from the Club's operations a nuisance.
4. He explained that the sport of Padel, played at the club, involved more frequent and rapid ball-striking than tennis. He believed that while not necessarily louder, the frequency of the sound could lead to it being considered more of a nuisance.
5. He believed that it was necessary for all parties to be protected: to prevent the Club from facing future noise abatement notices, to ensure residents were not disturbed by noise, and to allow the developer to avoid potential issues selling the properties.
6. He endorsed a condition proposed by the Club as a satisfactory way of resolving the issue and recommended that the committee approve the application with this condition attached.
7. He also suggested that the committee confirm with the Environmental Health Officer that they were formally satisfied that the proposed acoustic wall would be sufficient to mitigate the noise to a level where it would not be considered a nuisance for future residents.
8. He thanked the developers for their cooperation and for implementing changes in response to concerns raised.

The committee proceeded to ask questions and debate the application.

RESOLVED

The committee agreed to grant permission for the reasons and subject to the conditions and informatives set out in the report and the update sheet.

7. **ANTHILL FARMLANDS, HAMBLEDON ROAD, DENMEAD. REF: 24/02402/OUT. WARD: DENMEAD**

Proposal Description: Two Self-Build Dwellings.

The application was introduced and during public participation, Andrew Burgess spoke in support of the application, and Councillor Clay, on behalf of Denmead

Parish Council, spoke in objection to the application and answered members' questions.

Following the public speaking session, the Case Officer clarified that, although a "split decision" was within the Committee's powers, both elements of the proposal were contrary to the Local Plan, and refusal of the full application was therefore recommended. The committee proceeded to ask questions and debate the application.

RESOLVED

The committee agreed to refuse permission for the reasons set out in the report.

8. **ARLE BARNES, ARLEBURY PARK BARNES, ALRESFORD, HAMPSHIRE.**
REF: 24/00715/FUL. WARD: ALRESFORD & ITCHEN VALLEY

Proposal Description: Demolition of an existing farm building and the erection of a dwelling, landscaping, parking, and associated works. (amended plans received 29 May 2024) (updated details received 12 February 2025).

The application was introduced. Members were referred to the update sheet, which provided additional information regarding several matters, including the following.

1. The applicant had requested minor changes to a number of conditions (numbers 3, 5, 6, 7 and 8A) relating to the commencement of development. It was considered that the proposed changes were acceptable, and these were set out in full on the Update sheet. The amended conditions were numbers 3, 5, 6, 7 and 8A.
2. In addition, the case officer provided a verbal update concerning recent correspondence concerning the ownership of an adjacent piece of land. The committee was advised that the author was registered to speak at the meeting and so was able to raise those points with the committee directly if required.

During public participation, Ian Tillet spoke in objection to the application, Richard Osborn spoke in support of the application and answered members' questions.

The committee proceeded to ask questions and debate the application and received advice from the Legal Advisor, who updated the committee regarding the adjacent piece of land raised during the public speaking session. He advised that a previous application for a lawful development certificate had asserted the land in question was residential garden (C3 use). This application was refused by the Council and subsequently dismissed on appeal by the Planning Inspectorate, who agreed with the Council's assessment that the land did not constitute garden land. Accordingly, the land retains its designation as agricultural. Consequently, it was noted that any proposed development, such as a Juliet balcony, would not overlook garden or amenity land.

RESOLVED

1. The committee agreed to grant permission for the reasons and subject to the conditions and informatives set out in the report and the update.
2. That an additional condition be included regarding the outbuildings to ensure that the use of them was limited to incidental or ancillary purposes only, and that they would not be subdivided, rented out, or converted in any way. The precise wording to be delegated to the Chair of Planning Committee, in consultation with the Service Lead: Built Environment.

9. **HAYFIELD, BOURNE FIELDS, TWYFORD, SO21 1NY. REF: SDNP/21/02445/FUL. WARD: COLDEN COMMON & TWYFORD**

Proposal Description: AMENDED PLANS and DOCUMENTS - 09/09/2021)
Demolition of detached dwelling, erection of two dwellings..

The application was introduced. Members were referred to the update sheet, which provided additional information regarding several matters, including the following.

1. An Additional Condition (No.16). A Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. This shall include storage of any equipment/machinery/materials/chemicals, dust suppression, construction vehicle parking, waste/construction material disposal, noise/visual/vibrational impacts and lighting.

Reason: To protect the amenities of the area.

2. In addition, six further letters of objection had been received, and the themes raised in these letters were set out in full on the Update Sheet.

During public participation, Councillor Corcoran, on behalf of Twyford Parish Council, spoke against the application.

Councillor Liam Bailey Morgan spoke as a ward member and expressed several points which could be summarised as follows:

1. He advised that he was also speaking on behalf of Councillor Cook, who sent her apologies, and that she fully supported the position he had taken.
2. He confirmed he had reviewed the application, supporting documents and objections from residents and Twyford Parish Council. He had also visited the site and spoken with concerned neighbours.
3. He noted that the South Downs Local Plan (SD27) and the Twyford Neighbourhood Plan promoted a balanced mix of housing, emphasising

two and three-bedroom homes, not large five-bedroom homes as proposed in the application.

4. It was highlighted that the Twyford Neighbourhood Plan policy HN1 limited new four-bedroom homes to 150 square metres, yet the proposed five-bedroom homes were more than double this size.
5. He argued that the proposal for two five-bedroom homes did not serve the identified local need for smaller, affordable, and accessible dwellings (as encouraged by policy HN3 and undermined the social objectives of the development plan.
6. He was concerned about the carbon that would be released by demolishing a home and building two larger ones, which conflicted with the Council's and the National Park's net-zero targets.
7. While acknowledging the officer's justification based on site-specific context, he believed that specific planning policies should take precedence and urged the Committee to refuse the application to uphold both the Twyford Neighbourhood Plan and the South Downs Local Plan.

The committee proceeded to ask questions and debate the application.

RESOLVED

1. The committee voted against the recommendation to grant planning permission and instead voted to refuse permission for the proposal. In reaching this decision, they raised the following material planning matter, which weighed in favour of refusing planning permission:
2. That the proposed development, because of the scale and size of the two, five-bedroom dwellings, was considered to be contrary to policy HN1 (criterion 1) of the Twyford Neighbourhood Plan and policy SD27 of the South Downs Local Plan, in that it failed to preserve and enhance the purposes of the National Park by providing a mix of housing that meets identified local needs.

10. **PLANNING AND ENFORCEMENT APPEALS QUARTERLY REPORT - Q1 - APR - JUN 2025**

The report set out a summary of the 11 planning appeal decisions for the period 1 April 2025 to 30 June 2025 and 2 enforcement appeal decisions for the same period. The Service Lead Built Environment provided the committee with further details of several decisions from the report.

RESOLVED:

That the summary of planning and enforcement appeal decisions received during the period 1 April 2025 to 30 June 2025 be noted.

The meeting commenced at 9.30 am and concluded at 11.25 am

Chairperson

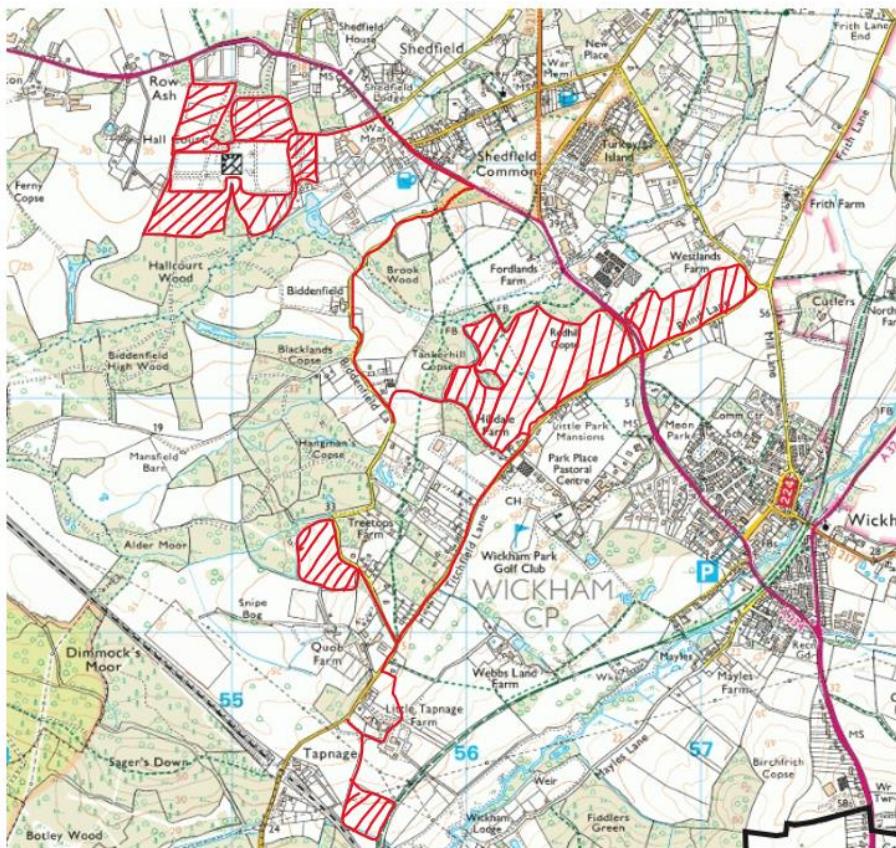
WINCHESTER CITY COUNCIL PLANNING COMMITTEE

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| Case No: | 24/02804/FUL |
| Proposal Description: | Installation, operation and decommissioning of renewable energy generating station comprising ground-mounted photovoltaic solar arrays together with transformer stations, site accesses, internal access tracks, security measures, access gates, other ancillary infrastructure, landscaping and biodiversity enhancements. temporary permission for 40 years. |
| Address: | Land At Titchfield Lane Wickham Hampshire |
| Parishes: | Shedfield and Wickham And Knowle |
| Applicants Name: | Mr P Silk |
| Case Officer: | Rose Chapman |
| Date Valid: | 3 February 2025 |
| Recommendation: | Application permitted |
| Pre Application Advice | No |

Link to Planning Documents

[Link to page – enter in reference number 24/02804/FUL](#)

<https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple>



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Case No: 24/02804/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Reasons for Recommendation

The development is recommended for permission as it is considered that the proposal would result in public benefits that outweigh the harm generated.

General Comments

The application is reported to Committee due to the number of Objections submitted contrary to the Officer recommendation.

Wickham and Knowle and Shedfield Parish Council's have requested for the application to be determined by Planning Committee, based upon material planning considerations is shown below.

Amendments to Plans Negotiated

Additional information was submitted in relation to:

- BNG
- Ecology
- Landscape and visual Impacts
- Trees
- Sustainability and Greenhouse Gas Emissions
- Historic Environment
- Public Rights of Way
- Cumulative development that would impact the layout of Parcel 8.

As these details are relating to technical details and clarification of submitted plans this was not readvertised.

Site Description

The application site is split into 3 distinctive parcels.

To the North are parcels 1-5 these are located within Shedfield Parish and are situated around the existing Solar Farm at Raglington Farm and Shedfield Equestrian.

Parcel 1 is currently laid to grass and rises to a high point approximately half way down the field. Raglington Farm is located directly to the south. There is a band of mature trees, forming part of Crooked Row (SINC) along the eastern boundary that is separated from the sit by an existing track. To the west there is a mature hedge though there are several gaps along this.

Parcel 2 is connected to parcel 1 by a strip of land to the west of Raglington solar farm. This field has a high point to the north and falls to the south and is currently sown for oats. To the south and east the site is bounded by Triangle Row (SINC) and Hallcourt Wood (SINC). To the west there is a mature hedge though there are several gaps along this. Hall Court Cottage lies to the west.

Parcel 3 is approximately the same level as parcel 1 however the land falls gently to the east. To the north and west of the field is Crooked Row (SINC) and Biggs Copse lies to the east. The field is currently used for grazing horses.

Parcel 4 is located within Shedfield Equestrian Centre. This site was formally Upper Dagwells Copse as such a large area is covered by a TPO even though the trees were removed some time ago. Part of the field is currently subject to enforcement action for

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WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

some unauthorised uses to the south and western parts of the field. However, the majority of this field is used for grazing horses. There is an existing track that runs through the middle of the field.

Parcel 5 is located to the south of Raglington Farm within Shedfield Equestrian Centre. There are a number of unauthorised developments in this area as well as grazing areas for horses. Triangle row (SINC) lies to the western boundary. The south and eastern boundaries are open.

The remainder of the parcels lie within Wickham and Knowle Parish. To the east lie parcels 6-8.

Parcels 6 and 7 are separated by a Public Right of Way (PROW) (Wickham 14) this meets PROW Wickham 21 to the north of the parcel 7 and . To the north and east lie Tankerhill Copse (SINC) and Redhill Copse (SINC) lies to the north of field 7. There are a number of accesses into these fields from both Titchfield Lane and the A334. There are a number of residences and commercial developments to the south of field 6, Oaklands, Coldharbour Farm and Drokes Farm share a boundary with parcel 6. Paw Paddock dog exercise area is located to the south of parcel 7. These fields are sown for oats.

Parcel 8 is located in a prominent position at the corner of the A334 and Blind Lane. PROW Wickham 12 runs along the northern boundary with this parcel. The field is currently laid to grass for hay and has traditionally been used for the Wickham music festival. The South Downs National Park lies approximately 65m to the east of this field. This field is bounded by mature trees and hedges however there are substantial gaps within this that present open views across the site and to the neighbouring farms and residences.

Parcels 9 and 10 are to the south.

Parcel 9 is accessed off Biddenfield Lane with 2 points on access, one to the north and one to the southeast. This field is kidney shaped with a high point at the south eastern access, the land falling to the north and west. To the west the field is bounded by Round Copse (SINC) and to north the field is bounded by Hangmans Copse (SINC). To the south and east of the site there is a boundary of mature trees and hedges however there are significant gaps that offer views into and from the site to the surrounding areas.

Parcel 10 is accessed off a farm track off of Titchfield Lane. The field is roughly diamond shaped with the access to the north end. The land falls gently from north to south. Pylons lie over the northern section of the site which form the local connection point for the power grid. The site is bounded with mature trees and hedges that are broken by farm accesses. PROW Wickham 501 runs along the eastern boundary. The rail way runs along the western boundary.

Proposal

The proposal is for 63 Ha of solar panels over 10 parcels which would generate a maximum 49.9MW of electricity. The solar panels would be approximately 2.4m high.

Parcel 4 would include some raising of the ground by 1.2m.

The application also includes String Inverters, MV Transformer stations, customer switchgear, spare parts containers, Distribution Network Operator compound and

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construction compounds. Associated development in the form of fences, cctv, lighting and landscaping is also proposed.

The proposal includes cable routing along existing cable routes where possible along side highways.

The application will make use of a number of existing accesses, with upgrades to accommodate development along the A334, Blind Lane, Biddenfield Lane and Titchfield Lane.

Public Right of Way (PROW) Wickham 14 is proposed to be amended to follow the existing permissive path between parcels 6 and 7.

Significant planting is also proposed.

Relevant Planning History

23/02499/SCREEN - Proposed Installation Of A Standalone Solar Pv Array Together With Ancillary Infrastructure And Equipment, Landscaping And Access At Land At Titchfield Lane, Wickham, Fareham, Hampshire Po17 5pd. – EIA not required

24/01656/SCREEN - Battery Energy Storage System (BESS) - EIA not required

Consultations

Service Lead – Built Environment (Archaeology) -

- No objection subject to conditions (12, 13 and 26)

Service Lead – Built Environment (Historic Environment) –

- Objection due to concerns over nearby Heritage Assets adjacent to parcels 6 and 7

Service Lead – Engineering (Drainage) -

- No comment

Service Lead – Sustainability and Natural Environment (Ecology) –

- No objection following additional information submitted. Subject to conditions 13, 19, 20 and 22

Service Lead – Sustainability and Natural Environment (Landscape) –

- Concerns over parcels 8 and 9 and recommend their removal from the application.

Service Lead – Sustainability and Natural Environment (Trees) –

- No objection subject to condition (13 and 18)

Service Lead – Sustainability and Natural Environment (Sustainability) –

- Further information requested

Service Lead – Public Protection (Environmental Health) –

- Concerns raised regarding waste on site. Conditions (7, 13, 25) recommended.
- Concerns regarding low frequency noise, condition (6 and 13) recommended.

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Hampshire County Council (Rights of Way) –

- No objection subject to conditions and obligations secured via s106
- Further comment submitted to remove obligations. No objections subject to conditions. These have been included as informatives.

Hampshire County Council (Flood Authority) –

- No objection subject to condition (8)

Hampshire County Council (Highway Authority) –

- No objection subject to conditions (9) and a S278 agreement.

Hampshire and IoW Fire and Rescue –

- No objection

Natural England -

- No objection subject to condition (13)

Southern Water –

- Concern over tree planting in close proximity to sewers, rising mains and/or water mains. Condition recommended in regard to planting locations. This has been included as an informative.

Portsmouth Water –

- No objection

Environment Agency –

- No objection subject to condition (5)

National Grid –

- No comment

Historic England –

- General comments regarding visual effects and mitigation.

Nature Space –

- Concern over out of date surveys, further information requested.

Fareham Borough Council –

- No comment

CPRE Hampshire –

- Objection due to concerns over the visual impact generated, loss of tranquillity and encroachment of development between Shedfield and Wickham in regard to field 6-8

Network Rail

- Request that the applicant contacts Network Rail prior to commencement of development
- Concern that drainage information is lacking however agree that this can be

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covered under a condition (5 and 8)

Representations:

Wickham and Knowle Parish Council:

Wickham and Knowle Parish Council OBJECT to this planning application.

The Parish Council note that the screening application was for 130 acres but this full application is for 170 acres – a significant difference, with no increase in generation capacity. No explanation has been given for this increase in size. The generation capacity for the site needs to be under 50MW in order for the lawful determination of the scheme to be made by the LPA. Should the scheme generate more than 50MW then it would be unlawful for the LPA to determine it.

The Parish Council are aware that Field 9 within this application is still being used for landfill. Unscreened soil is being transported to the site daily together with sifted soil. While we will refer to it throughout the objection, we believe that this field should not be considered. The continuous use of this site for landfill renders the October 2024 Soil Survey void and should not be accepted. Enforcement case 24/00229/WKS was opened in August 2024.

Planning Policy

The application area does not fall within any settlement boundary. Therefore LPP1 - Policy MTRA 4 - Development in the Countryside applies.

- The policy states that only certain types of development will be permitted, this application does not meet any of those exceptions listed. It is also not supported by emerging Local Plan Strategic Policy SP3 (Development in the Countryside).
- The policy states “Development proposed in accordance with this policy should not cause harm to the character and landscape of the area or neighbouring uses, or create inappropriate noise/light and traffic generation.”

This application covering 63 hectares of rural countryside will cause irreparable harm to the character and landscape of this area, which is picked up throughout this objection, along with the disruption that having panels placed over 10 separate plots of land will cause.

As much as 40% of the site is on Best and Most Versatile Land. National Planning Policy Framework (NPPF), December 2024 –Section 15. Conserving and enhancing the natural environment states “ Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of higher quality.” The Government has also re-affirmed the importance of protecting our soils and the services they provide in the Natural Environment White Paper: The Natural Choice: securing the value of nature (June 2011), including the protection of best and most versatile agricultural land (paragraph 2.35).

- LPP1 Policy CP12 - Renewable and Decentralised Energy supports development of larger-scale renewable energy developments, especially where there is a strong degree of community benefit and/or community ownership. This application references community benefit only in passing and does not satisfy the requirements of planning policy. Specifically:

- The Planning Statement (ref R002), refers to Community Benefit (3.2.14) and states “Conrad (Development) II Ltd are in discussions with the Parish Councils concerning possible local community benefits (R004)”
- The Statement of Community Engagement (Ref R004), refers to Community Benefits and residents or organisations who have enquired about what

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community benefits there will be, yet there is no mention at all from Conrad about what the company would be willing to offer as community benefits. The report concludes “Further discussions about community benefits will continue outside of the planning process”.

There has been no further dialogue with the Parish Council since September 2024. The Parish Council would not be able to support any application of this size without understanding what level of community benefit the developer deems suitable.

- LPP1 Policy CP12 also states when assessing proposals for large-scale renewable energy and decentralised energy schemes, 7 principles should be taken into account. Of those 7 areas, this application is contrary to 4 of them:

- impact on areas designated for their local, national or international importance, such as Gaps and the South Downs National Park, conservation areas and heritage assets, including their setting.

The eastern corner of Field 8 lies approximately 50m from the western edge of the South Downs National Park (SDNP). This is countryside we and the planning authority should be protecting as stated in NPPF, para189.

Furthermore, LPP1 Policy CP20 –South Downs National Park states

“Development within and adjoining the South Downs National Park which would have a significant detrimental impact to the rural character and setting of settlements and the landscape should not be permitted unless it can be demonstrated that the proposal is of overriding national importance”

The applicant makes no attempt to demonstrate that the proposal is of overriding national importance. With almost 500 acres of already approved or in application industrial solar and battery developments there is no evidence to support this.

- potential to integrate with new or existing development, whilst avoiding harm to existing development and communities;

Fields 6,7,8, 9, and 10 are stand alone, with no potential to integrate with new or existing development. This scattergun approach appears unconsidered.

Rather than offering a measured approach to a large-scale renewable energy scheme, Conrad appears to be making do with what land they can get an option on.

- benefits to host communities and opportunities for environmental enhancement;

At the time of this application there are no community benefits being considered. No further dialogue with the Parish Council and communities has taken place since first announcement of the project and no reason has been proposed as to why the communities should host this large-scale, sprawling energy development. The energy company and the landowners are the only beneficiaries of this site.

With the South Downs National Park running through our landscape it is not an area that needs environmental enhancement. This application offers no opportunities for environmental enhancement

- effect on the landscape and surrounding location

The local area is one of natural and historic beauty however such a significant development of up to 200,000 solar panels, substations, security fencing, CCTV, and other infrastructure will change the landscape character from rural to industrial. Which is also contrary to LPP2 Policy DM23 –Rural Character and emerging Local Plan Strategic Policy NE1 (Natural Environment).

Fields 6,7,8,9,10 are directly adjacent to the highway. Fields 6,7, and 8, are very large and very visible from heavily used roads (A334, B2177 and Titchfield

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Lane) and a public footpath running right through the middle of 7 & 8. The view of the South Downs National Park as you enter Blind Lane from the Titchfield Lane end will change from one of outstanding natural beauty to a rolling landscape of solar panels.

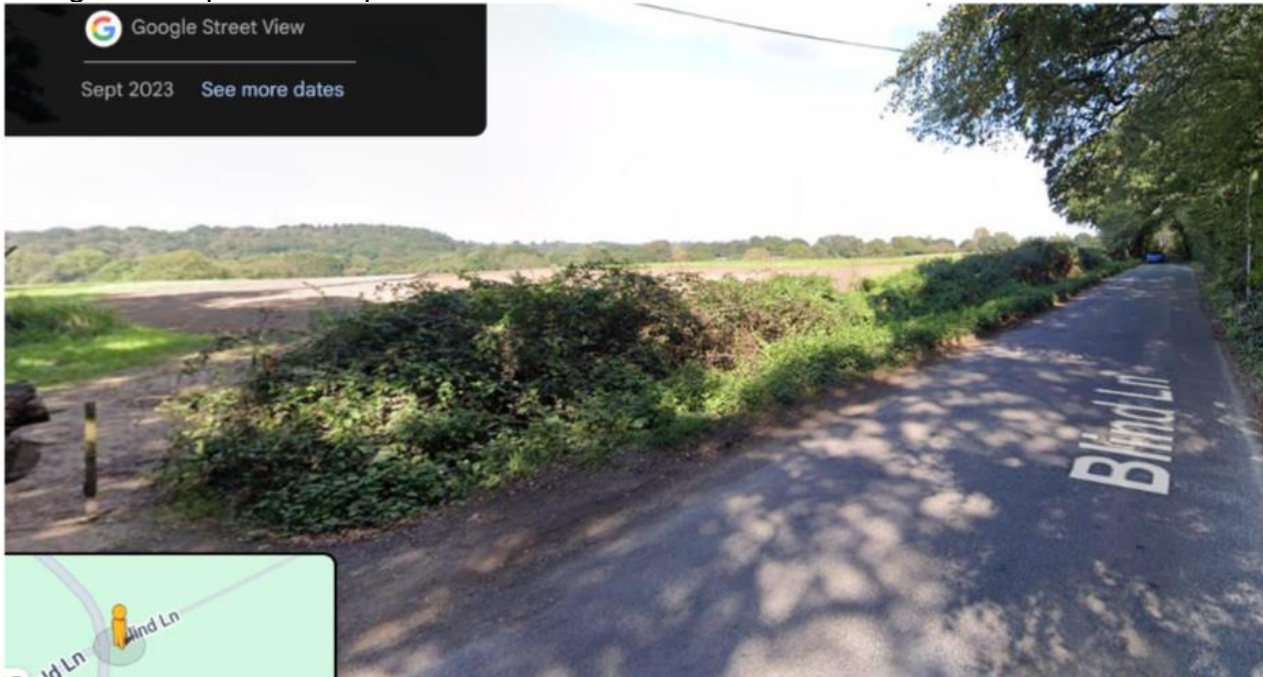


Image of Field 8 from Blind Lane

It is unusual for sites to be positioned so close to the highway and intrusive to the public eye and should not be supported by the planning authority as a suitable location.

LPP1 Policy CP20 - Heritage and Landscape Character and the emerging Local Plan Policy NE9 (Landscape Character) –puts emphasis on supporting new development which recognises, protects and enhances the District's distinctive landscape and heritage assets and their settings. This development is contrary to LPP1 Policy CP20 and doesn't protect or enhance the landscape.

Priority Right of Way (PROW)

The design of the site means that there is a PROW passing through the centre of the site between fields 7 and 8, this footpath will now be surrounded on both sides by a corridor of (at least) 2-3m high panels. All the advice for developers encourages them to avoid designing a site where this is the case. It would fundamentally change the feel of a country walk in open fields to a walk in an industrial zone.

It is clear that the solar panels and fencing and other infrastructure will be dominant for users of the PROW. We do not believe that the visual mock ups used in this application are a true reflection of the final development.

Statement of Community Involvement

Conrad Energy has failed to consult with the local communities.

There are over 2000 households in the Wickham and Knowle parish, and over 1600 households in the Shedfield Parish.

Conrad energy wrote to 370 households only, choosing to engage only with immediately adjacent addresses. Due to the size and location of the development, and the disruption the construction will bring, the Parish Council feel that the wider

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communities should have been engaged.

Two closed public consultation events were held, with only the 370 households being invited, ignoring the wider community.

Wickham, Knowle and the adjacent parish of Shedfield have a well-used network of community groups on social media, in particular Facebook, including two residents associations, which could have been used effectively to inform the local communities of the public consultations and engage properly, however Conrad chose not to.

The fact only 3 feedback forms and 5 emails were received as a result of the consultation highlights this inadequate exercise.

The statement says meetings with Shedfield Parish Council and Wickham Parish Council will also be held once the planning application has been submitted. These have not happened.

Section 4.14 covers engagement with the Wickham and Knowle Parish Council. The Parish Council has a different recollection of this informal meeting. Only 2 of the 10 fields (fields 6 and 7) were discussed with the Parish Council during the meeting, therefore reducing the impact considerably. The Parish Council flagged they have concerns of over-development and the multiple renewable energy applications for Titchfield Lane, in addition to this one, and the lack of consideration being taken to the Area as a whole. The Parish Council also said they would expect to see significant community benefits; however no further engagement has taken place.

Highways

The Parish Council and residents have significant concerns about over development of Titchfield Lane. Multiple applications from Solar and battery storage sites to Southern Water's Hampshire Water Transfer and Water Recycling Project and local plan development sites all which require significant construction and HGV movements. One pending application alone (HCC/2024/0503) has measured that there are currently an average of 5 movements of Class 5 HGV s (4 axle trucks) per business day on Titchfield Lane and if the application were to be approved this would increase by a further 36 movements per day for a period of 5 years. 24/02804/FUL proposes an "average" figure of 8 HGV movements per day during the construction phase. Taken together these two applications would take the number of HGV movements on the lane from 5 to 49. And there are yet other applications under consideration for development on the lane that would use HGV s. These applications and their road safety impacts on a lane where there are pinch points at which 2 HGV s cannot pass one another without serious danger of collision must be considered holistically and not in isolation.

Average HGV Movements

This application states 1,081 two-way (in and out) vehicles utilised for the whole construction period, anticipated to last for 1 year / 260 working days. As made clear above, this equates to 8 HGV movements per day, with 4 vehicles arriving and 4 vehicles departing the various sites across an average day. Yet what has not been disclosed is that there will be peak times for HGV movements depending on the part of the project. The average figure is of no use if the reality is that for a substantial part of the project there will be considerably higher than average movements.

The application makes no reference to how these lorry movements will work across the 10 sites. Only 4 lorries across the sites per day does not add up.

Cabling Route

There is little information on the impact of the proposed cabling route, which runs along the narrow and winding Titchfield Lane (with its many pinch points) and also the very

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rural small (single track) Biddenfield Lane. During the initial consultation residents were told that cable route would not go along Biddenfield Lane - this is no longer the case and indeed almost the whole length of Biddenfield Lane will be dug up to accommodate the cabling. The application does not show how the cable gets from site 10 to the Botley Wood Substation?

The full disruption of the works must be considered. This is not a complete picture.

Road Safety

Titchfield Lane/A334 crossroads- Section 8 is located immediately alongside the A334/Titchfield and Blind Lanes crossroads that are heavily used and not well designed to cope with the volume of traffic they have to accommodate. As part of the development of 120 houses at Bishops Gardens on Winchester Road in Wickham, there is an agreement to improve the layout of this junction, as detailed in planning application 17/02615/FUL. These improvements have yet to take place, but with the occupation of the new houses at Bishop's Garden they are becoming increasingly necessary. Any development in this corner of Section 8 needs to allow for the intended future reconfiguration of this junction.

Titchfield Lane is a narrow country lane with several locations where it is impossible for two HGV s to pass safely. This point has been made very effectively by local resident groups with pictorial evidence in relation to other applications for developments along the lane (e.g. 21/03089/HCS). It has been demonstrated by the road traffic survey conducted for that application that the current daily number of Class 5 (4 axle HGV s) movements on the lane is on average only 5 per day.

There is a good reason for that: the lane is unsuitable for HGV s. Even if the "average" figure of 8 HGV movements is taken as reasonable (which we contest) the increase in such movements would be 160%.

Over development

The combination of five solar developments in a local rural area served only by country lanes, that are totally unsuitable & unsafe for large volumes of heavy construction traffic will only exacerbate the local traffic & road safety problems.

1. Botley Energy Reserve 2 Ltd 49MW BESS- in operation.
2. Raglington Solar Park 5.8MW - operating since 2013
3. Conrad Energy (Developments) II Limited 49.9MW Solar Farm
4. Grenergy 50MW BESS
5. Navigate Corporation (SLR) 10.5MW Solar Farm

It is very likely that work on developments 3, 4, & 5 would coincide compounding the traffic & road safety problems.

| TITCHFIELD LANE ENERGY PROJECTS | 2025 | | | | 2026 | | | | 2027 | | | | 2028 | | | | 2031 |
|--|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|
| | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | |
| Grenergy BESS (50MW) | | | | | | | | | | | | | | | | | |
| Conrad Energy Solar Farm (50MW) | | | | | | | | | | | | | | | | | |
| Navigate Corp Solar Farm (10.5MW) | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| Significant period of HGV construction traffic overlap - potentially 18months! | | | | | | | | | | | | | | | | | |

Why are the impacts of these developments not being looked at cumulatively?

To exacerbate the significant issues further, as well as these sites, Southern Water's Hampshire Water Transfer and Water Recycling Project (HWTWR), which will run along

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Titchfield Lane and Blind Lane is currently going through the consultation process with development due to start in four years' time.

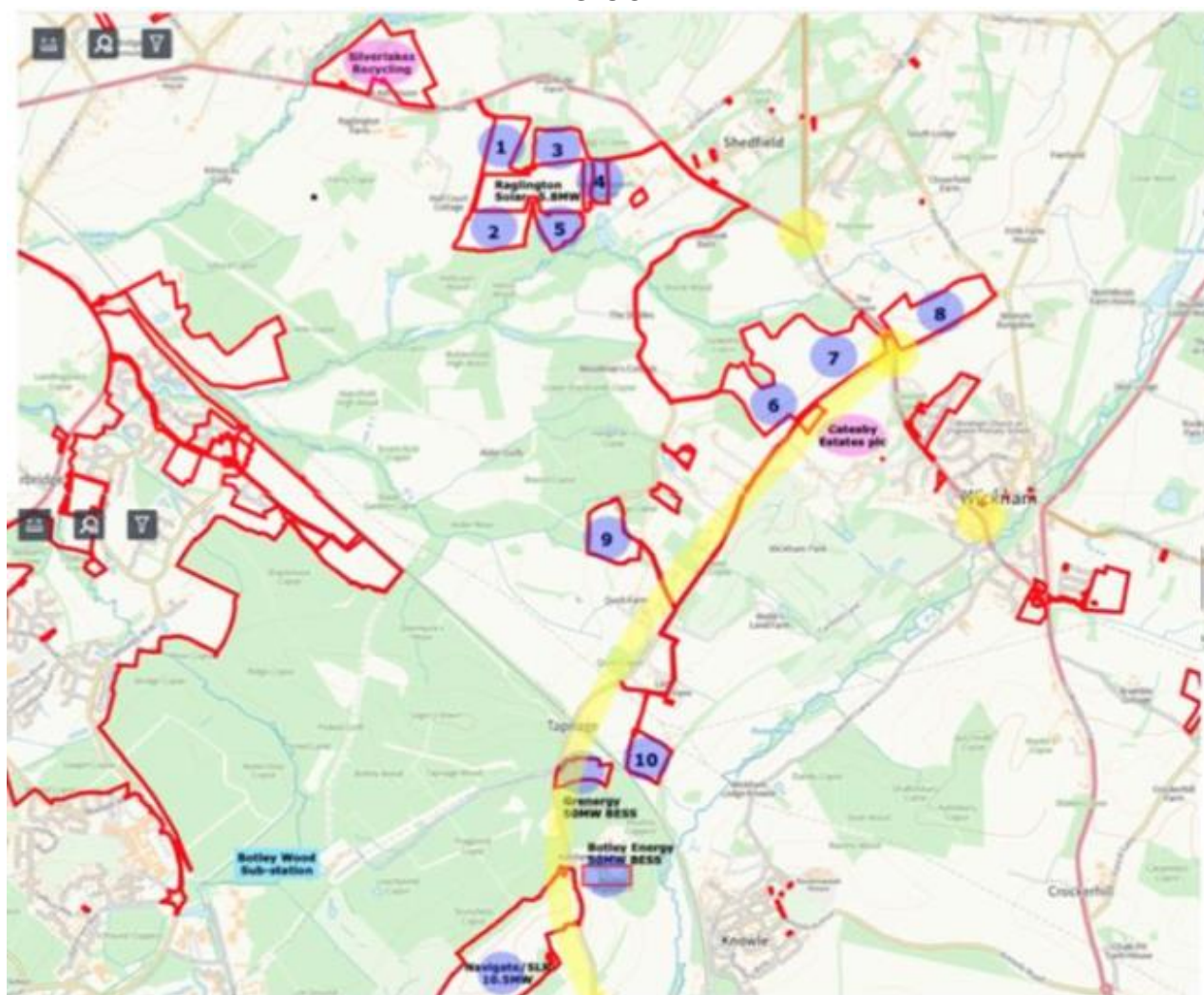
There is also a potential housing development site being promoted through the emerging Local Plan which sits at the junction of Titchfield Lane/A334. Due to the HWTWR project the pipeline running through the land, the land will no longer viable for farming. The planning authority must take this into consideration when reviewing the application.



Image: Southern Water's HWTWR project

The following image highlights all current developments either permitted or in planning.

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Solar Energy Projects Numbers 1 – 10 – Conrad Energy

Botley Energy Reserve 2 Ltd 49MW BESS - in operation.

Raglington Solar Park 5.8MW - operating since 2013

Conrad Energy (Developments) II Limited 49.9MW Solar Farm

Greenergy 50MW BESS

Navigate Corporation (SLR) 10.5MW Solar Farm

Catesby Estates plc Land Development Proposal
Silverlakes Recycling Expansion Proposal

Local Traffic congestion hotspots inc. Titchfield & Biddenfield Lanes

Access

Field 9 –Biddenfield Lane. The unauthorised landfill is being transported to site by large tractor & 20 tonne tipping/trailer. The single-track lane is unsuitable for both HGV 's and tractor/trailer combinations. The latter exceeds Titchfield Lane weight restriction of 7.5tonnes. The current activity is causing significant problems for the neighbours and highlights precisely the problems developing this site will bring. Contrary to LPP2 Policy DM18 –Access and Parking, and LPP2 Policy DM 17 - Site Development Principles

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Image: Biddenfield Lane

Gas Works

Field 9 has two mains gas pipes running through the site. The Parish Council note that there is no consideration of the pipes within the application.

Waste Management

The Design and Access Statement, Section 5.5 Waste Management states:

- The solar panels will be erected on driven posts and engineered to sit at the correct angle relative to the topography such that the panel mounting systems will account for any undulations across the field. Similarly, it will only be necessary to undertake some minor re-levelling which may be required for the construction of the ancillary structures.

- The contractor will ensure that all surplus or waste materials from either materials imported to site or from those generated on site are dealt with responsibly.

Yet Site 9 in Biddenfield Lane currently has a significant volume of unauthorised soil waste being imported into the site, sifted and the contaminated soil used to level the area. While the site is not currently owned by Conrad it contradicts the Design and Access Statement and point of minimal impact. Conrad in pre-application information given to the Parish Council made a specific point of stating that there would be no landfill associated with its proposals.

The bottom part of this field was formerly a council tip that ceased operation in the
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1960's. Landfill was deposited into this area approx five (5) years ago, however for the past 18m-2yrs the upper part of the field has been receiving landfill.

Residents have confirmed the landfill material and noted it contained concrete, tiles & wiring, No landfill applications can be found for the site and the unauthorised landfill is currently being looked into by Planning Enforcement.

The landfill continues almost daily with associated noise and disruption. This is contrary to LPP2 Policy DM 17 - Site Development Principles and LPP2 Policy DM19 – Development and Pollution



Image: Field 9, tractor bringing soil into the site

Conclusion

The Parish Council is not disputing the need for renewable energy. However, the NPPF (December 2024) (Section 165) states cumulative landscape and visual impacts must be considered. Not only does the impact on these 10 sites across 63 hectares cause considerable harm to the landscape, the rural character and over-development of Titchfield Lane needs to be addressed. This application should not be considered on its own.

There are numerous substations/connection points across the south and indeed across the country. This application does not cover the reason for 10 disparate sites across open countryside, nor does it cover alternative sites. One should not assume that just because there is a substation the surrounding countryside is suitable for development. The impact on rural countryside, on the doorstep of the South Downs National Park is significant, it will change the landscape from countryside to industrial. Fields that should be saved for farming will be suffocated by hundreds of thousands of solar panels.

The planning process puts emphasis on Community Benefit. The application makes no reference as to what level of community benefit this application would bring. This is not something that should be discussed and agreed once an application is approved. This should be agreed as part of the planning process so it is supported by planning policy. The applicant has not clearly communicated the full extent of this development with

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communities, instead choosing to engage with only neighbouring properties. No further engagement has taken place, and the Parish Council cannot support an application where the bad outweighs the good.

Shedfield Parish Council:

Shedfield Parish Council (SPC) is not opposed to solar farms. However, we have significant concern about the nature of the application and the negative impact it will have on our parish and our residents.

We object to this application in its current form and wish to emphasize our key concerns:

1. Site Suitability –Approximately 40% of the proposed fields have steep north-facing slopes. Solar farms are generally placed on south-facing slopes for maximum efficiency.
2. Agricultural Land Use –Area 6, 7, and 8 are best and most versatile arable land and Government policy states that such land should not be used for solar farms.
3. Impact on Public Amenity and Access –The temporary loss and rerouting of a PROW Footpath 14 would significantly impact public wellbeing and access to green spaces. The northern area of this development is surrounded by Ancient Semi-Natural Woodland (AW) and Sites of Importance for Nature Conservation (SINC) which will be impacted adversely by the cabling and other enabling works.
4. Inefficient Cabling –The proposed cabling route is excessively long, leading to unnecessary power loss.
5. Alternative Sites –It is expected that the applicant would have considered brownfield sites, instead of good arable land.
6. Unresolved Enforcement Issues –It has been confirmed by Winchester City Council that two live enforcement matters relate to field 4, within Shedfield parish and field 9, within Wickham parish. We would recommend that these live cases are resolved prior to the application being determined.

The difference between the screening and full application is 40 acres, not hectares. We would like to refer you to the following report from WinACC (Winchester Action on the Climate Crisis) regarding renewable energy generation in Winchester District.
<https://www.winacc.org.uk/wp-content/uploads/2024/05/Final-Renewable-Energy-Report-2024.docx.pdf>

It is important to note that Winchester and Eastleigh are among the top 10 authorities in England for renewable energy generation. What is evident, however, is that Shedfield Parish and the surrounding areas have disproportionately borne the impact of solar farms.

Alternative locations outside our parish should be considered.

The following figures are sourced from the WinACC report above. If the developments currently in progress, along with this application, are approved, our entire parish will be encircled by solar farms.

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| Operational Locations within this and neighbouring parishes | Installed Capacity (MW) |
|--|--------------------------------|
| Raglington Farm, Shedfield | 5.8 |
| Winchester Road, Bishops Waltham | 6.0 |
| Forest Farm, Bishops Waltham | 3.0 |
| Locks Farm, Bishops Waltham | 18.0 |
| In Development | |
| Land at Titchfield Lane, Wickham & Shedfield | 69 ha |
| Glebe Farm, Shedfield | 22 ha, 10MW |

The above referenced report is the source of these figures.

SPC Objection

We object to this application on a number of grounds.

1. National Guidelines planning policies.

The proposal is not aligned with the Government's Guidance on Renewable and low carbon energy ("GGR")¹ which is designed to help local councils develop policies and identify planning considerations, nor the National Planning Policy Framework ("NPPF")² which sets out Government's planning policies for England and how these are expected to be applied.

We draw attention to the following (para 6 GGR):

- The need for renewable energy does not automatically override environmental protections and the planning concerns of local communities.
- Cumulative impacts require particular attention, especially the increasing impact that wind turbines and large-scale solar farms can have on landscape and local amenity as the number of turbines and solar arrays in an area increases.
- Local topography is an important factor in assessing whether such 'farms' could have a damaging effect on landscape and public amenity.
- Great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting.
- Proposals in National Parks and Areas of Outstanding Natural Beauty, and in areas close to them where there could be an adverse impact on the protected area, will need careful consideration.
- Protecting local amenity is an important consideration which should be given proper weight in planning decisions. (all our emphasis)

In conjunction with:

- GGR guidance which encourages the effective use of land by focusing large scale solar farms on previously developed and non-agricultural land –not on greenfield sites or protected environments such as AW & SINC.
- Also supported by the principle in the NPPF that planning policies and decisions should promote making as much use as possible of previously developed or

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brownfield land (para 117 NPPF).

We note that renewable developments still need to meet the requirements of 'sustainable development' under the NPPF. Legitimate considerations (such as planning, policy, environmental and community) should not be bypassed or downplayed. The NPPF still requires any sustainable development to accord with an up-to-date development plan. Landscape enhancement. The NPPF requires planning policies and decisions should contribute to and enhance the natural local environment, protecting and enhancing valued landscapes and sites of biodiversity commensurate with their identified quality in the development plan (NPPF para 170). This includes AW and SINC.

Historic Environment. Part 16 of the NPPF, providing guidance relating to historic environment, states:

- Heritage Assets.... are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (Para 184).
- Planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting (Para 189).
- Planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including the setting of a heritage asset) and consider the impact on a heritage asset to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal (Para 190). (See also Paras 192, 193, 194, 195, 196).
- In addition, in 2017 Historic England published "The Setting of Heritage Assets" GPA Note 3 (second edition).

2. Footpaths and Land Use:

The Importance of Footpaths and the Impact of Footpath 14's Re-routing

Footpaths are a crucial part of both rural and urban landscape, offering pedestrians and local community amenity through connectivity, recreation, and environmental benefits. They allow people to enjoy nature, move safely without reliance on roads, and contribute to overall well-being.

The temporary loss and rerouting of Footpath 14 is a serious concern, particularly for residents of Waltham Chase, Shedfield, Shirrell Heath and Wickham, and surrounding villages. This footpath provides scenic countryside views, with rolling hills and woodland borders, offering an immersive natural experience. However, the proposed diversion is inadequate in comparison. Instead of the open countryside, the rerouted path is enclosed by fencing on both sides, creating a corridor-like experience that lacks the charm and openness of the original route.

Additionally, the diversion runs through a solar farm, replacing the picturesque setting with a closed-in fenced path, limiting the scenic and recreational value of the walk. This change diminishes the footpath's original purpose of providing a tranquil escape into nature.

Preserving access to high-quality footpaths is essential for both local communities and visitors. Authorities should consider alternative solutions that maintain the rural character and scenic value of Footpath 14, ensuring that it continues to serve as a valuable public amenity. This is more concerning as this land is highly valuable as arable land.

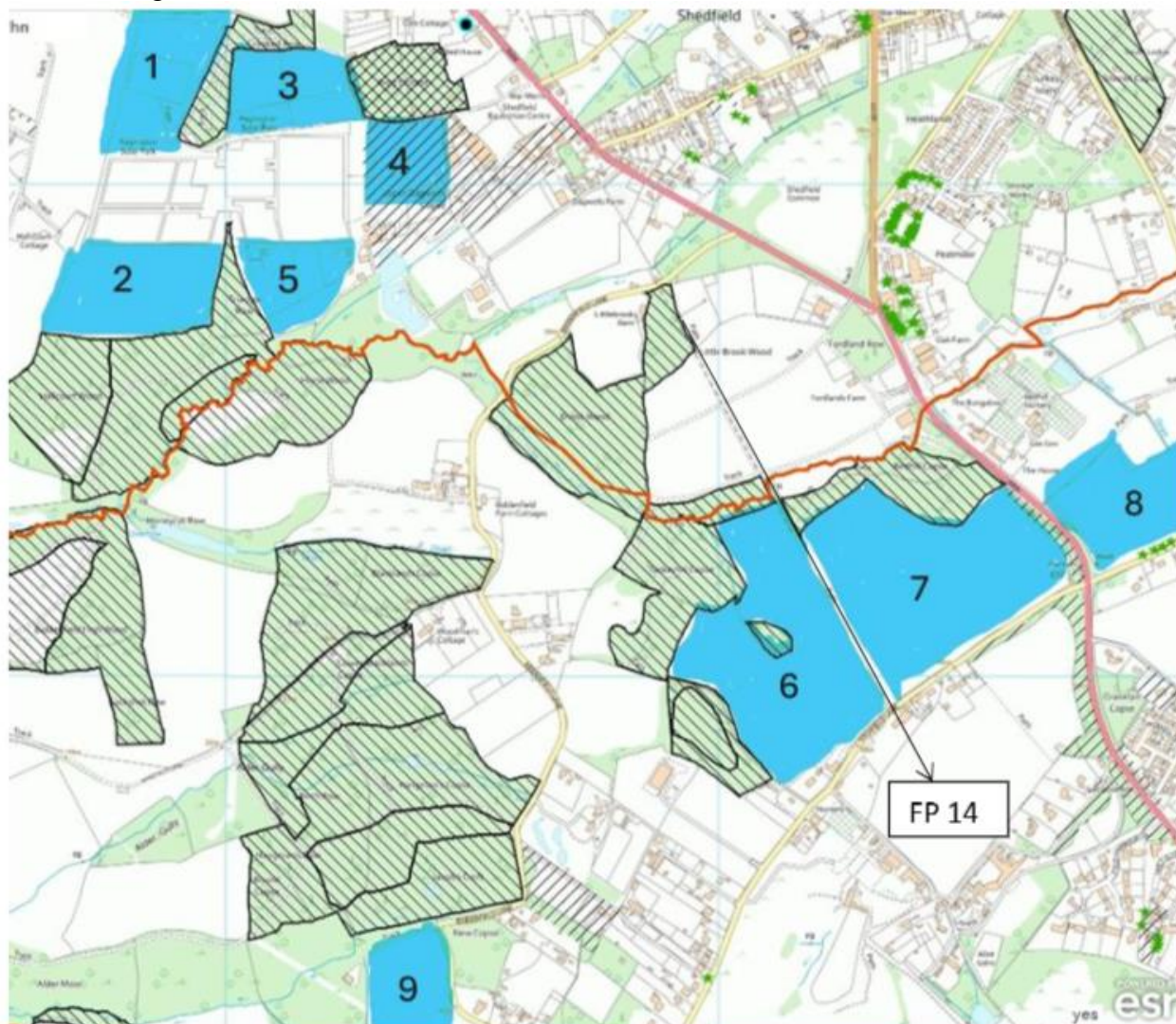
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3. Land Areas and Their Significance

The proposed development of 69 hectares of utility-scale solar infrastructure across Shedfield and Wickham parishes will have a negative impact on the landscape, and therefore, on the character of the area. In particular, it will affect trees, which play a crucial role in maintaining the visual amenity of the countryside. Many of these trees are located in protected environments and must be carefully considered in relation to the proposed development areas outlined in the application.

Nine of the ten areas are particularly affected by this development and Footpath 14 is shown in Fig1 below:



Areas 1 –9 highlighted in blue on the above map are to indicate the proximity of the solar fields to areas of AW, tree protection areas and SINC sites.

The land affected by this fragmented development is divided into ten distinct areas, nine of which have unique characteristics, concerns and problems. Proposals to establish any additional solar farm arrays here pose significant environmental concerns.

Areas 1, 2, 3, 4, 5, 6 and 7 are bounded by Ancient Woodlands. The most important are Tankerhill Copse and Redhill Copse, Hallcourt Wood, Horse Wood, Triangle Row, Crooked Row, Biggs Copse, Blacklands Copse and Lower Blacklands Copse which are all designated Ancient Semi-Natural Woodland and are Sites of Importance for Nature

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Conservation (SINC). In addition, Biggs Copse and Upper Dagwells Copse are protected by Tree Protection Orders (TPOs). These sites will require a disproportionately large amount of fencing and access roads for works to allow cabling to be installed, required for the development.

We understand that there is a proposed upgrade of a telecommunications mast located at Raglington Farm Wood at Botley Road, Shedfield which overlaps area 1 above. The Hampshire Water Transfer and Water Recycling Project, known as Water for Life, is currently open for its second consultation, regarding proposed pipeline routes, the proposed water recycling plant and associated pumping stations and the proposed sites for the above ground plant along the pipeline route. These works will impact roads, highways and access during their installation at Blind Lane and Titchfield Lane.

Area 1 on Raglington Farm

History of Land Raising and Land Fill and Woodland Impact

This farm has previously been used as a land fill/land raising site and is located adjacent to an ancient woodland and a Site of Importance for Nature Conservation (SINC). The map above (Figure 1) shows Ancient Woodlands (outlined in black and hatched on a green background) and woodland protected by TPOs (outlined in green and hatched). Proposals to establish an additional solar farm here pose significant environmental concerns.

The initial solar farm was strategically positioned away from the road and screened with a bund to preserve the rural character of the area. Due to the elevated nature of the land, additional screening would not be effective. The history of planning applications and appeals indicates that this land may be unsuitable for further solar farm development. All previous applications, comments, conditions and decisions can be found at Hampshire County Council and Winchester City Council.

Area 2 on Raglington Farm: Ancient Woodland and Productive Arable Land

This area consists of high-quality arable land, vital for food production. Surrounded by Ancient Woodland and SINCs, particularly Hallcourt Wood and Triangle Row and hedgerows, this land plays a crucial role in agricultural sustainability. Transforming it into a solar farm for the next four decades will require extensive enabling works, involving the boundary protected woodlands with unavoidable damage. It would result in the permanent loss of productive land, which is unnecessary given the availability of alternative sites.

Area 3 & 5 (previously part of Raglington Farm): Ancient Woodland and Possible Unregulated Landfill Use

Area 3 was not historically classified as a landfill site under planning application 07/01242/HCS. If landfill activity has taken place without approval, it must be investigated before any further developments occur. The area is enclosed on three sides by Ancient Woodland, Crooked Row and Biggs Copse. Area 5 is bounded by Triangle Row with Horse Wood in close proximity and has been a site of tipping and landfill activity and is currently being investigated by the Environment Agency. The absence of historical planning references suggests that these could be unregulated landfill sites, raising further concerns about its suitability for development. Both these areas provide access to existing solar farms.

Area 4 (Located within Shedfield Equestrian Centre): Ancient Woodland and Unauthorised Brownfield Conversion

Upper Dagwells Copse and Biggs Copse bound Area 4. Upper Dagwells Copse lies

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within Shedfield Equestrian Centre. This area has been unlawfully converted into a brownfield site. In September 2022, enforcement action was taken by Winchester City Council and EN7 was served. Additionally, Upper Dagwells Copse is protected by a TPO and trees have been removed illegally from this tree group.

This enforcement action was subsequently appealed by the landowner (Appeal C: APP/L1765/C/22/3309990) and dismissed at appeal. The Planning Inspector has now deemed that this area must be returned to countryside.

Areas 6, 7, and 8: Ancient Woodland, SINC and High-Quality Agricultural Land

These areas encompass valuable arable pastures that have been used for diverse crop production for many years. Losing these fields to solar farm development would result in a significant reduction in the country's food production capability. Unlike brownfield sites, which are better suited for solar farm development, these greenfield sites should be preserved. Area 6 is traversed by Footpath 14 (see Fig1 above), the loss of which is directly associated with these areas, further exacerbating the issue of disrupted connectivity. The visibility of these fields from roads and footpaths would further alter the landscape, creating a feeling of enclosure within Shedfield Parish Council's jurisdiction. Areas 6, 7 and 8 are north facing fields which are very steeply sloped towards the northern end of the field. They are bounded at the northern end, at the bottom of the slope, by Ancient Woodland and SINC's Tankerhill Copse and Redhill Copse. The topography of areas 6 and 7 ensure that the Ancient Woodlands on the northern boundary are at risk of soil impaction and water runoff.

Development Alternatives and Environmental Considerations

The proposed development consists of a divided collection of ten sites dispersed throughout Wickham and Shedfield Parish rather than a singular, well-planned location. It does not conform with the National Planning Policy Framework. We would recommend that the developers explore alternative sites to avoid using arable land, and the unnecessary impact on Ancient Woodlands, SINC's and disruption to a well-used footpath.

Although the applicant's tree survey indicates that the majority of high quality (category A or B) trees would not be removed, no less than 15 high quality individual trees and 4 tree groups are proposed for removal to facilitate access, infrastructure, and construction works along with category B and C trees. In accordance with Natural England and the Forestry Commission's standing advice for Ancient Woodland, ancient and veteran trees, a 15m buffer zone will need to be applied to each enabling a working area to protect adjacent Ancient Semi-Natural Woodland and individual veteran trees.

Mitigation Measures would include:

- "No-dig" construction methods for access tracks within Root Protection Areas (RPAs).
- Horizontal Directional Drilling (HDD) would have to be used to avoid root damage when installing underground cables involving RPAs and under footpaths particularly FP13 & 14.
- It is unclear where the entry and receiver pits for HDD are proposed to be located, though they must be away from any tree RPAs and PROW to avoid damage and disturbance to trees, path surfaces or obstruction of public access. At least a 15m buffer zone would be required.
- A detailed tree planting scheme would have to be provided to compensate for any tree loss or hedgerow removal, incorporating native species to enhance biodiversity.

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- Mitigation and Biodiversity Net Gain (BNG) would have to be shown. The Landscape Plan should ensure a minimum 10% net gain in biodiversity.

The claim that the solar farm would displace 9.6 million tonnes of CO2 annually, equating to 145.5 million miles of travel, lacks a comprehensive assessment of the agricultural loss resulting from land conversion. This claim is unproven in the application.

Conclusion

The proposed development threatens valuable agricultural land, environmental conservation sites, SINC, 9 Ancient Woodlands, and the rural character of the area. The loss of Footpath 14 is a major concern as it disrupts pedestrian connectivity across the countryside, particularly between the villages of Waltham Chase, Shedfield, Shirrell Heath and Wickham. The proposed diversion does not serve as an adequate replacement and fails to maintain the integrity of the existing walking network. Additionally, the proposed development threatens the rural character of the area. The lack of conformity with the National Planning Policy Framework and the significant loss of productive land and other concerns raised within this objection, leads Shedfield Parish Council to believe that this application should be heavily scrutinised to preserve the countryside and footpath connectivity within our parish.

Wickham Residents association:

OBJECTION to Planning Application 24-02804-FUL – Conrad Energy Solar Farm Development Titchfield Lane Wickham

I am writing to object on behalf of the Wickham Residents Association (WRA) to the extensive and invasive Solar Farm development proposed by Conrad Energy. We were not directly notified regarding the application and given its unexpected size and complexity it has taken time for us to pull our reaction together, based on investigation and input from our members. We are submitting this within the time frame extended for the Parish Council.

WRA has been intimately involved with Titchfield Lane issues since late 2020 and has led on the objection to the proposed development of a solar farm on the Old Funtley Tip. We know the geography of the area and many of the people who live along this narrow country lane. They are already deeply concerned regarding the increasing general volume of traffic and the illegal heavy vehicle traffic along the restricted 7.5 tonne restricted section.

According to the Vectos Swept Path Analysis produced in 2023, Titchfield Lane has 14 sections at which a lorry and a car cannot pass without encroachment. The wing mirror and other car debris along the Lane is testament to the frequent car on car clashes that signal the dangers of the Lane but go unreported and do not appear in the statistics you rely on. Hampshire Police have confirmed that they do not have the resource to monitor or patrol the Lane. Cyclists, horse riders and pedestrians use it at their peril. Note: I can provide you with a copy of the Vectos report if you wish.

To be clear there is no objection to solar farms. In fact, when Conrad first presented the proposal, in their “consultation”, describing it as “a 50MW solar farm in the field at the top of Titchfield Lane” there was a relatively warm response. However, the final version in the application, encompassing 10 sites extending along Titchfield Lane and Bidenfield Lane has caused alarm.

For our residents this is the context against which they view this new and very extensive
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proposal and there is deep frustration that “the Authorities” only deal on a case-by-case basis and appear not to take account of the total activities legal and illegal impacting Titchfield Lane.

Key Issues.

Who should consider this Planning Application

In the United Kingdom, the planning and permission for solar farms over 50MW falls under the jurisdiction of the Nationally Significant Infrastructure Projects (NSIP) regime. The primary authority responsible for determining permission is the Planning Inspectorate.

This involves a detailed examination of the environmental impact, community consultation, and overall planning merits. The Inspectorate then makes a recommendation to the Secretary of State for Business, Energy, and Industrial Strategy, who makes the final decision.

An Environmental Impact Assessment (EIA) is mandatory for solar farms over 50MW. The EIA evaluates the potential effects on the environment, including impacts on wildlife, water resources, and landscape. This assessment is a critical component of the application process, and it helps to ensure that development is sustainable and minimizes adverse effects.

Public consultation is an integral part of the planning process. Developers are required to engage with local communities, stakeholders, and authorities to understand concerns and gather feedback. This engagement helps to ensure that the project has local support and addresses any potential issues. Conrad is an experienced operator and has set the output slightly below 50MW to ensure that this development does not fall under the NSIP jurisdiction. We note that the stated capacity at the consultation stages was 49.9MW on significantly less acreage than the currently planned 170 acres. It would be reasonable to assume that an output greater than 50MW would be achievable and we question whether that is the objective of Conrad whilst avoiding the scrutiny of NSIP. We seek assurance that the sub 50MW claim is thoroughly investigated and verified

Land Use and Recovery

We understand that circa 40% of the land that Conrad plan to use is Best and Most Versatile agricultural land (BMV). It is classified as Grades 1, 2, and 3a under the Agricultural Land Classification (ALC) system. These lands are capable of producing high yields of a wide variety of crops and are essential for the UK's food security and agricultural economy. Therefore, any proposal to utilize BMV land for solar farms must carefully consider the potential impacts and adopt measures to mitigate them.

We see no mention of usage mitigation in the Design and Access Plan from Conrad apart from a reference in section 7 that “the design allows for the option of low intensity grazing of livestock on the site throughout the operation of the modules”. The question is does the current plan achieve the required balance between renewable energy goals and agricultural land preservation? Is low intensity grazing part of the plan or are we destined to lose the use of this valuable acreage for several decades? Is there stakeholder investment in ensuring this land remains productive?

Noted that in their report Conrad state that “Following decommissioning of the modules, the proposal is fully reversible and as there are no significant physical changes made to the land in terms of earth removal or levelling, there will be no constraints on returning the site to its current condition”

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Who will be responsible for the decommissioning and how will it be funded. Do Conrad or the landowner provide a bond and guarantees.

Cumulative Development Impact on the Community

As noted earlier, the residents have been subjected to a series of disruptive developments in previous years and there is deep concern regarding the creeping industrialization of Titchfield Lane and Funtley Rd and now Biddenfield Lane. The road surface of the Lanes is inherently unstable constructed as it is on a clay base. This is further aggravated by heavy vehicles, with the volume on the increase. The source of the 500k+ tonnes of landfill for Funtley is unknown, so we have to assume that the southern and northern routes will be used. This is in the same period as the development of Funtley Tip if that is approved. There are also other developments in the offing and the cumulative impact of all these is having a significant impact on the wellbeing of those immediately affected.

The residents in Biddenfield are particularly affected, as the Lane is a single carriageway and will be ripped up to lay cabling. The tranquility of this small community will be significantly impacted, and this is already happening with illegal dumping of building waste for which there has been no Local Authority permission. The mixed building waste is currently being covered by topsoil. This illegal dumping has been reported to Winchester "Enforcement" with no apparent result.

This application cannot just be viewed in isolation, and we seek assurance from Hampshire Planning and Winchester Planning functions that they will take account of all current and likely developments impacting the Lanes before making a determination on individual applications.

Rose, the Officer we have been liaising with at Hampshire Planning is Sam Dumbrell. We have provided information, insight and analysis to him over the past two+ years regarding Funtley and we recommend that a link to him will give you a broader view of all the issues on Titchfield Lane

Other

There are many other issues to explore, for example the PROW, Water run off, Cable Routing, Visual impact particularly on those fields that are north facing, and Community benefit. However, the key issues are our main focus, and we look forward to feedback on those.

The role of WRA as the representative of a large group of residents with whom we are in contact personally and via social media is to get to the truth of issues that concern residents and make sure that information is correctly disseminated. This kills conjecture and rumour and aids finding sensible solutions. As we have with Sam, we will provide you with whatever information is relevant to help the achievement of the correct outcome. If you wish to visit the location and link with relevant sensible residents, we would be very happy to facilitate that visit. Please call anytime.

13 Objecting Representations received from different addresses within the Winchester District citing the following material planning reasons:

- Loss of green space
- Encroachment into the countryside
- Lack of consultation
- Impact on heritage assets
- Solar panels will be poorly looked after
- Site is too large

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- Each field should be considered separately
- Visual impact
- Loss of BMV agricultural land
- Impact on landscape
- Loss of permissive paths
- Should extend PROWs
- Impact on highways/traffic build up
- Cumulative development impacts
- Lack of highways infrastructure
- Glint and glare impact on drivers at Titchfield Lane/Blinc Lane/Winchester Road cross roads
- Lack of community benefit
- Lack of information
- Piecemeal development
- Contrary to policy
- Should prioritise brownfield and roofs over Greenfields
- Not reflective of Screening opinion
- Area is taking more than fair share of solar development
- Impact on PROW
- Proposed planting is inadequate
- Loss of Wickham Festival location
- Impact on local businesses
- Parcels 6-8 have north facing slopes
- Plans submitted are indicative
- Surface water drainage
- Trees will overshadow
- Impact on trees/ancient woodlands
- Construction impacts
- Lack of collaboration with existing solar farm
- Solar energy is not stable
- Impact on ecology
- Impact on historic assets
- Loss of outlook
- Lack of other locations looked at
- Unclear where the point of connection is
- Narrowness of proposed access routes
- Will not be maintained

One of the comments received from the above did not include a postal address however was sent from a business within Winchester District and therefore has been included within the Winchester District comments.

3 objections from addresses outside of Winchester District have been submitted. Their comments echo the above.

Two of these objections did not include a postal address and none has been received following Officer investigation, as such these comment was included within the non-Winchester District addresses.

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3 Supporting Representations received from different addresses citing the following material planning reasons:

- Would support green energy proposals
- Grouped part of the proposal close to existing to limit impact
- Impacts would be minimal
- Much needed green energy
- Would fit with the landscape
- Proposes good screening planting
- PROW has been considered carefully
- Would result in over 20% BNG
- Would have ecological enhancements
- Good community consultation
- Avoiding use of BMV land.

One neutral comment was submitted in regard to:

- Possible public benefit of permissive paths/extension of the PROW network along the south of parcels 6-8 to allow off road pedestrian permeability.

One additional neutral comment was submitted however due to the content was considered as an objection.

Relevant Government Planning Policy and Guidance

National Planning Policy Framework (December 2024)

- 2. Achieving sustainable development
- 4. Decision-making
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change
- 15. Conserving and enhancing the natural environment
- 16. Conserving and enhancing the historic environment

National Planning Practice Guidance

- Biodiversity net gain
- Climate change
- Consultation and pre-decision matters
- Design: process and tools
- Determining a planning application
- Effective use of land
- Environmental Impact Assessment
- Flood risk and coastal change
- Historic environment
- Land affected by contamination
- Natural environment
- Noise
- Planning obligations
- Renewable and low carbon energy
- Transport evidence bases in plan making and decision taking

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- Travel Plans, Transport Assessments and Statements
- Tree Preservation Orders and trees in conservation areas
- Use of planning conditions
- Water supply, wastewater and water quality

National Policy Statements

National Policy Statement: Overarching NPS for Energy (EN-1) (January 2024)

National Policy Statement: Renewable Energy Infrastructure EN-3 (January 2024)

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1)

DS1 – Development Strategy And Principles

MTRA1 – Development Strategy Market Towns And Rural Area

MTRA3 – Other Settlements In The Market Towns And Rural Areas

MTRA4 – Development In The Countryside

MTRA5 – Major Commercial And Educational Establishments In The Countryside

CP12 – Renewable and decentralised Energy

CP14 – Effective Use Of Land

CP15 – Green Infrastructure

CP16 – Biodiversity

CP17 – Flooding, Flood Risk And The Water Environment

CP19 – South Downs National Park

CP21 – Infrastructure and Community Benefit

Winchester District Local Plan Part 2 – Development Management and Site Allocations

DM1 – Location of New Development

DM10 – Essential Facilities and Services in the Countryside

DM15 – Local Distinctiveness

DM16 – Site Design Criteria

DM17 – Site Development Principles

Dm18 – Access and Parking

DM19 – Development and pollution

DM20 – Development and Noise

DM21 – Contaminated Land

DM22 – Telecommunications, Services And Utilities

DM23 – Rural Character

DM24 – Special Trees, Important Hedgerows and Ancient Woodland

DM26 – Archaeology

DM29 – Heritage Assets

Emerging Local Plan 2020-2040

SP1 – Vision and Objectives

SP2 – Spatial Strategy and Development Principles

SP3 – Development in the countryside

CN1 – Mitigating and Adapting to Climate Change

CN2 – Energy Hierarchy

CN5 – Renewable and Low carbon Energy Schemes

CN6 – Micro Energy Generation Schemes

CN8 – Embodied Carbon Assessment

D7 – Development Standards

D8 – Contaminated Land

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T1 – Sustainable and Active Transport and Travel
T4 – Access for new developments
NE1 – Protecting and Enhancing Biodiversity and the Natural Environment in the District
NE4 – Green and Blue Infrastructure
NE5 – Biodiversity
NE6 - Flooding, Flood Risk And The Water Environment
NE8 - South Downs National Park
NE9 – Landscape Character
NE14 – Rural Character
NE15 - Special Trees, Important Hedgerows and Ancient Woodland
HE1 – Historic Environment
HE2– All Heritage Assets
HE3 – Designated Heritage Assets
HE4 – Non Designated Heritage Assets
HE5 – Protecting the Significance of Heritage Assets and mitigating unavoidable harm
HE7 – Non -designated Archaeological Assets
E10 – Farm Diversification

Supplementary Planning Document

National Design Guide 2019
High Quality Places 2015
Shedfield Village Design Statement
Wickham Village Design Statement

Other relevant documents

Climate Emergency Declaration, Carbon Neutrality Action Plan 2020-2023.
Nature Emergency Declaration.
Statement of Community Involvement 2018 and 2020
Landscape Character Assessment March 2004 and emerging LCA December 2021
Biodiversity Action Plan 2021
Historic England Guidance
Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment | Historic England (2015)
Good Practice Advice in Planning 3: The Setting of Heritage Assets | Historic England 2nd Edition (2017)
Historic Environment Good Practice Advice in Planning: 4
Published 30 June 2020
Ancient monuments and Archaeological Area Act 1979

Planning Considerations

Principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 48 of the National Planning Policy Framework (NPPF, 2024) require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The Emerging Local Plan, as now agreed by Full Council, has been submitted to the Secretary of State, the Emerging Local Plan examination sessions have been completed but the examination remains open and can be given appropriate and increasing weight in the assessment of development proposals in advance of examination and adoption.

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Paragraph 168 of the NPPF (2024) states that when determining application for renewable and low carbon energy development, Local Planning Authorities should not require applicants to demonstrate the overall need for renewable or low carbon energy.

Policy CP12 (Renewable and Decentralised Energy) offers general support to the generation of renewable energy. Whilst the policy does not specifically refer to solar farms, they are embraced within the policy under the generic term “development of large-scale renewable energy developments”. Seven criteria are outlined that need to be considered when applying this policy. Those specifically relevant to this application are:

- impact on areas designated for their local, national or international importance, such as the South Downs National Park, conservation areas and heritage assets, including their setting;
- contributions to national, regional & sub-regional renewable energy targets and CO2 savings;
- potential to integrate with new or existing development whilst avoiding harm to existing development and communities;
- benefits to host communities and opportunities for environmental enhancement;
- proximity to transport links;
- connection to the electricity network;
- effect on the landscape and surrounding location.

All these criteria will be considered below.

Regarding national policy, whilst this application does not (in total) cross the 50MW threshold that would classify the application as a Nationally Significant Infrastructure Project, both EN-1 and EN-3 are material considerations. The National Policy Statement (NPS) for Energy (EN-1) indicates that the Government is committed to meeting a legally binding target to cut greenhouse gas emissions by at least 80% by 2050, compared to 1990 levels. As a general statement of the Government’s objective, this is considered material notwithstanding it is contained within an NPS. EN-1 also states that wind and solar are likely to be the main contributors to achieving a secure, reliable affordable & net zero electricity system by 2050. EN-3 the NPS for Renewable Energy Infrastructure, includes a specific section on Solar Photovoltaic Generation. It sets out a series of issues that should be considered. These issues will be addressed below.

The Climate Change Act commits the UK government by law to reducing greenhouse gas emissions by at least 100% of 1990 levels (net zero) by 2050. In 2021 the Government committed to decarbonising the UK electricity system by 2035 in advance of the more general target date outlined above. Increasingly, the need for a move away from fossil fuel and towards renewable sources of energy production is supported for reasons of energy security and reduced greenhouse gas emissions. This position has only been strengthened by more recent government publications and guidance such as the Energy White Paper (Powering our Net Zero Future) and the Energy Security Strategy that refers to a fivefold increase in solar, which must rely heavily on ground mounted provision.

The NPPF contains sections that are considered as supportive of solar farm schemes and sections that indicate caution in terms of the need to consider the impacts on the natural and manmade environments.

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This theme of competing factors is set out in Planning Policy Guidance (PPG) on Renewable and Low Carbon Energy paragraph 013 (March 2015) and in the 25 March 2015 statement from the then Secretary of State. When referring to the provision of solar farms, the PPG sets out 9 matters for consideration. These are:

- encouraging the effective use of land by focussing large scale solar farms on previously developed and non-agricultural land, provided that it is not of high environmental value.
- where a proposal involves greenfield land, whether (i) the proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land; and (ii) the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays.
- that solar farms are normally temporary structures and planning conditions can be used to ensure that the installations are removed when no longer in use and the land is restored to its previous use.
- the proposal's visual impact, the effect on landscape of glint and glare and on neighbouring uses and aircraft safety.
- the extent to which there may be additional impacts if solar arrays follow the daily movement of the sun.
- the need for, and impact of, security measures such as lights and fencing.
- great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting. As the significance of a heritage asset derives not only from its physical presence, but also from its setting, careful consideration should be given to the impact of large-scale solar farms on such assets. Depending on their scale, design and prominence, a large-scale solar farm within the setting of a heritage asset may cause substantial harm to the significance of the asset.
- the potential to mitigate landscape and visual impacts through, for example, screening with native hedges.
- the energy generating potential, which can vary for a number of reasons including, latitude and aspect.

The March 2015 statement from the then Secretary of State includes the following:

"The National Planning Policy Framework includes strong protections for the natural and historic environment and is quite clear that local councils when considering development proposals should take into account the economic and other benefits of the best and most versatile agricultural land. Yet, some local communities have genuine concerns that when it comes to solar farms insufficient weight has been given to these protections and the benefits of high-quality agricultural land. As the solar strategy noted, public acceptability for solar energy is being eroded by the public response to large-scale solar farms which have sometimes been sited insensitively.

Meeting our energy goals should not be used to justify the wrong development in the wrong location and this includes the unnecessary use of high-quality agricultural land. Protecting the global environment is not an excuse to trash the local environment. When we published our new planning guidance in support of the Framework, we set out the particular factors relating to large scale ground mounted solar photovoltaic farms that a local council will need to consider. These include

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making effective use of previously developed land and, where a proposal involves agricultural land, being quite clear this is necessary and that poorer quality land is to be used in preference to land of a higher quality.

We are encouraged by the impact the guidance is having but do appreciate the continuing concerns, not least those raised in this House, about the unjustified use of high quality agricultural land. In light of these concerns we want it to be clear that any proposal for a solar farm involving the best and most versatile agricultural land would need to be justified by the most compelling evidence. Of course, planning is a quasi-judicial process, and every application needs to be considered on its individual merits, with due process, in light of the relevant material considerations”

In May 2024 the Secretary of State for Energy Security and Net Zero issued a statement entitled Solar and Protecting our Food Security and Best and Most Versatile (BMV) Land. This statement reinforced the need for the planning system to consider food production and protecting the best and most versatile land when considering planning applications for solar farms. This duty will be met within this assessment.

All the matters outlined in these documents will be considered in reaching any decision. The above does indicate that there is potential in principle for a solar farm to be supported subject to the consideration of more detailed policies.

Turning now to the question of whether a countryside location is justified, the application site lies within open countryside where LPP1 Policy MTRA4 states that development will be limited to a small number of categories. None of these categories explicitly refers to the provision of a solar farm, although the first category does refer to “development with an operational need for a countryside location, such as agriculture, horticulture or forestry”. The use of the words “such as” implies there are other activities beyond those listed, that could be considered for a countryside location if they can present an operational need. However, it should be noted that MTRA4 does include a final element that indicates even if a development proposal is acceptable under this policy, it should not cause harm to the character and landscape of the area or neighbouring uses or create inappropriate noise/light and traffic generation.

Alternatives to a countryside location such as an installation on roofs or brown field land, are not considered to offer the applicant practical options. The extent of brown field land within the district is limited and under pressure for housing development. An expectation on the developer to co-ordinate sufficient roof area with the appropriate orientation and entering agreements with individual property owners is considered too onerous. Roof mounted solar panels can provide a useful contribution towards renewable energy generation and it does have a role to play, but this is likely to come forward as a result of individual initiatives and not at the scale that could substitute schemes of this size.

When considering the above, this solar farm is considered to have an operational need that justifies a countryside location under the first part of policy MTRA4, subject to the acceptability of the scheme in the context of further policies and the application of the final part of MTRA4.

In conclusion, at both the national and local level, there is support in principle for renewable energy proposals in the countryside, but a recognition that this support is not unqualified and must take account of the wider impacts of any scheme on the local

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environment. Every application needs to be considered on its individual circumstances and merits, in the light of the relevant development plan policies and other material considerations that apply.

Assessment under 2017 EIA Regulations.

The applicant submitted a screening request in August 2024. The development does not fall under Schedule I of the 2017 Environmental Impact Assessment Regulations, but the developments does fall within Schedule II of the regulations. Having assessed the implications and potential impacts likely to arise from the development, an opinion was issued in September 2024 and it was found that and EIA was not justified in this instance.

Factors Influencing Site Selection and the Consideration of Alternatives

On the basis that a requirement for a countryside location is accepted under the first part of MTRA4, it is appropriate to consider the factors that influence the choice of this specific site within the countryside. National Policy Statement EN-3 on Renewable Energy Infrastructure and Paragraph 013 of the PPG on Renewable and low carbon energy offer a range of factors that would influence site selection. These include:

- South facing aspect and site topography
- Network connection
- Proximity of site to dwellings
- Agricultural land classification and land type
- Continued agricultural use and/or encourages biodiversity
- Temporary in duration.
- Glint and glare
- Protection of heritage assets
- Accessibility
- Public Rights of Way
- Security and lighting
- Mitigating Landscape and visual impacts by screen planting
- Energy generation potential

All of the above criteria are relevant and will be considered in the planning assessment. The applicant has submitted information relating to the site selection procedure that was followed and which resulted in them choosing this site. This is set out in the Design and Access Statement.

The applicant proposes to connect to the grid via the local distribution network located at Parcel 10. The applicant engaged with the Local Distribution Network to identify areas with available connection and capacity to handle the power generated by the scheme. This is subject to a number of factors including:

- As short a cable route as possible.
- Consideration of environmental and planning constraints.
- Consideration of geographical and topographical features.
- Exclusion of land within National Park.
- Desire to avoid agricultural land with small fields or land in recreational use such as golf courses.
- Engagement with landowners within the 5km search area

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Having applied the selection criteria the application has come forward with the current proposal.

Connection points to the Local Distribution Network (LDN) are limited in the district. The implication of this is that where available connections exist, then they need to be subject of careful consideration.

Regarding the issue of agricultural land quality, this is considered in more detail below, but it can be noted that land within the application site is grade 3a, 3b and 4. Grades 3b and 4 are not categories considered to be best and most versatile and which should be avoided for the provision of a solar farm. A solar farm can therefore be acceptable on this type of ground subject to other considerations. Whilst the agricultural use would cease for the life of the solar farm, it would result in biodiversity benefits which are outlined in more detail below.

The level of detail applied to the consideration of alternatives is a matter that has featured in a number of recent planning appeal decisions including a recent High Court case (Bramley Solar Farm Residents Group v SSLUHC & Ors [2023]). This confirmed that a strict sequential test is not required but that a review of alternatives is appropriate. In conclusion, it is considered that the applicant has undertaken a pragmatic and proportionate review and explanation of the factors that have resulted in the selection of this site. This is accepted by the local planning authority as a satisfactory exercise.

Impact on character and appearance of area

LPP1 policy MTRA4 (Development in the Countryside) seeks to limit development outside built-up areas. Of the four types of development that are envisaged as potentially being acceptable in the countryside, the only one that could apply to a solar farm is that they have an operational need for such a location based on the extent of the land take required. However, that situation must still meet the other more general tests in terms of not causing harm to the character and landscape of the area or neighbouring uses or create inappropriate noise/light and traffic generation. Moreover, other development plan policies also need to be considered when addressing these impacts. LPP2 policy DM23 (Rural Character) supports development which does not have an unacceptable effect on rural character as a result of visual intrusion, the introduction of incongruous features, destruction of locally characteristic rural assets or by impacts on tranquillity. The policy then lists a number of factors to be taken into account when considering the effect on rural character and sense of place.

This includes keeping visual intrusion to a minimum, not having an unacceptable impact on tranquillity, not detracting from the enjoyment of the countryside from public rights of way and assessing the type and number of vehicles associated with any development.

LPP1 policy CP20 (Heritage and Landscape Character) seeks to link the conservation and enhancement of the historic environment with the protection and enhancement of landscape and heritage assets and their settings. Landscape impacts do not stop at the district boundary and South Downs National Park has similar protective policies whilst the NPPF provides an overarching layer of protection in Section 15.

Within the Winchester Landscape Character Classification, the site forms part of the Shedfield Heathlands (plots 1-4), Whiteley Woodlands (plots 9 and 10) and Lower Meon Valley (plots 6-8) Landscape Character Areas.

The key issues that are occurring in the area are identified as the following:

Shedfield Heathlands:

- Continued management of remnant heath areas and species-rich neutral grassland.

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- Retention and management of hedgerows and woodlands.
- Loss of heathland characteristics.
- Absence of hedgerow saplings.
- Impact of fertiliser and herbicide use on biodiversity and water supplies.
- Soil erosion.
- Management of ancient woodland.
- Loss of ancient field systems.
- Visual impact of pony paddocks.
- Visually prominent suburban development, lacking local character, and further pressure for urban fringe related activities.
- Prominent structures/urbanisation.
- Increased artificial light on tranquil rural quality.
- Ash dieback and the loss of mature trees within the landscape
- Some properties have significant lengths of tall conifer hedge or close board fencing boundaries fronting onto roads which detract from the rural character, particularly when located away from main settled areas. Heavy traffic.
- Change to alternative crops such as vines which threaten to change the character if extensively introduced.
- Solar farms which threaten to change the character if extensively introduced.
- Cumulative effects of sustainable energy and infrastructure developments

Whiteley Woodlands:

- Loss of species rich grassland through applications of fertiliser and herbicide and also through lack of grazing.
- Potential for improved woodland management using Forestry Authority grants.
- Lack of footpath access to large areas of countryside.
- The character area is crossed by the main South Coast railway line and a section of the M27, which crosses through the southern area adjacent to Whiteley. Traffic and train noise, lighting, security fencing, bridges, and unnatural landform all combine to reduce the tranquillity of the area.
- The major development of Whiteley, which provides employment, housing and community/ service facilities has a suburban character although set within a mature wooded context. Development in the area continues to expand, and this will significantly change this part of the character area and further erode tranquillity of the adjacent areas.
- Some areas of paddocks, nurseries, equestrian centres and smallholdings are situated along roads, mostly in the east of the area. Sometimes there are associated detracting features such as conifer hedges, signage, security fencing and gates, and polytunnels.
- In places businesses fronting the roads with colourful signage, dominant fences and gateways, and car parks create a suburban and visually discordant character. Further pressure for urban fringe use related activities There are instances of ornate entrances which give detract from the rural character, some with highly secure gateways, others with open views of large properties with extensive hard paving, and incongruous ornamentation.
- Increased artificial light on tranquil rural quality.
- Ash dieback and the loss of mature trees within the landscape

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- Some private gardens have significant lengths of tall conifer hedge or close board fencing boundaries fronting onto roads which detract from the rural character, particularly when located away from main settled areas.
- Some leisure pursuits noted in the area, such as paintball and clay shooting, are likely to impact tranquillity, particularly when located away from main settled areas.
- Pylons cross the area, but run through Botley Wood to a substation set within the woodland. Therefore, they do not dominate the landscape except when viewed along the substation access road from Funtley Lane. The gateway area further detracts from the character with signage, fencing and concrete grasscrete within the bellmouth entrance.
- Cumulative effects of sustainable energy and infrastructure developments
- Potential for agricultural run-off (including top soil erosion) to cause biological changes in the Upper Hamble.
- Possible fertiliser/pesticide run-off from golf course into the Upper Hamble SINC.
- Solar farms which threaten to change the character if extensively introduced.
- Change to alternative crops such as vines which threaten to change the character if extensively introduced.

Lower Meon Valley:

- Impact of intrusive electricity pylons particularly to the south of the character area. A short section of the M27 cuts across the southern tip causing significant noise and visual intrusion on the immediate surroundings.
- Some intrusive developments on the valley sides at Knowle and the golf course south-west of Wickham.
- Sustained management of semi-natural meadows and vulnerability of the river valley landscape to changes such as land drainage or canalisation of water courses.
- Impact of large-scale farm buildings and industrial buildings on the open valley sides and lack of integrating planting. New housing developments and the cumulative impact of small infill sites on settlement patterns.
- The impact of urban fringe encroachment, including horsiculture and its associated paddock fencing and outbuildings, and inappropriate suburban garden boundaries.
- Under-management of historic parkland trees and loss of parkland pasture
- Loss of indigenous hedgerows, trees and grassland on golf courses.
- Cumulative effects of infrastructure developments and intrusive vertical elements such as wind farms, communication masts, flues, pylons, and rigs associated with hydraulic fracturing ('fracking') which can be visible over long distances.
- Poly-tunnels and solar farms which can be particularly noticeable due to their colour and reflective qualities.
- Ash dieback and the loss of mature trees within the landscape.

The application site is considered to exhibit some, but not all of the key issues listed above.

The application is supported by several documents including a Landscape Visual Impact Assessment, Ecological Impact Assessment, Heritage and Archaeology Assessment.

The following points are taken from these documents:

- Have considered effects on landscape character designations, heritage designations, residential receptors, recreational receptors & road receptors.

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- Study area identified at 2km with further review out to 6km.
- LVIA taken precautionary approach.
- Considered effects during construction year 1 and year 15.
- Site does not carry any landscape designations.
- Looked at range of receptors (residential, heritage assets, recreational & roads).
- Landscape mitigation to include retention, protection, enhancement of existing trees, hedgerows and woodlands. New tree belts and hedgerows.
- Around site boundary margins create area of species rich grassland.
- Under panels create species rich grassland suitable for grazing by livestock.
- Existing and proposed native hedgerows managed to 3m+ in height.
- Ongoing landscape management of planting during life of solar farm.
- No landscape mitigation proposed outside site boundaries.
- Considered impact on both Landscape Character and on Visual Amenity.
- Would introduce manmade feature into predominantly agricultural landscape. When considered in context of electricity infrastructure already in area, predicted proposal would not give rise to any significant effects.
- No significant effects on surrounding LCAs including those within SDNP.
- Some inevitable effect on visual amenity during construction and early years on number of residential properties.
- No significant effects on either landscape character or visual amenity in relation to National Park, on its special qualities or setting.
- Effect on SDNP rated as not significant years 1 & 15.
- Conclusion is any effects on landscape character or visual amenity confined to surrounding local areas reducing over time due to retention of existing vegetation and proposed mitigation planting.
- Localised and limited effects. Development can be accommodated without undue harm to character and visual amenity.
- Have considered cumulative and in-combination effects of proposal.

To further assist the assessment the applicant has submitted a number of photomontages showing the site at years one, and fifteen. Whilst these show the views to be softened over time, from certain locations, sections of the panels would still be in view after year fifteen and the overall landscape would change.

The scheme has attracted a number of objections with regard to its impact on landscape character and on visual amenity. The Service Lead – Natural Environment (Landscape) and The South Downs National Park Authority (SDNP) have also objected. The basis for these objections are specifically in relation to plots 8 and 9. In regard to the SDNP they have raised concerns regarding the setting of the National Park as parcel 8 is located approximately 100m from the edge of the National Park.

In terms of the Landscape Officer comments concerns have been raised in regard to the impact of parcel 8 on the SDNP setting and the impacts of parcel 9 on the rural character of area. Both of these consultees have maintained an objection throughout the determination of this application. The potential impact on the National Park is considered separately below and accordingly, the remainder of this section will focus on the potential impact on the area outside of the National Park.

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The site is not a designated landscape, nor is it considered to be a valued landscape in the meaning set out in NPPF para 180 (a). However, it is acknowledged that it does have value in terms of its character and appearance. All countryside has character traits that need to be considered when making a decision.

Policy DM23 (Rural Character) sets out 6 factors to consider when assessing the effect of any development on rural character. The sixth factor relates to domestic extensions which does not apply in this instance. The following considers each factor in turn setting out the policy reference and then responding to it:

1. *Visual intrusion and the effect on the setting of settlements, key features in landscape or on heritage assets should be minimised and cumulative impacts considered:*

The extent of the application site and its segmented nature results in a variation in the level of impact that will be experienced both in terms of the impact on landscape character and the effect on visual amenity. An additional factor is the applicant's approach to the lay out of the parcels as development is set back inside the field boundaries.

Views from the north into parcels 1-5 are currently limited by the presence of the existing field hedgerow boundaries and set backs from the Botley Road (A334). Limited views are possible into the site over the intervening hedgerows. Without the hedgerows on the boundaries to the fields containing parcels 1-5, the proposed fence line and the PV arrays would be exposed. The remaining views are screened by the existing buildings at Shedfield Equestrian Centre and set backs from the road between 250m and 300m.

With regard to parcels 6-8, the majority of views of the site from Titchfield Lane are screened by the roadside hedge. Public Right of Way (PROW) Wickham 14 runs between parcels 6 and 7 which is fully open for the majority of the length through the application site with some tree and hedge screening at the southern end toward Titchfield Lane. From Blind Lane, parcel 8 is largely exposed to the south due to the gaps within the southern hedge. Due to the topography of the area the proposal would be visible from the Public Right of Way (Wickham 12) which runs along part of the northern boundary of parcel 8. The northern boundary of parcel 8 as existing is open with sparse trees and shrubs and a post and wire fence.

With regard to parcels 9 and 10 the majority of views are either from Biddenfield Lane, in the case of parcel 9 and from PROW Wickham 501 or by users of the train line from Botley that runs adjacent to parcel 10. Parcel 9 is bounded on all sides with mature trees and hedges though there is one notable gap to the western boundary and the access provides open views across the site. Parcel 10 is set back from Titchfield Lane by approximately 200m and is not visible. The field is surrounded by mature trees and hedges with the exception of a number of field gates to allow agricultural access. As such the visual impact from PROW Wickham 501 is currently mitigated by the existing boundaries. Without the hedgerows on the boundaries to the fields containing parcels 8 and 9, the proposed fence line and the PV arrays would be exposed.

On all the application site boundaries, significant planting is shown with new hedgerows or tree belts to be established inside the existing field boundaries referred to above. However, it is acknowledged that these would take approximately 10 years to form effective screen barriers. The application does in essence seek to establish a second line of screening behind the primary field boundaries.

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When reviewing the potential impact of the fence and panels to views from the north into parcels 1-5, the separation distance from public vantage points on Botley road is approximately 100m. This means that even if the hedgerows were removed the degree of impact is not considered to be significant. This creates an adequate separation distance to prevent significant harm.

There is no reason to believe that the existing field boundary features which judging by their condition, have evidently been in place for some considerable time, will be removed.

It is accepted that there will be a change to landscape character and visual amenity in certain parts of the site. This is acknowledged in the applicant's viewpoint assessment where significant effects would result in views from PRoWs. However, these are considered to be localised and the combination of mitigation through planting and/or the separation distance from public vantage points means that any impact would be reduced over time as the planting established.

2. Physical impacts:

The scheme would see the installation of a number of roadways, solar array frames and panels, container type structures on plinths/slabs and large sections of security fencing. Excluding the removal of a small section of trees within parcel 4 to facilitate development a total of 10-15m of hedging in 4 locations to facilitate access and the removal of 8 trees to enlarge the access to parcels 6 and 7, the proposal does not require the removal of any other vegetation to be implemented. The scheme would see the introduction of new hedgerows on the outside of the security fencing to define the area of panels in what are presently open fields. These will dramatically change views from the PRoWs (which cross the application land) within the wider landscape from what is presently a uniform cultivated expansive area to one that is more contained and fragmented. However, this will only be for the temporary life of the scheme. The majority of the new planting is focused on the perimeter (secured via condition 28). As this is reinforcing existing vegetation, it is not considered to change the character of the area in any significant way. It is however unavoidable that the landscape character will change particularly during the operational life of the solar farm with the introduction of the planting around the fenced off areas containing the solar arrays. This concern over the change in character forms part of the objection raised by the landscape officer.

3. Tranquillity:

This factor refers to the introduction of lighting, sources or activities which could affect the quiet nature of the environment. No lighting is proposed for the development and condition 21 requires any details should this change. Noise is considered elsewhere but generally is considered acceptable from a rural tranquillity perspective. Tranquillity is also considered in the context of the enjoyment that a person would experience of walking through open and undeveloped countryside. It is acknowledged elsewhere in this report that the views and experience of users of the surrounding area and PRoWs will change, but that has to be balanced against the reinforcement of existing vegetation and the increase in overall habitat through new areas of hedgerow and woodlands. These actions are likely to enhance the overall biodiversity of the area which will attract more wildlife, thereby contributing to the enjoyment of the countryside.

4. The Development should not detract from the enjoyment of the countryside:

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Construction activity will be evident particularly to people using the PRow network that crosses or runs adjacent to the site. The applicant has committed to keeping the network open during construction. Activity in the fields in terms of the presence of vehicles, equipment or people will be more intense than if the land remained in agricultural use but this will only be for the construction period. Once the construction phase is completed, the proposal does not include any activity or moving parts that may attract attention, and due to the static nature of the use it is not considered that significant noise is generated to result in harm to the enjoyment of the countryside. Any impacts that may occur to people using those PRow that cross the application site would only be of a short duration. Visits made by technical staff are infrequent during the operation of the scheme and are not considered to disrupt the enjoyment of the countryside by others.

The lengths of PRow that run through the site are limited. PRow Wickham 14 runs between parcels 6 and 7. It is proposed to change the routing of the PRow to follow the desire line through the site. This has been reviewed by Hampshire Countryside services and has been considered acceptable. A gap of approximately 15m would be created between the parcels to allow the new route of Wickham 14 as well as new hedge rows either side of the footpath maintained to a height of 3m to mitigate the impact of the proposal on users.

This will improve general accessibility for walkers in the area. Whilst there are positive and negative impacts on the enjoyment of the countryside associated with the proposal, on balance the outcome is considered by officers to be neutral.

5. Traffic levels should not result in harm to rural character:

The construction phase will see the largest number of traffic movements associated with the development. These will be restricted to an agreed route as shown within the submitted Construction Traffic Management plan (CTMP). Three routes are proposed, north, south and Parcel 10 route. The northern route would take the A334 (Botley Road) to access parcels 1-8 and the southern route would also serve parcels 6-9. Site compounds are proposed on parcels 1, 7 and 10 focussing traffic away from smaller roads for the majority of the construction period.

At this level, it is not anticipated that harm to the rural character would result. For the majority of the life of the site, only occasional maintenance visits are anticipated. In the operational phase, traffic generation will be acceptable and would have no negative impact on rural character. Concerns on traffic levels have been raised by the South Downs National Park Authority, this is considered within the relevant section of the report.

Summary

It is accepted that the development would change the character of the site and its immediate area and by implication its contribution to the local landscape. The applicant is seeking to soften the visual impacts by the provision of an extensive planting scheme which has been added to at each stage in the revision of the application. Whilst the generally accepted approach of planting new hedgerows on the outside of the security fencing is present in this scheme, the concept adopted has been to reinforce perimeter features. This has the benefit of enhancing existing features and reinforcing the linkages between them from both a landscape and biodiversity perspective. It is also anticipated that much of this reinforcement will remain after the solar farm is decommissioned thereby providing a long-term landscape benefit.

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Notwithstanding the above, the establishment of the proposed planting will take a number of years to become effective. Even after establishment, it is likely that some degree of views of the panels and other facilities will remain. This will be intermittent localised and limited in duration. Nevertheless, the change to landscape character will be evident from day one and would remain throughout the life of the scheme.

In conclusion, the potential impact on landscape character and on visual impact has attracted objections from members of the public, from CPRE, from the WCC Landscape Officer and from the SDNP. Any impact is considered to be localised in extent. In its early years before the landscape planting becomes established the scheme would have an adverse impact on landscape character in terms of impacting on the fundamental characteristics that make up the area. Even as the planting becomes established, a degree of impact will remain. The visual impact which is how the landscape is viewed and felt by people would also be impacted particularly for those people using the PRow that would now run between the fenced off areas. This section most affected is limited in length. The change for walkers is from an open arable landscape to one that is more enclosed by the presence of the security fencing but with screen vegetation, tree planting and enhanced biodiversity.

When considering the harm prior to the establishment of strategic landscaping and mitigation, and the views of the proposal from public viewpoints which cannot be mitigated or removed in the long term, the proposal would not be in complete accordance with CP20 (Heritage and Landscape Character), LPP2 policy DM23 (Rural Character) and the final paragraph of policy MTRA4 (Development in the Countryside) of the LPP1. The degree of negative landscape impact is considered to have great weight in the decision-making process. With the landscape impact identified, it is important that this is taken into account alongside all relevant factors. A conclusion is reached on this in the Planning Balance section of this report.

Development affecting the South Downs National Park

The application site is located 0.1km 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.

Paragraph 182 also addresses the presence of development near a National Park when it says, 'development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated area'.

At the local level, policy CP19 of the Local Plan Part 1 notes that:

"Development within and adjoining the South Downs National Park which would have a significant detrimental impact to the rural character and setting of settlements and the landscape should not be permitted unless it can be demonstrated that the proposal is of overriding national importance, or its impact can be mitigated".

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The Potential for development to have an impact on designated areas such as the National Park and its setting and the need for this to be recognised and taken into consideration is included within policy CP12 (Renewable and Decentralised Energy). The National Park boundary runs up Mill Lane and Northfields Farm Lane to the west of parcel 8.

No part of the application site lies within the National Park (NP), Other parts of the site (parcels 6 - 8) lie within close proximity to the NP.

The National Park Authority (NPA) objected to the application. The NPA refer to concerns over the impact on the setting of the national park as a result of changes to the character of the area from its current condition of an open arable landscape to an enclosed landscape. The NPA asks that if the application is supported then harm to the NP should be minimised, with conditions regarding dark skies, and construction traffic to minimise impacts on the setting of the SDNP.

Accepting that the application site forms part of the area adjacent to the National Park, it is acknowledged that the proposal will change the character of that area to a degree. However, the extent of the impact will vary depending on whether the view is from the perimeter roads where the site has a minor contribution towards the overall view that includes land which forms part of the National Park.

Regarding the change to landscape character, when travelling along Mill Lane the triangle where it meets Blind Lane and Prickets Hill, the peripheral view to the west will include land within the National Park. However, the peripheral view to the east is terminated by the substantial roadside hedge. There are no views into Parcel 8 until further down Blind Lane. The proposal is to establish a new 15m wide hedge line behind the existing roadside hedge.

Whilst it has already been acknowledged that any countryside even that not carrying any designation has character, it must also be acknowledged that the application site forms part of a block of land area that was excluded from the National Park designation.

As noted elsewhere in this report, the impacts on users of the lanes arising from the development in parcel 8 are limited and those routes do not offer extensive views out of the site and into the National Park. The current landscape is considered to predominantly result from modern agricultural practices and shows little regard to the historic field patterns of the past. This would be replaced with more of an enclosed landscape. Whilst the development would change the environment through which people travel, it will retain the distant views, and the biodiversity enhancement measures will create a richer biodiversity which should raise the enjoyment factor.

On the issue of dark skies, the National Park is a dedicated Dark Skies Reserve and an assessment on the potential risk of disrupting this status is required. The National Park web site shows that the application site lies adjacent to a zone classified as a Transition Zone. The development will not result in any source of light impacting on dark skies. It is not proposed to use lighting outside of the construction phase and no lighting is proposed for the operational phase. This limitation will be secured by conditions (13 and 21). The proposal is not considered to introduce any permanent light emissions and does not harm the National Park's status as a Dark Skies Reserve.

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In conclusion, the NPA has objected to the proposal. These have been reviewed in detail above. In this instance, a significant detrimental impact to the rural character and setting of the Park has not been identified, and secured mitigations play a role in reducing any impact further in the long term. Whilst the transition from an arable crop to grassland may take some time to accomplish, it is considered that this would effectively screen the proposal from the NP and mitigate the impact on the setting of the SDNP.

It is acknowledged that there is a degree of harm created by the change to landscape character that impacts on the setting of the National Park, however, this is severely limited. The degree of harm given the local characteristics and the relationship between the National Park and the application site on the ground means that any negative impact on the National Park is of moderate weight. This has therefore been taken into account in the planning balance section alongside other considerations.

Historic Environment

The works affect the setting of statutory Listed buildings and Archaeology. These are:

Row Ash House – A Grade II listed building located approximately 530m to the west of Parcel 1.

Hall Court – A Grade II listed building located approximately 260m to the west of parcel 1.

Aylings (1 and 2 Botley Road) – A Grade II listed building located approximately 250m to the northeast of parcels 3 and 4.

Little Park Mansions - A Grade II listed building located on the opposite side of Titchfield Lane from parcels 6 and 7.

Park Place – A Grade II* listed building and Hampshire listed historic park and garden located approximately 80m (park and garden) and 360m (house) to the south east of parcels 6 and 7.

Little Tapnage Farmhouse – a Grade II listed building located approximately 250m to the north of parcel 10.

There are also a number of below ground assets in the areas around the application site. There are none within the application site.

It is noted that the Heritage Assessment highlighted additional listed buildings and the Shedfield and Wickham conservation areas. This is primarily due to the 1km search area that was undertaken for the study. Due to the intervening distances and the topography of the area, the above buildings were considered to be directly impacted. The remaining building and conservation areas settings were not considered to be impacted by the proposal.

The development is within the setting of the above listed buildings and non-designated heritage assets. The following legislation and policies are taken into account in the assessment and determination of this planning and listed building application.

Relevant Legislation

The preservation of the special architectural/historic interest of the listed building and its setting (S.66 P(LBCA) Act 1990; Policy DM29 & DM30 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2023) Section 16.

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The preservation or enhancement of the character or appearance of the conservation area (S.72 P(LBCA) Act 1990; Policies DM27 & DM28 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2024) Section 16).

The preservation of a non-designated heritage asset (Policies DM29 & DM32 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2024) Section 16).

Guidance

Where dealing with listed buildings, decision makers are required to have due regard to the “desirability of preserving the [Listed] building or its setting or any features of special architectural or historic interest which it possesses.” under Section 16/66 of the Planning (Listed Buildings and Conservation Areas Act 1990). Case law has established that where an authority finds that a development proposal would harm the setting of a listed building, it must give that harm “considerable importance and weight”.

Where dealing with conservation areas, decision makers are required to pay special attention to the “desirability of preserving or enhancing the character or appearance of that area.” under Section 72 of the Planning (Listed Buildings and Conservation Areas Act 1990).

Due regard has been given to these requirements, as set out in the Historic Environment consultation response and assessment within this report.

The historic environment section of the Planning Practice Guidance further outlines the role of the Local Planning Authority in considering the effects of new development that are in the vicinity of or affect the setting of listing buildings and heritage assets. Paragraph 205 of the NPPF advises that great weight should be given to the conservation of a heritage asset in considering the impact of a proposal on its significance (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 206 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Policy CP20 of WDLPP1 and Policy DM29 of WDLPP2 ensure that development preserves and enhances heritage assets and their settings.

The significance of the Heritage Assets primarily derives from their architectural features and historic context. The setting of the heritage assets contribute to this significance by providing the rural context of the assets.

How the Heritage Assets are experienced

The majority of the listed buildings are private residences and therefore are publicly viewed from the road or driveways. In the case of Park Place, the building is not readily visible from public areas however it can be viewed from PROW Wickham 1 which runs to the north of the Park and Garden.

Hall Court is not readily visible except from the private driveway that is shared with a number of other buildings that are not listed.

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The below ground assets are not readily visible with the exception of some moderate land forms indicating their presence. However, these are not readily visible without specialist equipment.

The impact of the proposal on the significance of the Heritage Asset and its setting and how this is experienced

Solar panels in the countryside present an alien and urban feature, which is out of character within the context they sit. They are, as in this case, surrounded by tall security fencing and CCTV cameras, in this case on 3m high poles every 50-70 m. Whilst the solar panels at 2.4m high, can potentially be disguised by extra planting, the apparent need for CCTV cameras everywhere adds to the alien effect of these types of development.

In relation to their impact to heritage assets, the solar panels generally create a level of harm where the heritage assets and their settings are affected, but due to their green energy credentials, it is acknowledged there is likely to be a level of public benefit to balance the harm. The CCTV is more difficult to justify, and having 9 parcels of land as proposed, every parcel being surrounded by CCTV, will make the landscape covered in CCTV poles. While it is noted that this could result in harm to the landscape and the setting of the surrounding Heritage Assets without mitigation. It is considered that the proposed planting would be grown to a minimum of 3m and would be located outside of the security fencing thereby screening the proposed development as well as the CCTV columns, though it is noted that it would take time for the planting to fully establish resulting in less than substantial harm to the surrounding historic properties.

Parcels 1-5 would have the potential of impacting the settings of Hall Court and Aylings, however the lie of the land and relative distance, the impact is likely to be minor or not visible and would not impact the significance of these heritage assets. With the mitigations proposed, solar panels on these parcels of land are not objected to.

Row Ash (Grade II) is slightly further away, and therefore impact to this house is going to be less than Hall Court.

Parcels 6 and 7 offer wide open countryside views highly visible from the public realm along PROW Wickham 14. Solar panels here would negatively impact the setting of Little Park Mansions which is Grade II listed, and just across the road from the proposed solar panels. A 1.5m high new hedge line is proposed at the top of the ridge to partially screen the proposal. It is noted that concerns have been raised by the Historic Environment Officer in regard to the intervisibility of the proposal and Little Park Mansions. While it is noted that there would likely be some intervisibility due to the height of the building and the expanse of the proposal, it is considered that the topography of parcels 6 and 7 in combination with additional planting proposed along the ridge of these parcels would soften the impact of the proposal on the setting of Little Park Mansions.

It is accepted that solar panels on these parcels of land would negatively affect the setting of Little Park Mansions which would result in a degree of less than substantial harm.

Little Park Mansions also sits within Park Place, a pre-1810 park registered on the Hampshire Inventory of Historic Parks and Gardens, which is directly opposite Parcels 6 and 7, and it is considered a non-designated heritage asset. The setting of the non-designated heritage asset would be negatively affected along its boundary next to the solar farm, by virtue of having alien development next to an historic park. However, harm on the overall significance of the non-designated heritage asset is likely to be low level.

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Park Place (Grade II*) is also within this non-designated heritage asset (NDHA) of the same name, but the impact to its setting is such that the development is not likely to be visible due to relative distance, and therefore impact will be minimal or nil and therefore no harm is found on the setting of this NDHA.

Little Tapnage Farmhouse (Grade II) would be impacted by the construction of Parcel 10, but once the construction is complete, the impact of the solar panels on the setting of the listed building is likely to be very minor due to the relative distance therefore no harm is found in regard to this building.

In regard to below ground heritage assets The application is supported by an Archaeological Desk-Based Assessment [DBA] and a Geophysical Survey Report. Together these reports provide a good assessment of the archaeological potential of each of the application areas, a description of the proposed scheme and likely impacts together with an appropriate Setting Assessment undertaken in line with recognised sector guidance.

The DBA does indicate that no historic hedgerows will be affected with existing field access points utilised, however the Access Arrangement drawings in Appendix B of the Transport Statement does indicate some alterations to facilitate access and it is suggested that these details are reviewed within regards to any identified historic hedgerows.

DBA sets out details of additional archaeological evaluation (trial trenching) within individual scheme areas and, depending on the results of trial trenching, further archaeological mitigation as required (conditions 11,12 and 26).

Conclusion

It is considered that the proposals will result in less than substantial harm to the significance of Little Park Mansions. The proposals would accord with the requirements of Section 16 para 205 of the NPPF (2024), Policy CP20 of WDLPP1 and DM29 of WDLPP2 and the historic environment section of the Planning Practice Guidance. This harm is balanced by the public benefits arising from the generation of electricity that would serve over 12,000 homes, as well as ecological benefits.

It is considered that the proposals would preserve the significance of the non-designated heritage asset. The proposals would accord with the requirements of Section 16 para 209 of the NPPF (2024), Policies CP20 of WDLPP1 and DM29, of the WDLPP 2; and the historic environment section of the Planning Practice Guidance.

Neighbouring amenity

LPP2 policy DM17 seeks to ensure that any development does not have an unacceptable adverse impact on adjoining properties by reason of overlooking, overshadowing or being overbearing. Policy DM20 seeks to protect residential amenity from noise that may result from a development. The NPPF provides an overarching layer of protection in Section 15.

The character of this area is one of scattered residential properties with the occasional cluster of dwellings. It is well established that the loss of a view is not a material planning consideration. However, it is necessary to consider if the development may impinge unacceptably on the living conditions and environment of the occupants of any property close to the site or impact on the more general amenities of an adjoining land use.

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Parcels 1-5

To the north of Parcels 1-5 lie Rowash Farmhouse, Oakes Farm House, Southside Farm and Southside Cottage. To west lie 1-8 Hall Court, Little Hall Court and Hall Court Cottage. To the east are a number of dwellings both authorised and unauthorised within Shedfield Equestrian Centre.

To the north the closest dwelling would be located approximately 150m with a field and a number of mature green boundaries as existing that limit the impact to the dwellings to the north of the site. The local topography of the area also serves to limit views of the proposal. It should also be noted that between Southside Farm and Southside Cottage and the application site is Crooked Row SINC and ancient woodland. Given the existing outlook that these buildings benefit from, the presence of the panels or the additional planting is not considered to result in any adverse impact on the living environment of these properties.

To the west the closest dwellings are located approximately 140m from the edge of the application site. Concerns have been raised in regard to the proposed development from the neighbouring properties in this area, in regard to overbearing and glint and glare. It is considered that there is a significant separation distance between the application site and these properties. The proposal also includes improving the existing hedge boundaries and introducing additional hedging to screen the site from the neighbours. It is acknowledged that it may take some time for the planting to establish however the resulting impact of the proposal on the neighbouring amenities of the neighbours is considered to be to an acceptable degree.

To the east the site is open with the nearest dwelling located approximately 80m from the edge of the application site. However there are a number of buildings that form Shedfield Equestrian Centre and other authorised uses on the site that help to screen the views of the proposal to these dwellings. Given the existing outlook that these buildings benefit from, the presence of the panels or the additional planting is not considered to result in any adverse impact on the living environment of these properties.

Substations are proposed close to the existing solar farm at Raglington Farm and therefore the noise generated would not result in harmful levels of noise, however conditions have been recommended to secure details of above ground plant that may generate noise (6).

Parcels 6-8

There are a number of dwellings in the vicinity of parcels 6-8, these are listed below:

- Cold Harbour Farm
- 1-12 Little Park Mansions
- Stable Cottage
- Northwood Cottage
- Cherry Tree Cottage
- Hazlewood
- Mulberry House
- The Ridge
- Little Woodley
- The Crossways
- Ridge House

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- Great Pecks
- Wykeham Cottage
- Green Hayes
- North Oaks
- Kingfisher Cottage
- Westlands Farm

It is considered that the existing boundaries of the application site to the north, east and west have substantial planting that would be retained. The closest neighbours to this area would be Cold Harbour Farm (adjacent to parcel 6), Oaklands (approximately 7m away from parcel 6), The Crossways, Ridge House, Great Pecks, Wykeham Cottage and Green Hayes (all approximately 15m from Parcel 8).

For the properties in close proximity to parcel 6 it is considered that the land falls away from these buildings and the layout has been considered to ensure that the proposed panels would be located along the fall of the land with mitigation planting along the ridge of the site. As such it is not considered that the proposal would result in harm to the residential amenities of the neighbouring properties.

For the properties facing parcel 8 it is acknowledged that the existing boundary is open with pockets of existing trees that are sporadically placed along the southern boundary of the site. As such the change in outlook would be significant, however the proposal includes new planting approximately 10m deep along the length of the southern boundary to protect the residential amenities of the neighbours to the south. It is therefore, not considered to result in any adverse impact on the living environment of these properties.

Parcel 9

Opposite parcel 9 is a row of 7 dwellings, of these Silver Birches (approximately 17m from the parcel) and Beechwood (approximately 40m from the parcel) would likely be the most impacted by the proposal. However, due to the lay of the land, with Parcel 9 falling away from the dwellings to the east of the site in combination with the set back from the edge of the field it is not considered that the proposal would result in any adverse impact on the living environment of these properties.

Parcel 10

Two Oaks Farm is located approximately 170m from this parcel. Due to the topography and separation distance, it is not considered that the proposal would result in harm to the neighbouring amenities of this property.

Concerning the issue of noise disturbance, the application contains details of equipment that would be installed. Concern has been expressed by third parties regarding the noise output that would be generated. A noise impact Assessment has been submitted. The main focus of interest in terms of noise generations relates to the inverters and transformers. The inverters convert the Direct Current output from the panels to Alternating Current whilst the transformers increase the voltage to facilitate its connection to the grid. The application is seeking to place this equipment as far away from residential properties as possible. Regarding the separation distances of the inverter units and residential properties the following relationships would exist.

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- Approximately 400m from Oakes Farm House
- Approximately 300m from Little Hall Court and Hall Court Cottage

Parcels 6-8

- Approximately 340m from Oaklands and Cold Harbour Farm
- Approximately 70m from Green Hayes

Parcel 9- 10

- Approximately 130m from Silver Birches
- Approximately 150m from Beechwood
- Approximately 300m from Two Oaks Farm

Regarding the proposed substation facility in parcel 10, the separation distance between this facility and the nearest residential property is 300m to the north. The applicant is supported by a revised Noise Assessment Report which sets out a range of mitigation measures. However, concerns have been raised by the Environmental Health Officer regarding low frequency noise. It is considered by officers that noise report uses generic values to form the assessment and do not look specifically at the type of inverter being proposed. As such it is considered that a condition for a further noise assessment is reasonable once the specific inverters have been identified (6). It is also considered reasonable to condition a Construction Environmental Management Plan (CEMP) to ensure that neighbour impacts during construction is kept to a minimum (13). However, it should be noted that the submitted CTMP includes a number of mitigation measures for the construction period including, delivery times, traffic managements for delivery vehicles and dust and noise management.

In conclusion, the applicant has presented sufficient information from which it is possible to make a suitable assessment of the potential impact from the development on nearby residential properties wherever they are located. The conclusion of that assessment is that the scheme is acceptable based on the situation presented by the applicant.

The proposed two stage approach to establishing noise levels and the separation distances to the nearest noise sensitive receptors will ensure no unacceptable adverse impact from noise. This will be secured through the conditions. The proposed CEMP will cover the other aspects referred to by the EHO to control impacts during the construction phase including potential dust concerns. The potential noise disturbance from construction traffic has been considered. On this basis, officers consider that the scheme complies with the general policy framework and specifically policy DM17 of LPP2.

Sustainable Transport

Policy CP10 (Transport) and policy DM18 (Access and Parking) both seek to ensure that any development has a safe means of access off and onto the highway. The East Hampshire Local Plan Joint Core Strategy has similar policies and the NPPF provides an overarching layer of protection in Section 9. Whilst the main site access arrangements would be located within the East Hampshire part of the site, it is appropriate that WCC has regard to the general approach to accessing the site.

Parcels 1-5 will be accessed off an existing entrance on to the A334 that currently serves the existing solar farm at Raglinton Farm.

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Parcels 6 and 7 would be accessed of existing field accesses off both the A334 and Titchfield Lane. The access off the A334 would be widened as one of the construction compounds would be located at this location.

Parcel 8 would be accessed off existing field accesses off Blind Lane.

Parcel 9 would be accessed off existing accesses off Biddenfield Lane, accessed from the southern end of the road.

Parcel 10 would be accessed off an existing farm track and access off Titchfield Lane.

The application is accompanied by a Construction Traffic Management Plan (CTMP) and Transport statement. This includes a construction routing plan showing 3 main access points from the M27 at Junction 7 to access the A334 for parcels 1-7, Junction 10 for parcels 6-9 and junction 9 (via the A27) to access parcel 10.

The CTMP identifies 3 construction compounds, one at parcel 1, the second at parcel 7 and the last at parcel 10. These have been designed to allow storage of materials, contractor parking and welfare facilities, from these locations deliveries to other parcels can be made primarily through internalised tracks, limiting the use of the wider highways network. However, it is noted that specialist equipment such as the MV transformer Stations will need to be delivered directly to individual parcels. These would be delivered using the existing accesses highlighted above.

The Highway engineer raised no objection to the proposal subject conditions for an updated CTMP and construction of accesses prior to the commencement of development (9 and 10). Concerns have been raised in regard to the suitability of Biddenfield and Blind Lanes for larger vehicles. The Transport assessment submitting indicated that smaller vehicles would be used for making deliveries to these parcels (8 and 9) as well as using banksmen to facilitate access and egress.

During the operational phase the vehicle movements would be minimal with monthly visits for maintenance. However, it is acknowledged that during construction the vehicle movements would be higher as outlined in the Transport Statement. The Transport Statement indicates that there would be 1081 two-way vehicles for the whole construction period that is estimated to last for 1 year. The Highways Engineer has highlighted that this equates to 8 HGV movements per day over the various parcels.

In terms of contractor vehicles, it is expected that approximately 100 contractors would be on site during construction hours. The proposal would see contractors parking at the proposed compounds and then being taken to the relevant parcel via minibus. This would result in approximately 24 two-way movements per day. It is noted that the Highways Engineer has stated that the proposed vehicle movements would be negligible when considering the existing amount of traffic using the A334. It is noted that Titchfield Lane, Biddenfield Lane and Blind Lane have not been considered in this. However, it is considered that Titchfield Lane is a heavily used road and therefore the proposed usage would be minimal in comparison over the construction period. In terms of Biddenfield Lane and Blind Lane these are much less used roads and therefore while the increase in traffic would be notable it is not considered to be harmful given the limited construction period.

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While the CTMP is considered to be comprehensive it is considered that it is not fully complete as details are missing which would be finalised once contractors have been secured. As such it is considered that a condition for an updated CTMP is appropriate to secure these additional details once further information is available (condition 10).

Concerns have been raised in regard to the cumulative impact of development on the highway and traffic disruption. Specifically in relation to the Hampshire application for a solar farm at the old Funtley refuse site (HCC/2024/0503). It is considered that this application has not yet been permitted and therefore the cumulative impact of the vehicles generated by the Hampshire application cannot be taken into consideration at this time.

The applicant has committed to keeping the existing footpaths open during the construction phase. The precise management tools to secure this and keep any walkers safe are to be detailed in the final CTMP. Opportunities to improve on the PRow network are encouraged and the applicant has proposed to permanently divert footpath Wickham 14, that runs between parcels 6 and 7, to follow the existing desire line. This is considered to be acceptable.

Hampshire Countryside Authority initially raised a request for footpath 14 to be resurfaced however, the updated plans show a wider corridor and upon review it was not considered that the resurfacing would be necessary and therefore have removed this request. It is noted that a number of conditions have been requested by Hampshire Countryside service. Officers have reviewed these and consider that the proposed conditions would be covered by requirements under the Highways Act and therefore instead have been included as informatives.

It is considered that the proposal complies with the general policy framework and specifically with LPP1 policy CP10 and policy DM18 of LPP2.

Ecology, Trees and Biodiversity

The presence of a protected species is a material consideration when a Planning Authority is considering a development that, if implemented, would be likely to result in harm to the species or its habitat. European protected species (EPS) have full protection under The Conservation of Habitats and Species Regulations 2017. It is an offence to deliberately capture, injure or kill, or deliberately disturb EPS.

In this instance, an Ecological Impact Assessment and Newt Survey has identified the possible presence of Great Crested Newts. Updated reports were submitted following concerns raised by the Ecologist regarding Great Crested Newts and the lack of testing in some ponds as well as additional information regarding cable routes.

The newt report submitted indicates that all ponds in the area of the application site did not contain newts and therefore no mitigation is required in this instance. The presence of a protected species on site has therefore been addressed and the submitted reports are acceptable. The proposal therefore complies with policy CP16 of the LPP1.

It is noted that the Ecology report highlights 10-15m of hedge to be removed in total over 4 areas of the site. These would be minimal changes for the most part, to achieve visibility splays and access to parcels 7, 8 and 9. Therefore, while the total amount of hedge removal would be a cause for concern without further ecological surveys for dormouse, the limited nature of the removal, distributed over multiple parcels is considered to be

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acceptable without the need for further surveys. The Ecology Report recommends a precautionary approach and therefore this is considered to be acceptable in this instance. The proposal therefore complies with policy CP16 of the LPP1.

There are a number of Sites of Importance to Nature Conservation (SINCs) and ancient woodlands around the application site. These include:

- Crooked Row located between parcels 1 and 3
- Hall Court Wood located to the south of parcel 2
- Triangle row located between parcels 2 and 5
- Biggs Copse located to the north of parcel 4
- Redhill copes to the north of parcel 7
- Tankerhill Copse to the north and southwest of parcel 6
- Birch row and Hangmans Copse located to the north of parcel 9
- Round Hill Copse to the west of parcel 9

As such a 15m buffer should be implemented to prevent harm to these trees.

Botley Wood and Everett's and Mushes Copses SSSI is also located approximately 40m to the south of parcel 10. However, due to separation distance, type of habitats and species this SSSI has been selected for, and the limited transboundary effects associated with the construction phase solar farm development, it is unlikely that a realistic ecological pathway of effect exists.

Parcel 4 is also covered by a group Tree Preservation Order, however the majority of these trees have been removed previously. The remaining trees, G53 and G54 are considered to be of poor to very poor quality. As such G54 (very low quality) is proposed to be removed to facilitate development. This is considered to be acceptable.

In total 8 trees and 2 groups would be removed to facilitate development. The majority of these are located adjacent to the proposed accesses or are labelled as U (very poor Quality) and should be removed.

The Tree Officer has reviewed the information submitted and has raised no objection subject to conditions (13 and 18), these are considered to be reasonable. It is noted that concerns have been raised in regard to some of the cable routing running within the 15m buffer of the Ancient woodlands. It is considered that the routing is, for the most part outside of the 15m buffer, however there are some instances where the routing is following existing cable routes or roads where the buffer is unavoidable. Given the level of existing development it is considered reasonable for the cable routing to follow existing routes and roads to limit the impact on the surrounding trees as much as possible. However, it is considered that a condition for a tree protection plan is reasonable to prevent harm to ancient woodlands and notable trees during the construction (18).

The application is supported by a Biodiversity Net Gain (BNG) metric which demonstrates a significant uplift in BNG. The proposal includes 12.64% increase in habitat credits, 63.53% increase in hedge credits and 11.73% increase in watercourse credits. As such it is considered that the 10% requirement for BNG has been exceeded, notwithstanding this the full set of BNG conditions is considered reasonable to secure the mitigation in perpetuity (19 and 22). The proposal would therefore be in compliance with policy CP16 in this regard.

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Sustainable Drainage

LPP1 policy CP17 (Flooding, Flood Risk and the Water Environment) requires development to avoid flood risk to people and property by following four specific actions. The policy also requires that any development does not cause an unacceptable deterioration to water quality and again lists four actions to achieve this.

The proposal would result in a significant amount of solar panels being introduced and as such a Flood Risk Assessment (FRA) and drainage strategy has been submitted. The site as a whole is located within flood zone 1 and therefore is a low risk of flooding from rivers and sea.

The nature of the proposed development as a solar farm means its operation will not result in the generation of any new wastewater. The construction workforce will be serviced by a series of portaloos located in the construction compound. That waste will be removed from the site for disposal.

The proposal would remove the repeated compaction of the soil from farm equipment and would introduce grass cover under the solar arrays which has been proven to reduce high levels of water runoff. However, to ensure no additional flooding would be created swales have been proposed within parcels 2,5,6,7,8 and 9 as a precautionary approach along the down slope boundaries. These swales would be approximately 0.3m deep and allow surface water to permeate at a safe rate.

The drainage engineer has reviewed the details and raised no concerns subject to further details secured via condition (9) these are considered to be reasonable. It is also considered appropriate to condition the recommendations within the FRA (5).

The proposals within the FRA and drainage strategy area considered to be in accordance with policy CP17.

Other Topics

Impact Resulting from Glint and Glare

LPP2 policies DM17 (Site Development Principles) and DM19 (Development & Pollution) contain criteria that seek to protect residents and quality of life generally from light intrusion or pollution.

A Glint and Glare assessment has been submitted which indicated that there would be impacts on some residential receptors without mitigation being in place. Further to this the assessment looks into the impacts once mitigation is in place and highlighted that there would be 2 residential receptors, Cold harbour Farm and Drokes Farm, located to the south of parcel 6 would have a low impact as a result of glint and glare for a modest amount of the year.

The assessment also looked at commercial receptors, in terms of air, road and rail. These were also found to be low following a visibility assessment and no impacts were found after mitigation would be introduced with no significant affects on air traffic. As such it is considered appropriate to condition mitigation planting to ensure that any impacts.

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Under these circumstances, it is considered that the scheme complies with the general policy framework and specifically policy LPP2 policy DM17 (Site Development Principles) and DM19 (Development & Pollution) have been complied with.

Unauthorised Development

It was noted at the site visit to parcel 9 that works to raise the level of the land have been progressing. Following officer investigation it cannot be found that these works have been authorised and it has been raised to Hampshire County Enforcement Team.

Notwithstanding, any investigation that may result the proposal would likely be installed above the additional soil that this being imported onto parcel 9. As such it is considered reasonable to condition contaminated land reports and accurate site levels as existing and proposed (conditions 7,13 and 25).

Fire Safety

WCC LPP2 policy DM18 (Access & Parking) seeks to ensure that the emergency services can gain access to and within a new development.

There is a need for the site to be accessible to emergency vehicles and for them to be able to use the internal road network to reach the area of panels or any of the support infrastructure. Contrary to the view of the Fire Service, this matter would not be addressed through the Building Regulations and needs to be considered at this stage under planning.

As the site is not occupied, the emergency services also need access to certain details in the event of an incident. This information includes matters such as the contact details for the operator so the whole site or part of it can be isolated; precise details of what equipment and materials are on site together with their location and if there are any hazardous materials on site. This can be addressed through the provision on site of information boards or Premises Information Box (PIB) The precise details including their locations can be approved through a condition compliance submission (condition 23).

A condition can be imposed to ensure that the internal roadways can accommodate an emergency vehicle. The provision of an access capable of accommodating an emergency vehicle means that the proposal would comply with the requirements of policy DM18, whilst the provision of information boards or Premises Information Boxes will ensure there is an appropriate level of information available to the emergency services to ensure they are best positioned to respond in the event of an incident. Under these circumstances it is considered that policy DM 18 of LPP2 is complied with. The Fire and Rescue Service have responded to the consultation approach and have no concerns relating to the proposal.

The Effect on and Potential Loss of Agricultural Land

On the question of the agricultural land classification and food production, best and most versatile (BMV) land is defined in the glossary to the NPPF as land of grades 1, 2 and 3a. An assessment of the soil type has been submitted indicating that 38.9% of the site as a whole would be considered 3a, 34.4% of the area would be 3b and the remainder (22%) would be grade 4.

Consideration has been given to the fact that the solar farm would be a temporary use and that all the proposed elements would be removed on the decommissioning of the facility, allowing the land to return to agriculture. The forty-year break would also allow the soil to rest and improve its health. A condition is proposed that requires a soil management plan

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(14). Information from the applicant indicates that the higher quality grade land has been used to grow oats, and hay over the last 5 years. The remaining parcels have been laid to grass. Regarding the impact on food production, the amount of land concerned is relatively insignificant. In the southeast of England there are 1.114 million hectares of arable land under cultivation. These are all considered to be relevant matters.

It is considered that the proposal would still allow for regenerative maintenance methods such as using sheep to graze between the arrays and therefore a farming/food generation would still be possible throughout the life time of the proposal. This does retain a link to agricultural although it must be acknowledged that the land would not be as productive than previously.

On 15 May 2024 the Energy Security Secretary issued a statement entitled “Solar and Protecting our Food Security and Best and Most Versatile (BMV) Land” The following points have been taken from the statement:

- Food security an essential part of national security
- Important best agricultural land is protected and food production prioritised.
- Energy security threats mean need to deploy renewable energy.
- Planning system needs to balance these considerations of protecting local environment & food production against need to deliver secure clean green energy.
- NPS outlines preference for use of previously developed or brownfield land.
- If agricultural land to be proposed, need to avoid use of best and most versatile.
- Statement sets out details on how policy on balancing competing priorities is intended to apply.
- Applicants should seek to minimise use of BMV (grades 1, 2 & 3a)
- Highest quality agricultural land least appropriate for solar developments.
- Important to consider not just impacts of individual proposals but also whether there are cumulative impacts from several schemes in same locality.

Therefore the proposal is considered to be acceptable in this regard.

Relationship to the Southern Water Pipeline Scheme

Part of the application site (parcel 8) would be subject to the Southern Water Pipeline that is proposed to run from Havant Thicket reservoir to Otterbourne Water Treatment Works. As such amended plans have been submitted to indicate that both schemes could still be accommodated without making either proposal unviable.

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 accordance with paragraph 48 of the NPPF (2024), the consideration of the local planning policy framework has shown that there is general support in principle for this type of renewable energy proposal subject to the consideration of other relevant planning policies. This position is also supported by the government targets relating to carbon

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reduction and the production of renewable energy. When considering the locational requirements for a scheme of this size, it is considered that a case is made for a countryside location and the applicant has provided information that shows the selection of this site is based on a sound and realistic assessment of alternatives. The deliverability of the scheme in terms of the connection agreement and the broader context of the push for renewable energy generation means that this should be afforded substantial weight in any decision.

Although the application site is located within the countryside, there are scattered residential properties in the surrounding area. The proposal has no tall structures or moving parts that could adversely overwhelm any of the nearby properties. Accordingly, the nature of the proposal and the separation distances mean that there is no adverse impact on the living environment of these properties. The site does contain equipment with the potential to generate noise but the separation distances and the intention to impose noise conditions mean there is no unacceptable adverse impact on any noise sensitive receptor. Additional concerns have been raised over the potential impact from low frequency noise but the advice from the formal consultees is that an adverse impact will not result.

A glint and glare analysis has been undertaken which concluded that no adverse impact will result from the development and has been found to be acceptable.

A transport assessment has been undertaken which indicates that the proposal would not result in harm to highways users or result in impacts to the highways network.

Turning to heritage matters, there are a number of grade II listed buildings in the locality and they have a relationship with their surrounding agricultural landscape, which does include their settings. For the reasons set out above in the main body of the report the proposal is in conflict with policy CP20 (Heritage and Landscape Character). However, the NPPF and more recent caselaw sets out a scale for the consideration of impacts on heritage assets. The Heritage Officer's assessment of the overall impact resulting from the proposal is considered to be at less than substantial harm specifically on Little park Mansions which lies to the south of parcels 6 and 7.

The conclusion of the level of harm to the listed buildings is at a level of less than substantial. This is at the bottom of the scale of impact. This does not mean that no impact would occur, and it carries substantial weight in decision making. The requirement is to make a judgement on the scale of the impact. When the impact is classified at less than substantial, NPPF paragraph 208 allows the harm to be weighed against the public benefit of the proposal. That judgement will be undertaken below.

The scheme is considered to attract limited economic benefits and an employment and Skills plan is considered appropriate to condition (15). This will secure the opportunity for local firms and educational establishments to benefit from the scheme.

When considering there are benefits and potential negative impacts relating to the economic benefits, this issue is given moderate positive weight in the planning balance.

It is accepted that the scheme will change the character of the site itself, its immediate surroundings and affect the visual amenity that people experience when crossing the area.

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The identified harm to the landscape in general and to the setting of the National Park means the scheme does not comply with the final part of LPP1 policy MTRA4 (Development in the Countryside), CP19 (South Downs National Park), CP20 (Heritage and Landscape Character). and LPP2 policy DM23 (Rural Character). This must be given significant weight and importance when reaching a decision.

The use is temporary and the whole site would revert back to agriculture after 40 years. Furthermore, the decommissioning conditions do seek to retain any element of the new planting (which will have matured by that time) which are considered to reinforce landscape character.

The public benefits from the proposal are considered to be the contribution made towards renewable energy generation that would assist in reaching the UK's Carbon reduction target.

The Council also has its own zero carbon target of 2030, following the declaration of a Climate Emergency in June 2019. However, that goal is not supported at the present time by any adopted planning policy. The scheme would also reinforce home security of energy supply and secure significant biodiversity enhancements. Securing renewable energy from scheme of this size is considered to justify a rating of positive substantial weighting and the biodiversity enhancements are considered to carry significant positive weight in the final decision.

The assessment of heritage assets, paragraph 208 of the NPPF indicates that the ranking of less than substantial harm should be weighed against public benefits which are considered to include the securing of renewable energy and the biodiversity gains. The goal of carbon reduction in energy generation is viewed as an important national target to prevent the negative impacts of climate change on society. This is considered to afford substantial weight in support of the scheme. It is also recognised that the land will revert back to an agricultural use at the end of the life of the solar farm with the soil having rested from the intensive arable use for the intervening period. When the clear and substantial positive public benefits of the scheme are weighed against the landscape impacts at both the local level and those on the setting of the National Park, as well as against the less than substantial harm to heritage assets, the balance is considered by officers to favour support for the application. This is notwithstanding the acknowledged conflict with landscape policies MTRA4 (Development in the Countryside), CP20 (Heritage and Landscape Character) and DM23 (Rural Character) and the conflict with Heritage policy CP20(Heritage and Landscape Policy).

The development complies with a number of development plan policies, as identified above. There is a conflict with policies MTRA4, CP19, CP20 and DM23 as a result of the impact on the landscape, the National Park and heritage assets referred to above but, given the outcome of the assessment recommended in the NPPF and the consideration of all the benefits of the scheme set out above it is considered that there are material considerations which outweigh the non-compliance with some policies of the development plan. Therefore, whilst this conflict has been considered, it does not warrant refusal of the application in this instance. Accordingly, when making the planning balance, and after consideration of the application against the full extent of the policy framework, the application is considered acceptable. As such the officer's recommendation is to grant planning permission.

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Recommendation

Approve subject to the following conditions:

Conditions

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

Reason: comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2. Unless otherwise agreed in writing by the local planning authority, the development hereby permitted shall be carried out in accordance with the following approved plans:

Document ref: 23-341B - Noise Impact Assessment

Document ref: 1300 V1.4 - Landscape and Visual Impact Assessment

Document ref: 5704 – Arboricultural Impact Assessment

Document ref: RMA-C2653 – Flood Risk Assessment and drainage strategy

Document ref: WOR 4910.2 - Ecological Impact Assessment May 2025

Document ref: 2205-R004 – Design and Access statement

Document ref: 2306-062/CTMP/01 – Transport Statement and Construction Traffic Management Plan

Document ref: P24-318 Ver 2.2 – Archaeology and Heritage Desk Based assessment

Document ref: WOR 4910.2 May 2025- Biodiversity Net Gain Plan

Document ref: WOR 5292 - Great Crested Newt Survey Report

‘Glint and Glare Assessment’ by new environmental dated 22.11.2024 submitted to the Local Planning Authority 20.12.2024

Drawing number: BHA_5704_01 rev B – Tree Survey plan

Drawing number: BHA_5704_02 rev A – Tree Retention and Removal Plan

Drawing number: C2653 – Swale drainage plan

Drawing number: 1300/9 Sheet 1 of 4 - Landscape and Ecological Enhancement Plan: Parcels 1 to 5

Drawing number: 1300/9 Sheet 2 of 4 - Landscape and Ecological Enhancement Plan: Parcels 6 to 8

Drawing number: 1300/9 Sheet 3 of 4 - Landscape and Ecological Enhancement Plan: Parcel 9

Drawing number: 1300/9 Sheet 4 of 4 - Landscape and Ecological Enhancement Plan: Parcel 10

Drawing number: 2306-062 SK03 rev D - Proposed Access & Visibility Splay At Blind Lane

Drawing number: 2306-062 SK04 rev B - Proposed Access & Visibility Splay Eastbound In At Titchfield Lane

Drawing number: 2306-062 SK06 rev A - play At Blind Lane Proposed Site Access Arrangement At Biddenfield Lane Opposite 'Silver Birches'

Drawing number: CEL -SP -ST -001 – Spare Parts Container

Drawing number: CEL -STD -CCTV-002 – CCTV Security Column

Drawing Number: CEL -STD -FE -002 – Deer Fence

Drawing Number: CEL -STD -GA-001 – Typical Gate Elevation

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Drawing number: CEL -STD -MV-SUB -001 – MV Substation
Drawing number: CEL -STD -PV-002 rev A – PV Array Indicative Cross Section
Drawing number: CRE019-CC -001 – Construction Compound – North
Drawing number: CRE019-CC -002 – Construction Compound – Central
Drawing number: CRE019-CC -003 rev 01 – Construction Compound – South
Drawing number: CRE019-FP -001 – Footpath diversion
Drawing number: CRE019-ICR -001 rev A – Indicative proposed cable route
Drawing number: CRE019-LP -002 rev 11 – Location Plan
Drawing number: CEL -STD -AT -001 – Access track cross section
Drawing number: CRE019-PL -001 – Planning Layout Overview
Drawing number: CRE019-PL -002 – Planning Layout north
Drawing number: CRE019-PL -003 rev 01 - Planning Layout central
Drawing number: CRE019-PL -004 – Planning Layout south
Drawing number: CEL-STD-SUB-132kV-001 – 132kV substation
Drawing number: CRE019-EL -01 rev 02 – Titchfield Lane Sightline Cross Section
Drawing number: CRE019-EL-001 – existing plan
Drawing number: CRE019 SD-02 rev 02 – Customer Switchgear
Drawing number: CRE019 SD-04 rev 03 –Palisade Fencing
Drawing number: CRE019-PL-WA-001 – Central Field planning layout (water pipeline area)

Reason: For certainty and to ensure that the development is carried out in accordance with the approved plans and details.

3. The development hereby permitted shall cease on or before the expiry of a 40-year period from the date of the first export of electricity. The land shall thereafter be restored to its former condition in accordance with a scheme of decommissioning work (the 'Decommissioning Scheme'). The Decommissioning Scheme shall include:
- a) The removal of the solar panels and all associated above ground works.
 - b) Development roles, contracts and responsibilities
 - c) Public communications strategy including complaints procedure.
 - d) A traffic management plan to address likely traffic impact issues during the decommissioning period.
 - e) An archaeological management plan including a methodology to confirm that any features identified in the application or during the pre-commencement review and field work, are also protected during any decommissioning works.
 - f) An environmental management plan to include details of measures to be taken during the decommissioning period to protect wildlife and habitats and elements of the planting/habitat to be retained.
 - g) Details of site restoration and aftercare.
 - h) An implementation timetable.

The Decommissioning Scheme shall be submitted no later than 39 years and 6 months from the date of the first commercial export of electricity and subsequently implemented as approved.

In the event the Solar Farm ceases to generate electricity for commercial export to the grid for a continuous period of 12 months prior to the end of the 40 year operational period, and unless otherwise agreed in writing with the local planning authority, a scheme of early decommissioning works (the 'Early Decommissioning

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Scheme') shall be submitted to the local planning authority within 3 months of the end of the 12 month cessation period. The Early Decommissioning Scheme shall include the details as listed above (a-h).

Reason: To ensure that the site is restored in the long-term interests of the visual character of the surrounding area to comply with policy DM23 of the Winchester District Local Plan Part 2 and that the effects of site decommissioning on the highway network is mitigated in the interests of highway safety in accordance with policy DM18 of the Winchester District Local Plan Part 2.

4. Notification of the date of first commercial export of electricity shall be given in writing to the local planning authority within 1 month of the date of first commercial export occurring.

Reason: To ensure that the trigger time for other actions is recorded.

5. The development shall be carried out in accordance with the submitted Flood Risk Assessment Document ref: RMA-C2653 and the following mitigation measures it details:

- a) The MV substation in Field 9 and the customer switchgear in Field 10 shall be raised 450 mm above the existing ground levels to ensure they are above the potential surface water flood levels.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development.

6. Prior to the commencement of development, a full acoustic report shall be submitted to and approved in writing by the Local Planning Authority. The report shall assess the specific noise impacts, including low frequency noise from the proposed inverters and substations as outlined in the report referenced Titchfield Lane Solar Park, Noise Impact Assessment for Planning Application dated 14th November 2024, 23-341B.

Development must then continue in accordance with the approved details. Any mitigation measures identified in the acoustic report must be in operation prior to the occupation or use of the development hereby approved.

Further details of our expectations regarding noise levels and assessments can be found at <https://www.winchester.gov.uk/planning/other-guidance>

Reason: To ensure acceptable noise levels within noise sensitive premises are maintained.

7. Prior to the commencement of the development hereby permitted (or within such extended period as may be agreed with the Local Planning Authority), a scheme to deal with contamination shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall conform to current guidance and best practice as set out in BS10175:2001 Investigation of potentially contaminated sites - code of practice and

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Contaminated Land Reports 7 to 11, or other supplementary guidance and include the following phases, unless identified as unnecessary by the preceding stage and agreed in writing by the LPA:

A desk top study and conceptual model documenting all the previous and existing land uses of the site and adjacent land;

A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study;

A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a suitably qualified person to oversee the implementation of the works.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of the future occupants.

8. No development shall begin until a detailed surface water drainage scheme for the site, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include :

- a) A technical summary of the design.
- b) Infiltration test results undertaken in accordance with BRE365 and providing a representative assessment of those locations where infiltration features are proposed and winter groundwater monitoring data demonstrating the 1m unsaturated zone between the peak measured groundwater level and the base of any proposed infiltration feature.
- c) Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
- d) Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.
- e) Exceedance plans demonstrating the flow paths and are as of ponding in the event of blockages or storms exceeding design criteria.
- f) Reason: To ensure that adequate waste water network capacity is available to adequately drain the development in accordance with policy CP15 of the Local Plan Part 1.

Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the remedial strategy approved has been implemented fully, unless varied with the written agreement of the Local Planning Authority in advance.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

9. No development shall start on site until the accesses, construction and maintenance routes, including the footway and/or verge crossing and Public Right of Way crossings have been constructed and lines of sight provided in accordance with the approved plans or those stipulated during the S278 process. The agreed lines of sight shall be kept free of any obstruction exceeding 1 metre in

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height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason: To provide satisfactory access and in the interests of highway safety.

10. No development shall start on site until an updated construction traffic management plan has been submitted to and approved in writing by the 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 inclusive of designated routes;
 - d. Access and egress for plant and machinery inclusive of designated routes;
 - e. Protection of pedestrian routes during construction;
 - f. Location of temporary site buildings, compounds, construction material, and plant storage areas;
 - g. Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process.

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

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

11. No development or any works of site preparation shall take place until the applicant or their agents or successors in title have:
- a. submitted a Written Scheme of Investigation for archaeological evaluation (trial trenching) to the location planning authority for approval in writing and;
 - b. have implemented the archaeological evaluation in full in accordance with the approved details.

Reason: 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.

12. No development or any works of site preparation shall take place until the applicant or their agents or successors in title have:
- a. submitted a Written Scheme of Investigation for a programme of archaeological mitigation works based on the results of the trial trenching to the local planning authority for approval in writing. The Written Scheme of Investigation shall include:
 - i. The programme and methodology of site investigation and recording
 - ii. Provision for post investigation assessment, reporting and dissemination
 - iii. Provision to be made for deposition of the analysis and records of the site investigation (archive)

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- iv. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation and;
- b. have implemented the programme of archaeological mitigation works in accordance with the approved details. No development or site preparation shall take place other than in accordance with the approved Written Scheme of Investigation.

Reason: To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations. Policy DM26 Winchester District Local Plan Part 2; Policy CP20 of the Winchester District Joint Core Strategy.

13. No development shall commence until such time as a Construction Environmental Management Plan has been submitted to, and approved in writing by, the local planning authority. The final CEMP shall include:
- a) Development roles, contracts and responsibilities
 - b) Existing and proposed site levels
 - c) Any necessary measures to protect nearby ancient woodland.
 - d) Details of the storage of any hazardous materials, chemicals and hydrocarbons on site during construction.
 - e) Details of the final piling methodology or any other foundation construction (using penetrative methods) to be used during construction. The methodology statement to include details of equipment, methodology, noise mitigation measures, grout, control measures and monitoring to ensure no increase in risk to controlled waters or drinking supplies.
 - f) Details relating to the establishment and removal of the site compounds to be established across the site including the timetable for their establishment and removal.
 - g) Construction working hours.
 - h) Details of dust suppression, mitigation and avoidance measures to be deployed during construction.
 - i) Construction plant noise reduction measures, including if required detailed for the use of acoustic screens and enclosures, to be deployed.
 - j) Storage of construction materials/chemicals and equipment.
 - k) Details of the type of construction plant and equipment to be used.
 - l) Details for the use of fences and barriers to protect adjacent land, footpaths and highways if required.
 - m) Details setting out how unobstructed use of the PRoW will be maintained during any work.
 - n) Details of waste storage and collection during construction.
 - o) Means of pest control.
 - p) Measures to protect the existing biodiversity of the site including any pre commencement meetings.
 - q) A public communication strategy, including complaints procedure.

The development shall be carried out in accordance with the approved details.

Reason: To ensure that all construction work in relation to the application does not cause materially harmful effects on nearby land, properties, businesses, and the wider environment.

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14. No development or other operations (including site preparation and any groundworks) shall commence until a Soils Management Plan has been submitted to and been approved in writing by the Local Planning Authority. The plan should set out the means to be used to protect soils during construction, operation, maintenance and decommissioning of the solar farm such that the objectives of the Landscape and Ecological Management Plan are not compromised and crop growing agricultural operations may resume following the operational life of the solar farm.

Reason: To ensure that the condition of the soil is retained, maintained and enhanced through the various phases in the life of the solar farm development and into its restoration at the cessation of the use.

15. No development shall commence until such time as an Employment and Skills Plan has been submitted to, and approved by, the local planning authority based upon the Winchester City Council Employment and Skills Template. The employment and skills plan will identify opportunities for access to work experience, employment, training and apprenticeships both directly and within the wider supply chain and the means for publicising such opportunities alongside engagement to be undertaken with educational institutions. The approved Employment and Skills Plan shall subsequently be implemented as approved.

Reason: To maximise economic, employment and engagement opportunities for the population of the district and to comply with the intentions of policy CP8 of LPP1.

16. Before any of the PV panels or Inverters are first installed within the site, the final manufacturer specifications including details of the maximum output (Watts) of the proposed panels to be installed including the dimensions of individual panels and the maximum output capacity of the inverters (AC) shall be submitted to and approved by the local planning authority. As part of the submitted details, confirmation shall be included to confirm only panels which have an anti-reflective coating shall be installed. Only the approved equipment shall be installed. Any future replacements shall not exceed the nominated capacities. Any replacement panels must also have an anti-reflective coating.

Reason: To ensure that the site does not exceed its approved power output and to ensure that the panels installed within the site are those on which the Glint and Glare assessment was based.

17. Before any structure, equipment or infrastructure including the supporting frames for the PV panels is first brought onto the site, details of the intended finish colour shall be submitted to and approved in writing with the local planning authority. The items shall be finished in this colour and shall be retained in this finish hereafter.

Reason: To ensure a satisfactory visual relationship between the new development and the surrounding area to comply with the intentions of policy DM23 of the Winchester District Local Plan Part 2.

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18. No development including site clearance, demolition, ground preparation, temporary access construction/widening, material storage or construction works shall commence until a scheme for tree protection, prepared in accordance with BS5837:2012 "Trees in Relation to Design, Demolition and Construction - Recommendations" has been submitted to; and approved in writing by the Local Planning Authority. No development or other operations shall take place other than in complete accordance with the approved tree protection scheme.
- a) The tree protection scheme shall include the following information:
 - b) A tree protection plan showing the position of protection zones, fencing and ground
 - c) protection measures to be established for retained trees.
 - d) Prior to commencement of works, an Arboricultural Method Statement (AMS) must be submitted detailing:
 - i. Installation of tree protection measures before any site activities or clearance;
 - ii. Provision for signage of protection zones and precautionary areas;
 - iii. No construction-related activities (e.g., material storage, machinery movement)
 - e) within designated tree protection zones.
 - f) schedule of works for any vegetation management required, including pruning of trees and details of timing in relation to the construction programme;
 - g) Arboricultural supervision to be undertaken during any arboriculturally sensitive and key stages of construction including installation of access tracks within RPAs using "no-dig" techniques;
 - h) A regular monitoring schedule by a qualified arboricultural consultant to ensure
 - i) compliance
 - j) Detail of all No-Dig Construction and Ground Protection Measures;
 - k) Details of any cellular confinement system to prevent soil compaction.
 - l) Detail of protection where HDD is required near tree roots.
 - m) Construction Management Restrictions
 - n) A post-construction tree health assessment to be completed to ensure all retained trees have not been adversely affected.

Reason: To ensure the protection and long term viability of retained trees, to minimise impact of construction activity and to safeguard the amenity value that the identified trees have within the surrounding area.

19. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan 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;

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- 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. 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)

20. No development shall take place until a Biodiversity and Landscape Management Plan (BLMP) has been submitted to and approved in writing by the Local Planning Authority. The BLEP shall include:

- a. Native planting specification (including native hedgerow and wildflower grassland)
- b. Areas for hard surfacing and the materials to be used;
- c. Other means of enclosure (including any retaining walls and hedgehog fencing);
- d. Biodiversity enhancement measures
- e. Establishment and maintenance schedule covering the first five years following the completion of development

No development shall take place unless these details have been approved and then only in accordance with those details.

The approved landscaping measures shall be provided on site within the first planting season following the written approval of the submitted landscaping details. If within a period of 5 years from the date of the planting, if the tree is removed, uprooted or destroyed or dies (or becomes in the opinion of the Local Planning Authority seriously damaged or defective) another tree of the same species and size as that originally planted shall be planted at the same place within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure an appropriate setting to the development and to secure a net gain in biodiversity in accordance with LPP1 policy CP16 and LPP2 policies DM16 and DM17.

21. Details of any external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the development hereby permitted first coming into use. The information shall include a layout plan with beam orientation, and schedule of equipment in the design (lumen type, mounting height, aiming angles and luminaire profiles) and hours of use. The lighting shall be installed, maintained and operated in accordance with the approved details.

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Reason: To protect the neighbouring amenities; and to ensure that the ecological value of the site is not adversely impacted upon by the development.

22. The development hereby permitted shall not be brought into use until Biodiversity Gain measures have been implemented in full accordance with the Biodiversity Gain Plan Document ref: WOR 4910.2 May 2025 submitted to and approved in writing by the local planning authority. Written confirmation shall be provided to the local planning authority of the date of the completion of the development and the implementation of the Biodiversity Gain Plan.

Reason: To accord with the Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), and Policies CP16 and CP21 of the Winchester District Local Plan Part 1.

23. Prior to the first export of any electricity generated by the development hereby permitted, details for the provision and display of emergency information shall be installed within the site at appropriate locations. The details of the information, the nature of the display (Premises Information Box or board) and the proposed locations that would hold or display the information shall be submitted to and approved in writing with the local planning authority. The submitted information shall include but not be limited to: a plan of the site, identifying the structures that are located within it, the point of connection to the grid, the method to isolate the panels, contact details for parties and details of any inflammable substances or hazardous substances on site.

The approved information shall be placed in the agreed locations before any electricity is exported from the site and retained so long as electricity is generated by the site. The details shall be reviewed and updated as required.

Reason: To ensure that Emergency Services has adequate access and information of the layout of the site and its contents before entering the facility and to comply with the intentions of policy DM18 of LLP2.

24. Prior to the first export of any electricity generated by the development hereby permitted, a Landscape and Ecological Management Plan (LEMP), (drawing on the contents of the Biodiversity Management Plan and the Ecological Assessment Report) shall be submitted to and approved in writing by the local planning authority. The LEMP will address the post landscape scheme establishment and long-term commitments to manage the site to ensure that it delivers on the proposed landscape and biodiversity enhancements. The content of the LEMP shall include the following:

- a) Aims and objectives of management to achieve or exceed the contribution that will be made towards the overall Biodiversity Net Gain figures
- b) Description and evaluation of existing features including the retention of the existing vegetation, its reinforcement where necessary the height it is to be maintained at and the intentions regarding its long terms management.
- c) Ecological trends and constraints on site that might influence management.
- d) Appropriate management options for achieving aims and objectives.

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- e) Prescriptions for management actions.
- f) Purpose and conservation objectives for the proposed enhancement measures;
- g) Proposed management of the roadside hedgerows (including minimum heights to be maintained) to ensure they continue to provide an effective screen to the application site.
- h) Proposed management of the grassed areas
- i) Replacement planting or seeding in the event of loss after the 5-year establishment period.
- j) Preparation of an annual work schedule for the implementation of management actions.
- k) Details of the body or organisation responsible for implementation of the plan.
- l) Details of the timetable for monitoring and review of management actions, that will then influence successive management action and the role of the local planning authority within that process.

Details of a schedule for proposed plant watering. The schedule to be adhered to until the plants are established.

The LEMP shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning landscape and biodiversity objectives of the originally approved scheme. The monitoring of the LEMP will also include any proposed changes to the management regime of any part of the site. The LEMP will be implemented in accordance with the approved details.

Reason: To deliver the landscape enhancements and the biodiversity net gain promoted as part of the scheme and to comply with policy DM23 of the Winchester DM26 Winchester District Local Plan Part 2 and policy CP16 of the Winchester District Local Plan Part 1 Joint Core Strategy.

25. Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before an assessment of the potential contamination has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

26. Following completion of archaeological fieldwork, within 9 months (unless otherwise agreed in writing), a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports and publication. The report shall be submitted to and approved by the local authority.

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Reason: To ensure that evidence from the historic environment contributing to our knowledge and understanding of our past is captured and made publicly available. Policy DM26 Winchester District Local Plan Part 2; Policy CP20 of the Winchester District Joint Core Strategy.

27. All cables linking any of the generating areas to the onsite substation and from there to the connection point to the grid, shall be installed underground. Before any trenching is opened up for the installation of cable runs, details of the locations of the proposed cable runs together with a methodology for the installation works shall be submitted to and approved in writing by the local planning authority. The methodology shall set out:
- a) measures to be adopted for the avoidance of any harm to adjoining vegetation and root protection areas,
 - b) where appropriate measures to minimise any impact on residents
 - c) a notification strategy for residents/businesses

The installation work shall then be undertaken in accordance with the approved details.

Reason: To ensure that the development has minimal impact on the existing hedges and trees within the application site to comply with the intentions of policy CP16 of LPP1.

28. The landscape enhancement detailed within Drawing number: 1300/9 Sheet 1 of 4, Drawing number: 1300/9 Sheet 2 of 4, Drawing number: 1300/9 Sheet 3 of 4, Drawing number: 1300/9 Sheet 4 of 4 shall be implemented within the first planting season following the first commercial export date. Any trees, shrub or plants which, within a period of 5 years after planting, are removed, die or in the opinion of the local planning authority, become seriously damaged or defective, shall be replaced as soon as is reasonably practicable in the next planting season with others of the same species, size and number as originally approved unless a suitable alternative species has otherwise been submitted to, and approved in writing by, the local planning authority. Details of a schedule for proposed plant watering shall be submitted to and approved by the local planning authority before any planting takes place. The schedule to be adhered to, until the plants are established.

Reason: To ensure that the landscape character of the site and its contribution to the wider area is maintained and to comply with the intentions of policy DM23 of the Winchester District Local Plan Part 2.

Informatives:

1. 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.

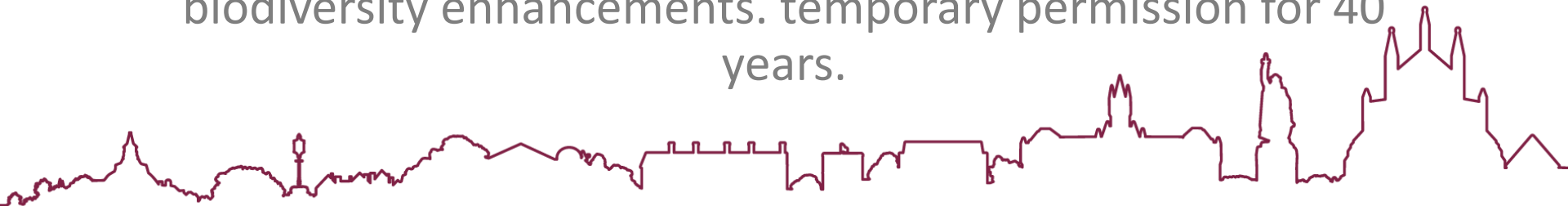
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2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Local Plan Part 1 Joint Core Strategy: DS1, MTRA4, CP10, CP12, CP16, CP17
Local Plan Part 2: DM1, DM15, DM16, DM17, DM18, DM19, DM23, DM24, DM27, DM28, DM29, DM30, DM32
3. The applicant shall accommodate the public's safe and continued access to Wickham Footpath 14 throughout the lifespan of the development, ensuring any temporary closure orders and/or orders to permanently divert the PROW are secured in writing from the relevant authority, prior to any obstruction of the definitive line of the footpath taking place. Development, in so far as it affects a right of way, must not be started and the right of way should be kept open for public use, until or unless the necessary order has come into effect.
4. The applicant is advised to contact Southern Water to discuss the proposed water pipeline that may be constructed through parcel 8 and any planting that is proposed in close proximity to existing water infrastructure.
5. The applicant is advised:
 - To liaise with the Highways Authority and Hampshire Countryside Services on development matters relating to the public Highway.
 - That there should be no obstruction, hindrance or a hazard to the public who retain the right to safe access to the Public Rights of Way at all times.
 - That no planting should take place within 2 metres of the surface of any Public Right of Way, including Wickham Footpath 14, to prevent future root disturbance or shading of the right of way surface, which could otherwise cause a public nuisance or hazard and require additional remedial work to be undertaken by Hampshire County Council Countryside Service, as Highway Authority for Public Rights of Way

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Land At Titchfield Lane, Wickham, Hampshire

Installation, operation and decommissioning of renewable energy generating station comprising ground-mounted photovoltaic solar arrays together with transformer stations, site accesses, internal access tracks, security measures, access gates, other ancillary infrastructure, landscaping and biodiversity enhancements. temporary permission for 40 years.



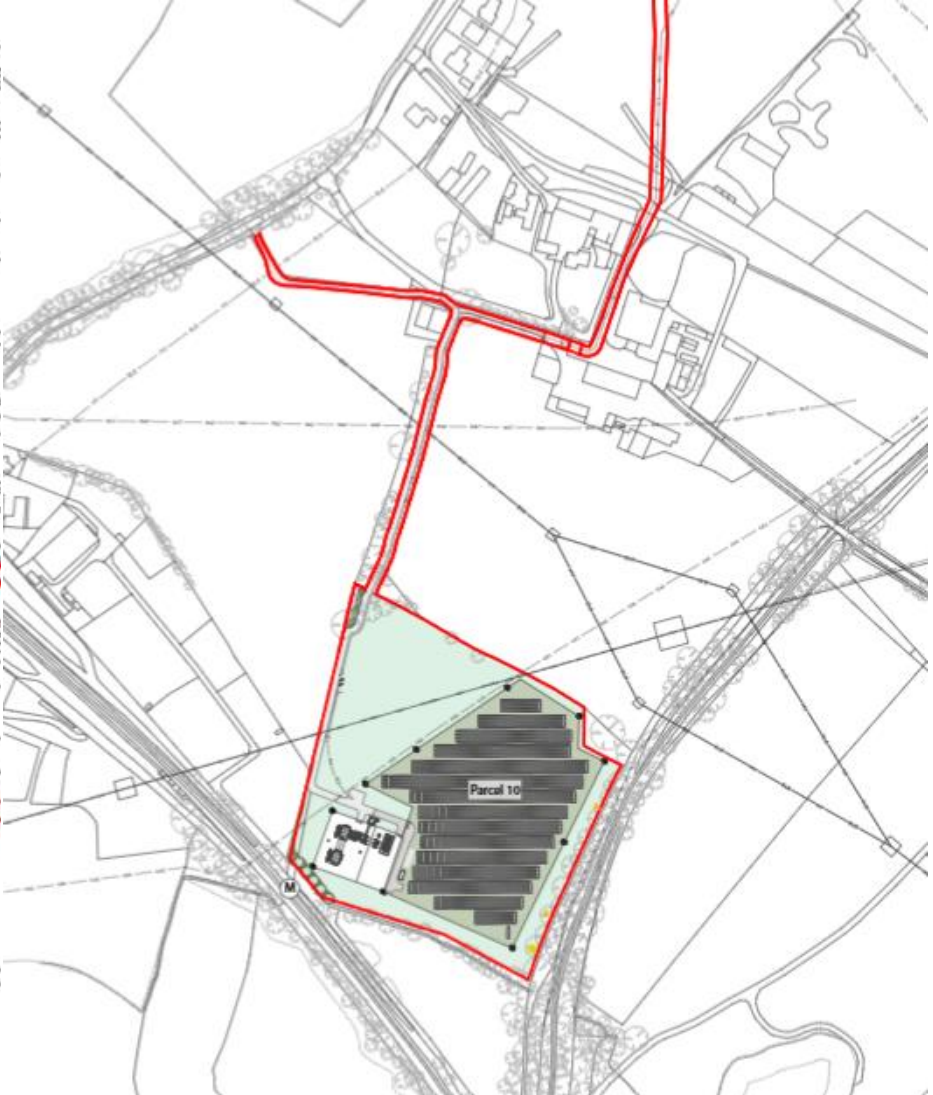


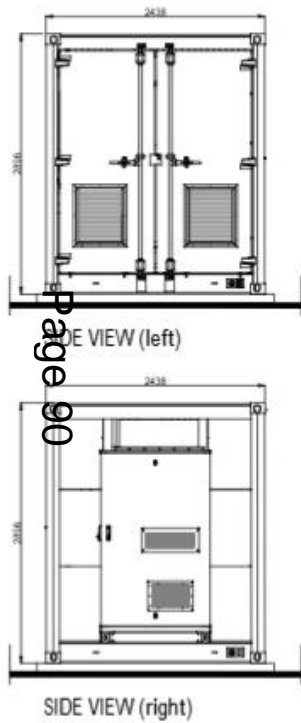




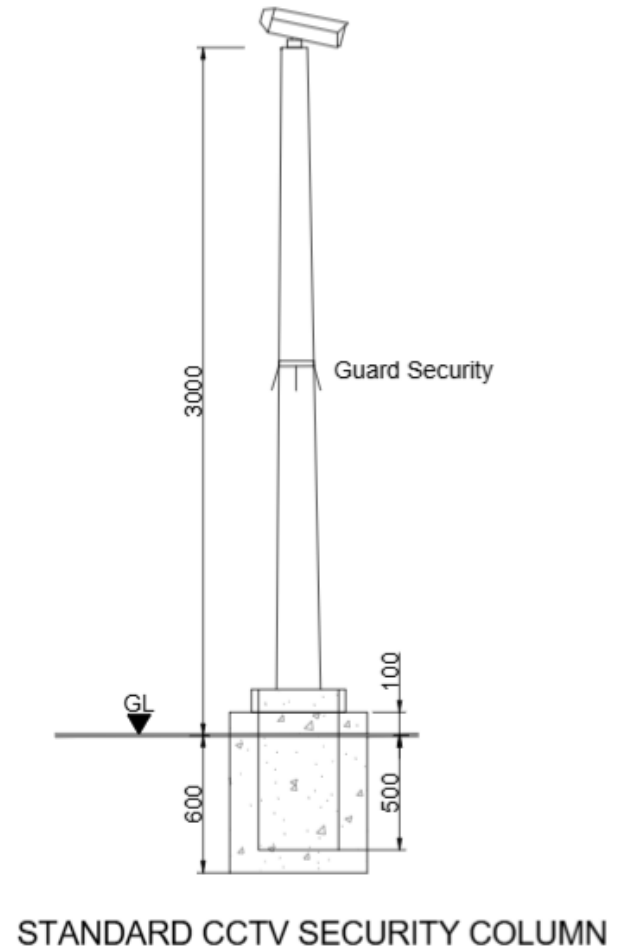
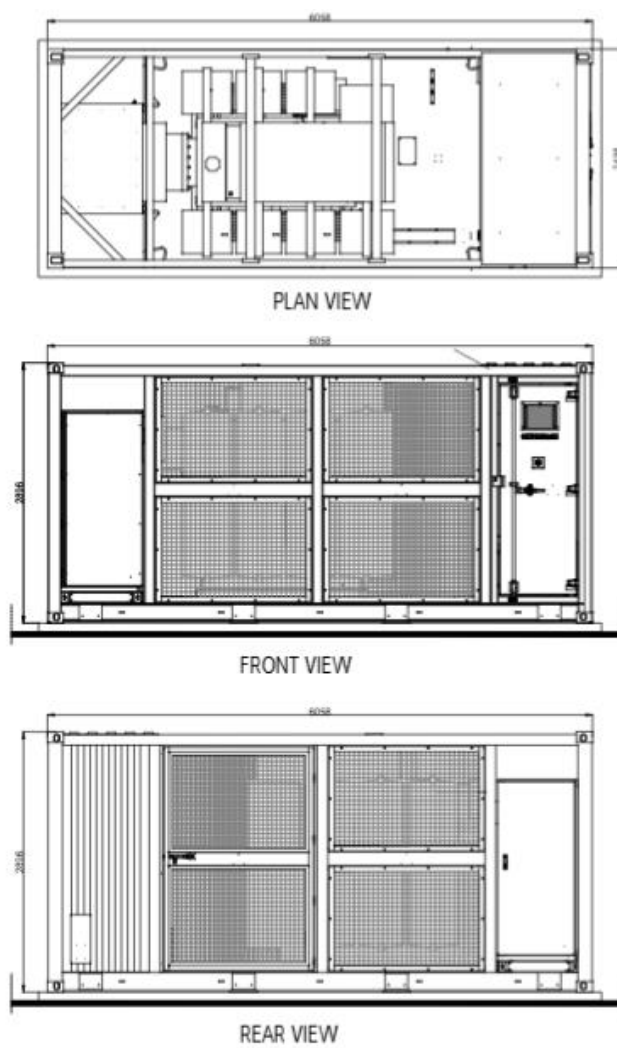


- A. Grouping of existing hedgerow enhances landscape character and local field pattern, and reduces view towards solar development in Parcel 1 from 120% (and also reduces potential views from Withhorn (Weyland), Rougham Farm House and Hall Court Lodge).
- B. New hedgerow planting (with hedge oak planting) in pit enhances local field pattern and habitat connectivity. It also enhances views from The Field Squashier Centre.
- C. New hedgerow enhances local field pattern and habitat connectivity.
- D. New hedgerow and hedge trees reduce view towards solar development in Parcel 2 from Roughton 12 and Wastards Farm shop and cafe, as well as enhancing landscape character, local field pattern and habitat connectivity.
- E. New sections of hedgerow reinforces existing hedgerow, enhance local field pattern, and reduce views seen from Priests Hill, Kingfisher Cottage and North Dale.
- F. New double row of native trees to provide additional screening, to mitigate views towards PV panels in Parcel 2 seen from Priests Hill and North Dale (and also in the cafe), and to mitigate the potential loss of trees along a boundary due to sett back.
- G. New hedgerow either side of Roughton 12 reduce view towards solar development in Parcel 2 and 7 For Forge Lane and enhance landscape character and local field pattern.
- H. New hedgerow reduces views towards solar development in Parcel 7 as well as enhancing habitat connectivity.
- I. New hedgerow (managed as a L.S. in height). This will in the view towards solar development in Parcel 7 seen in view towards on The Field Lane and on East Meadow which is retaining existing distant views seen towards the West. This will also enhance habitat connectivity.
- J. Strip of existing shrub and tree vegetation reduces view towards the Proposed solar farm The Field Lane and Bin Lane and reinforces existing well-wooded character of set back trees.
- K. New hedgerow reduces view towards solar development in Parcel 8 from Bostons Farm Lane as well as enhancing habitat connectivity.
- L. New double row of native trees to reduce view towards

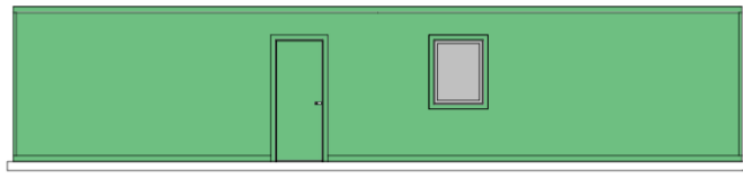




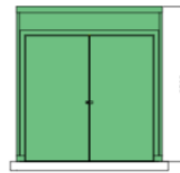
Proposed substation



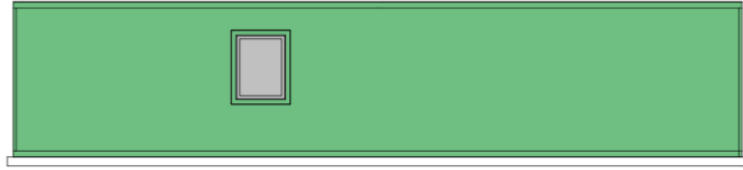
Proposed CCTV column



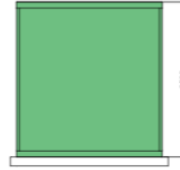
Front Elevation



Side Elevation

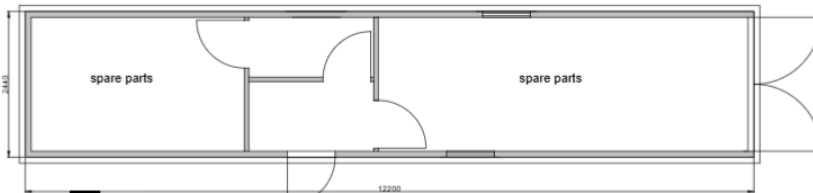


Rear Elevation

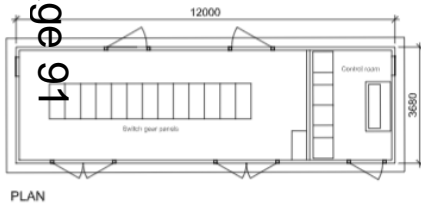


Side Elevation

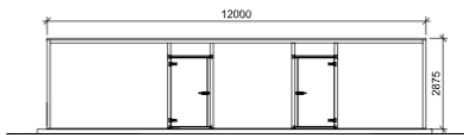
Spare parts container



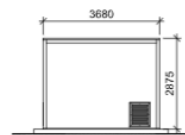
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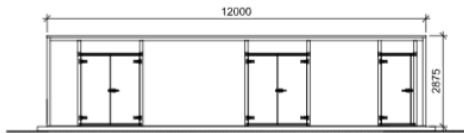
Switch gear container



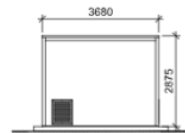
REAR ELEVATION



SIDE ELEVATION

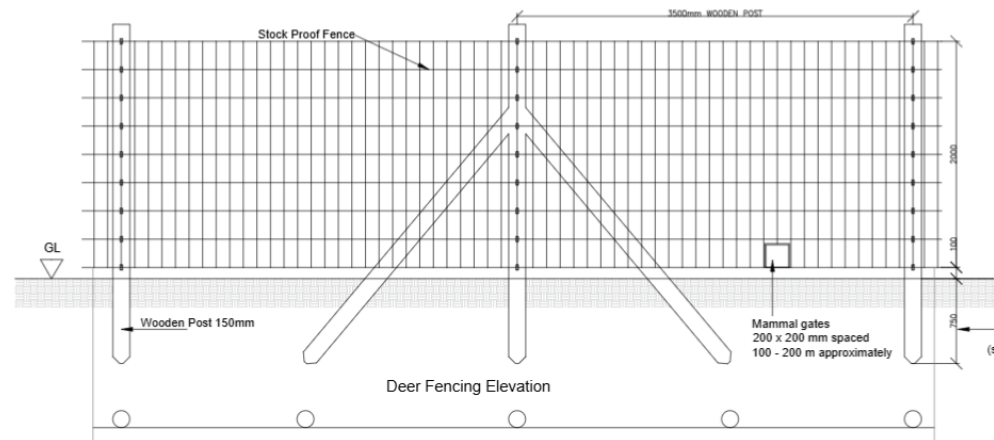


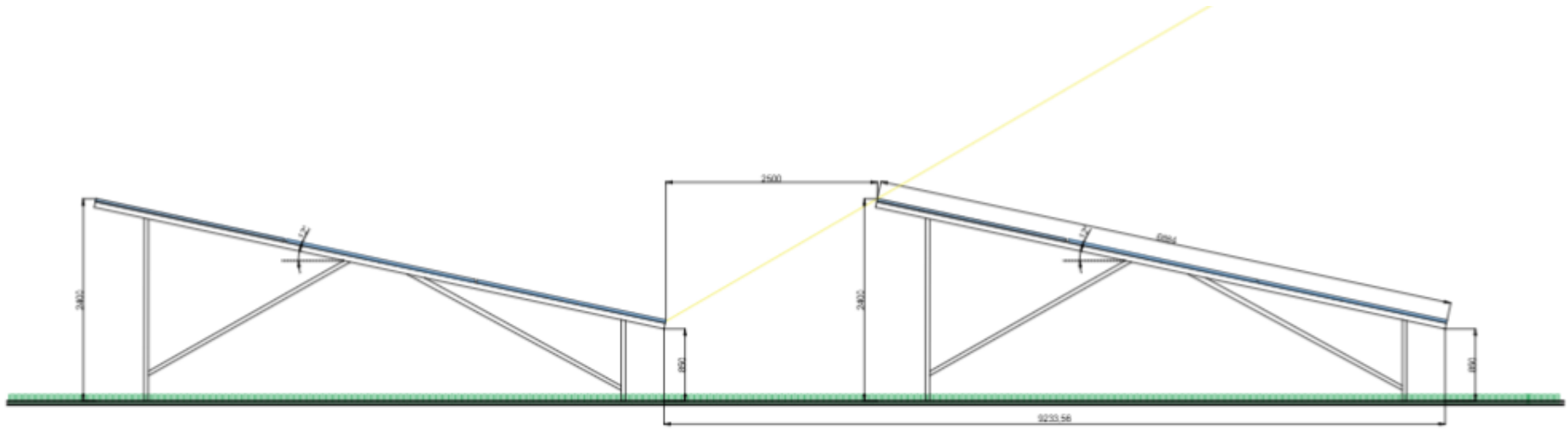
FRONT ELEVATION



SIDE ELEVATION

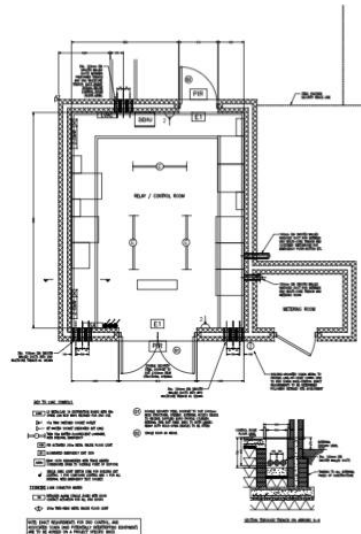
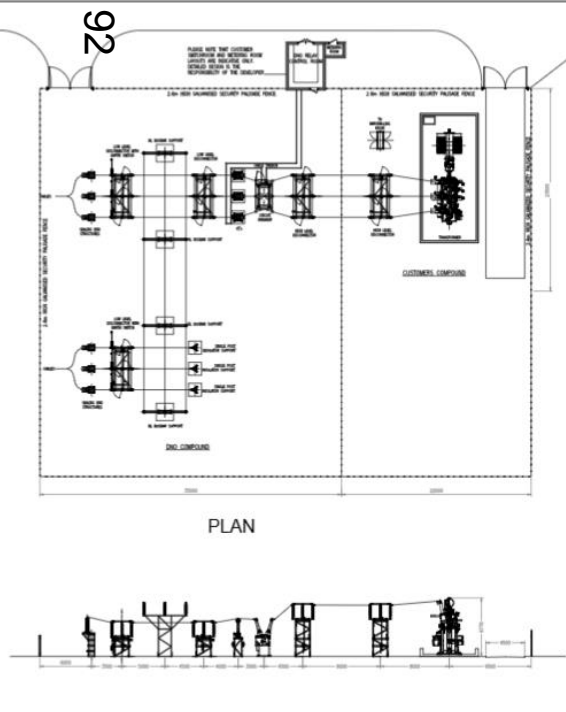
Proposed deer fencing





Proposed solar array cross section

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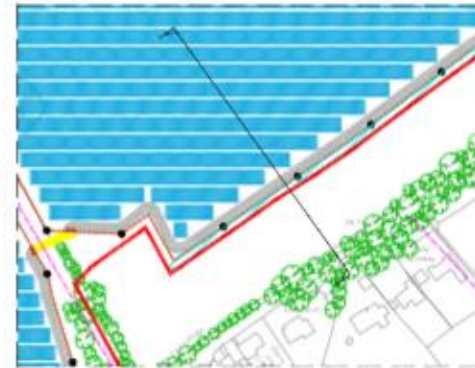


Proposed main substation parcel 10



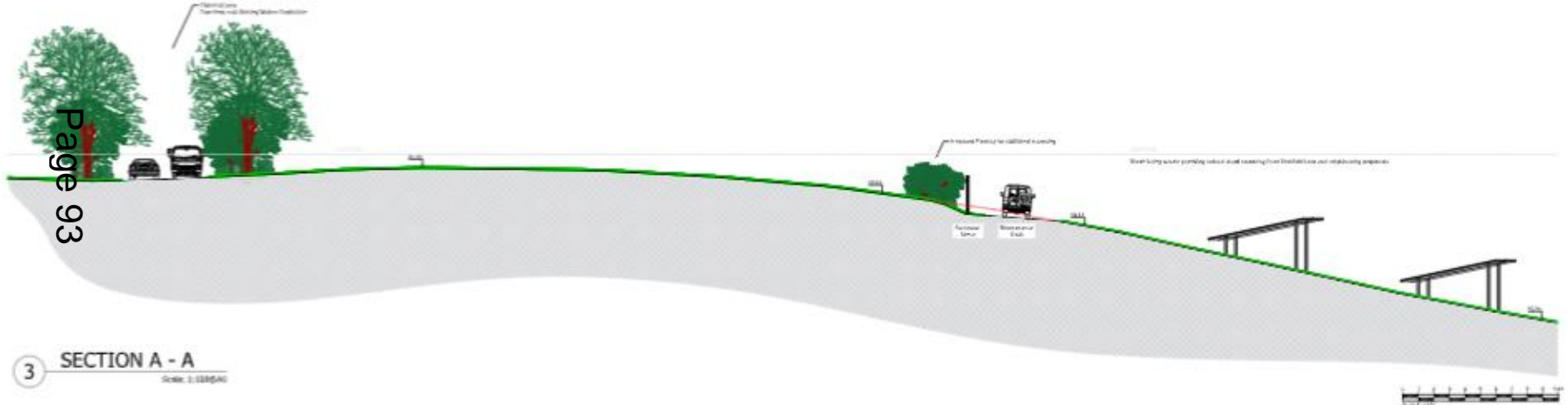
1 KEY PLAN

Scale: 1:5000@A0

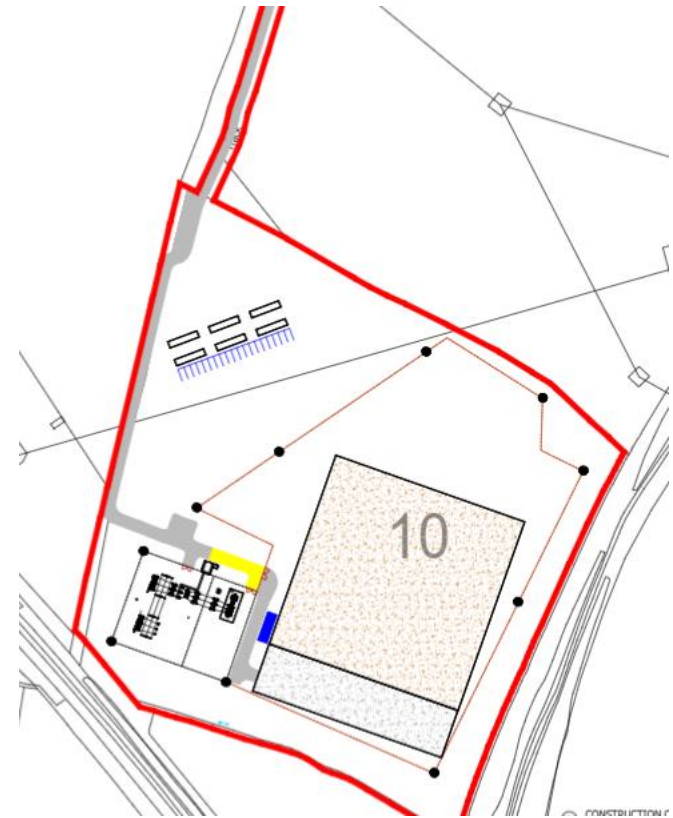
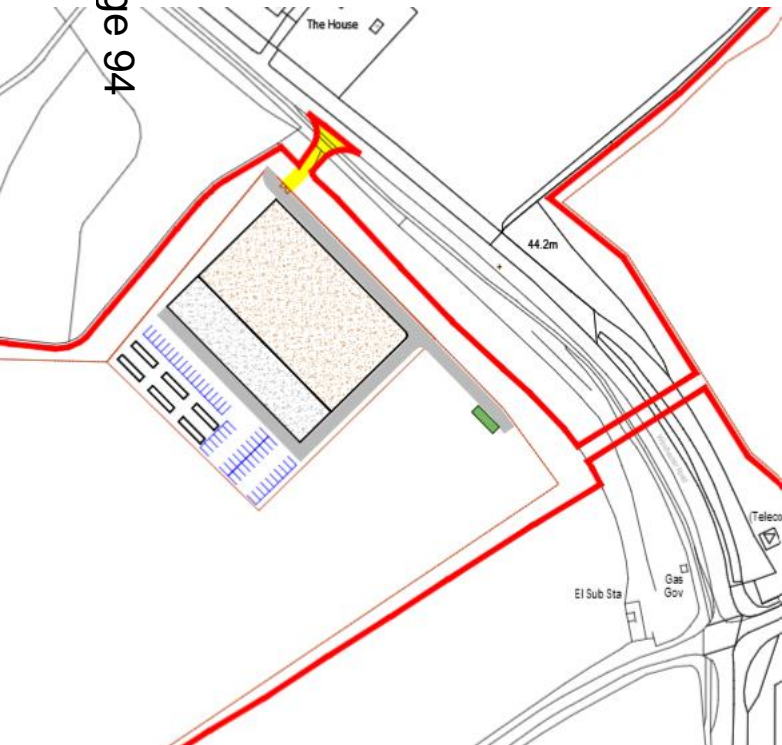
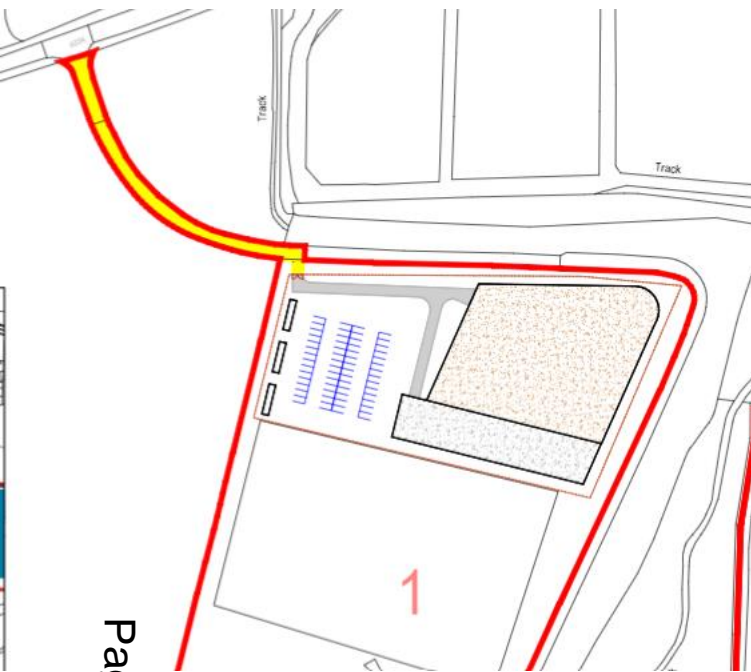


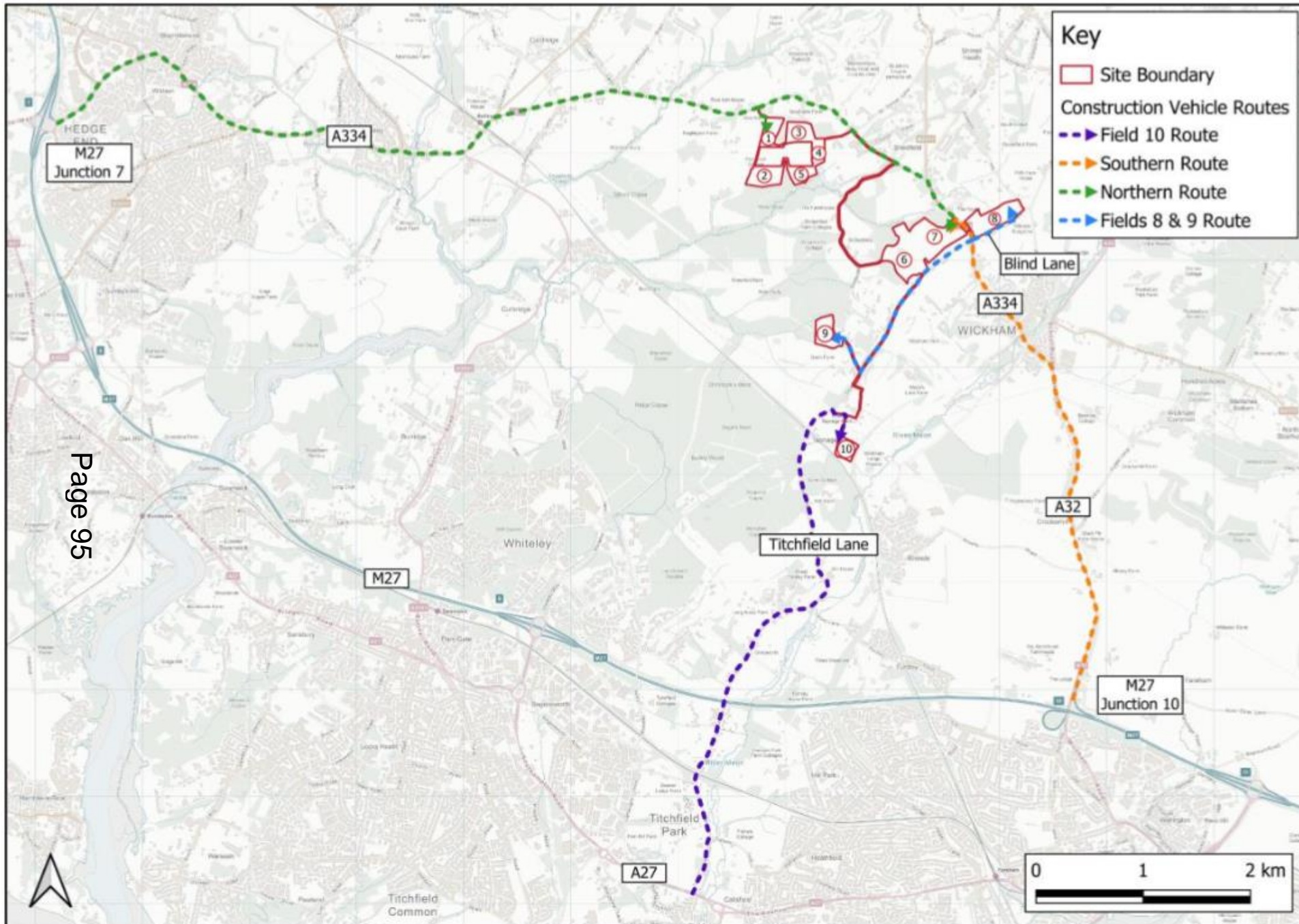
2 CROSS SECTION DETAIL

Scale: 1:1000@A0



Proposed construction compounds



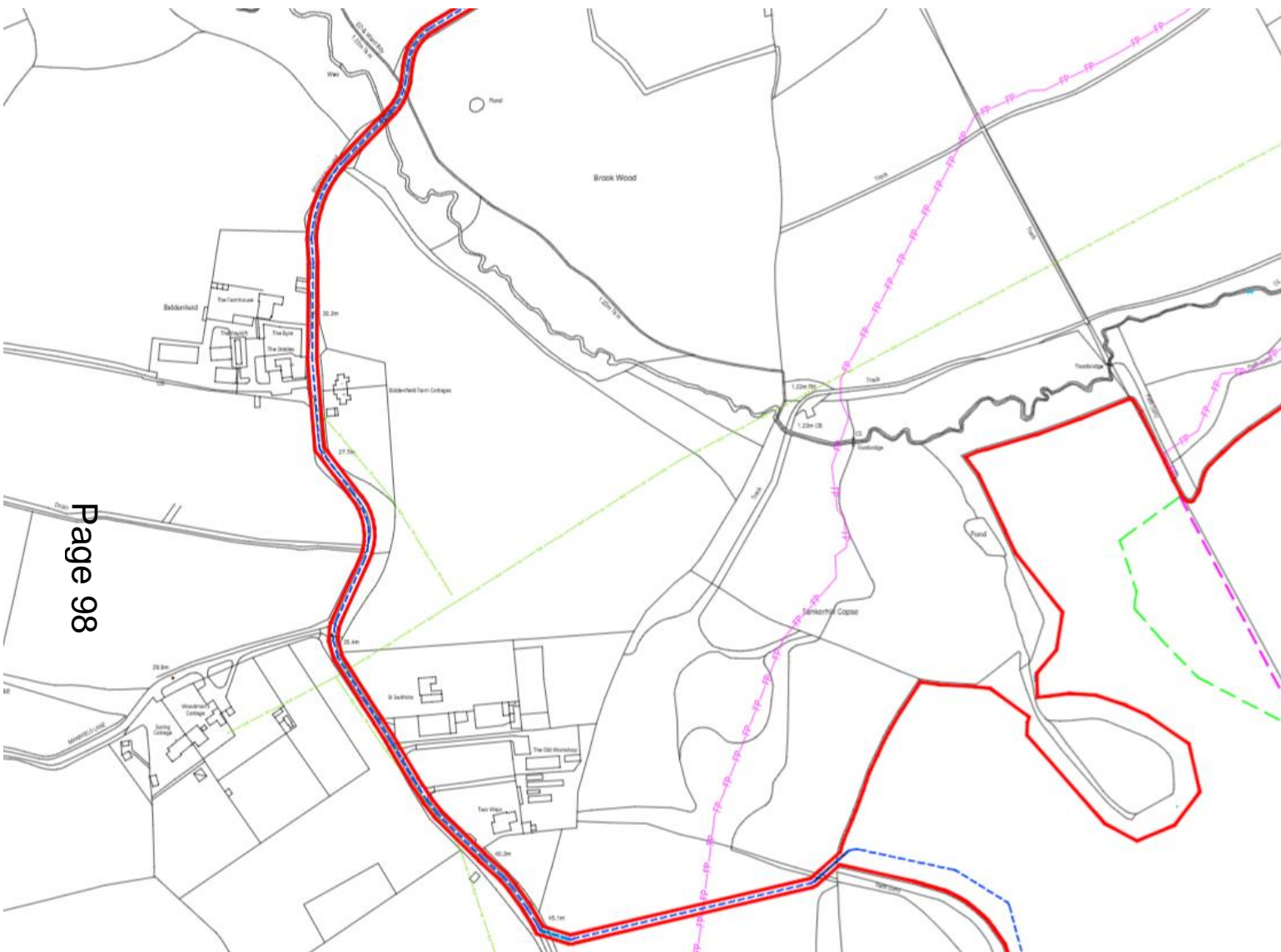




Proposed footpath change



Illustrative cable routing - 1

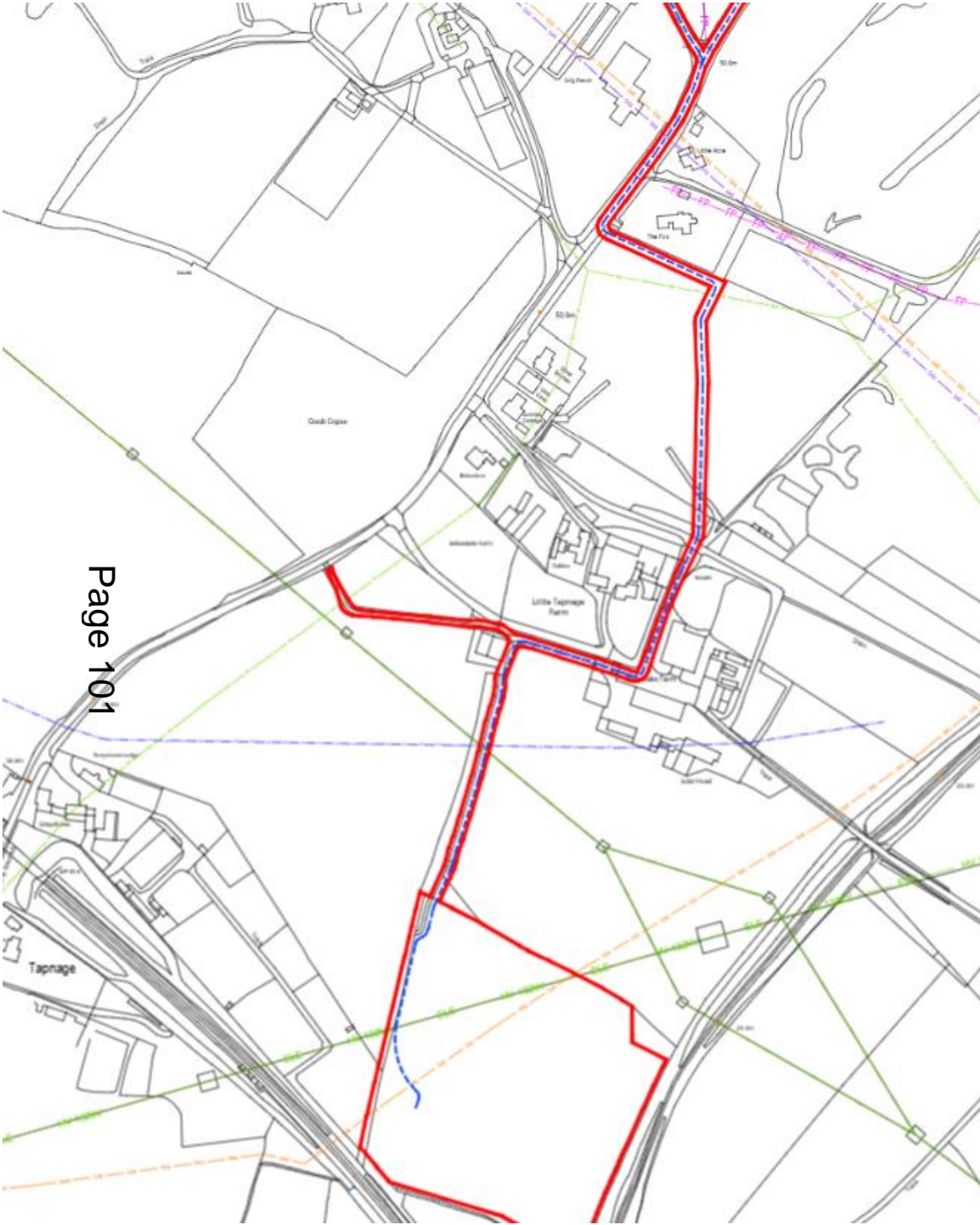


Illustrative cable routing - 2



Illustrative cable routing - 3

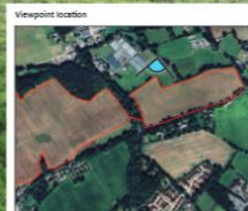
Illustrative cable routing - 4



Illustrative cable routing - 5









Location of possible Southern Water Pipeline



View existing access road to
parcel 1



View across parcel 1 from NE
corner



View across parcel 1
toward Hall Court



View from western edge of
parcel 1 toward A334



View across parcel 2 from NE corner



View across parcel 2 from SW corner



View toward Hall Court from
gap in hedge at parcel 2



View across parcel 2 looking
south



View across parcel 3 looing north



View across parcel 3



View across parcel 3 toward
parcel 4 and Shedfield
Equestrian Centre



View across parcel 4 looking
toward parcel 3



View across parcel 4 from
existing access track



View across parcel 4 from
existing access track



View of parcel 4 from
Shedfield Equestrian access





View across parcel 5 looking
SW



View across parcel 5 looking
east



View across parcel 6 looking north



View across parcel 6 looking toward Cold Harbour Farm



View across parcel 6 looking
north east toward parcel 7

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View across parcel 7 looking
south to Titchfield Lane



Desire line of footpath
proposed to be re-routed to
follow.



View across Parcel 8 looking
west



View across Parcel 8 looking
north toward PROW



View of existing boundary
to parcel 8



View across Parcel 9 looking
north east



View across Parcel 9 north



View across Parcel 9 south



View of Parcel 9 existing access



View across Parcel 10 south
toward train line



View across Parcel 10
looking north from PROW

RECOMMENDATION - PERMIT

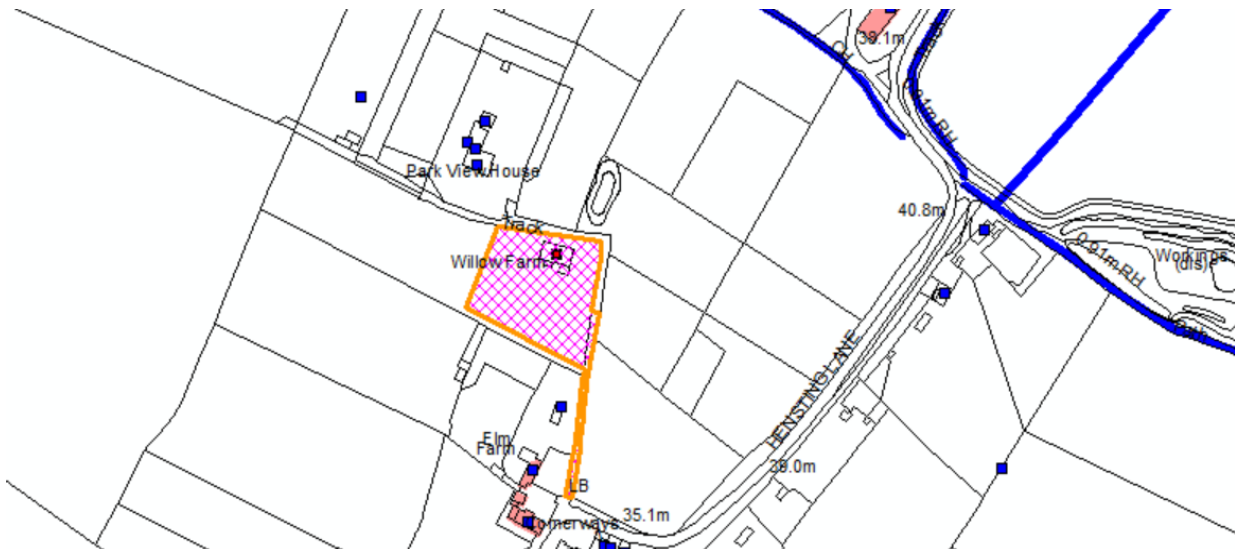
WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: 25/00146/FUL
Proposal Description: The removal of an existing barn building and in its place, the creation of two tourist accommodation units with designated parking area and alterations to access track
Address: Willow Farm Hensting Lane Fishers Pond Hampshire
Parish, or Ward if within Winchester City: Colden Common PC
Applicants Name: Mr Lee Purse
Case Officer: Liz Young
Date Valid: 30 January 2025
Recommendation: Permit
Pre Application Advice Yes

Link to Planning Documents

25/00146/FUL

<https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple>



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Reasons for Recommendation

The development is recommended for permission as it is considered that the use, scale and design of the proposals would be sufficiently low key for the purposes of LPP1 Policy MTRA4. The proposal also meets the objectives of the NPPF in relation to enabling the sustainable growth and expansion of all types of business in rural areas. The development design (alongside the various mitigation and enhancement measures to be secured) has fully addressed concerns raised by the Case Officer during the consideration of previous applications on the site and would ensure the proposal would not give rise to significant adverse impacts upon the local environment, highway safety or neighbouring residential amenity.

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General Comments

The application is reported to Committee due to the number of objecting representations received contrary to the Officer's recommendation.

This application is a resubmission which follows on from three previously withdrawn applications which also proposed the construction of two detached holiday lets in place of the existing barn. The most recent of these (reference 23/02644/FUL) was withdrawn in response to concerns raised in relation to the validity of the application / ownership certificate and the need to make changes to the red line boundary. During the processing of these earlier applications the development design had evolved in order to address concerns relating to potential impacts upon local character and also the need to regularise some small scale alterations undertaken to the access to the site. The key aspects of the scheme essentially remain the same as the previous submission notwithstanding some adjustments to roofline, fenestration, access and internal site layout (these changes having been made in response to concerns raised by the Case Officer).

Amendments to Plans Negotiated

Following on from the initial validation and publicity of the application, various amendments and updated information has been received to support the application. These are summarised below.

Re consultation from 24 April 2025

Updated information was submitted by the Applicant to address concerns raised by the Highways Authority. These changes were formally republicised for the statutory time period (consultees, neighbours, Parish Council, site notice, press advertisement).

Re-consultation from 16 May 2025

Amended plans were received showing an updated site layout to enlarge the parking / turning space within the site in order to address concerns raised by the Highways Authority. Again, these changes were formally re-publicised for the statutory time period (consultees, neighbours, Parish Council, site notice, press advertisement).

Re Consultation from 24.06.2025

This round of publicity followed on from the receipt of an updated nutrient report, amended package treatment plant specification and an updated transport assessment. Again, these changes were formally re-publicised for the statutory time period (consultees, neighbours, Parish Council, site notice, press advertisement).

Further Amendments received 8.07.2025

On 8 July updated north and south elevations were provided to ensure these elevations showed clearly the rooflights and solar array which were already included on the roof plan. These plans were not re-publicised owing to the fact that the changes were of a minor nature and sought to ensure consistency across all the drawings. The plans included no changes which were considered to materially alter the character of the scheme as a whole.

Updated Nutrient Assessment 23.07.2025

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A revised nutrient budget and nutrient were submitted by the Applicant on 23 July to ensure the budget accurately reflected existing land use / site area. Again, it was not considered necessary to re-publicise this information as it has no material impact upon the character of the development being considered.

The various comments received in respect of the above re-consultations are summarised below under the heading of Representations.

Site Description

The application site comprises a parcel of agricultural land along with a section of private access track and is located within relatively rural surroundings. The site measures approximately 0.5 hectares and is currently occupied by various structures including a barn, a polytunnel, a shipping container and various dilapidated structures. The access track runs past Elm Farm which is Grade II listed along with its associated farm buildings. This neighbouring property lies immediately south of the application site. The access track is also shared with Park View House and its associated annexe (which lies on elevated ground immediately north of the application site) along with a number of field accesses. The majority of the site is elevated above the level of the gravel track which bounds its east and north boundaries. The land continues to slope upwards to the north west. The boundary with the track comprises a steep vegetated bank (including a number of trees). The South Downs National Park and a public right of way (PROW) lie just under 170 metres to the north east of the site.

Proposal

Consent is sought to replace the existing barn (located in the north east corner of the site) with a two storey building which would form two semi-detached self contained holiday lets. The replacement building would be located in the same position as the existing barn. The external footprint of the building itself would measure approximately 110 square metres, although the overall footprint including the raised courtyard area which would wrap around the building would measure just under 200 square metres (a similar footprint to the existing building). Each unit would comprise two bedrooms.

Overall height above existing ground level (inclusive of the proposed raised terrace) would measure approximately 7 metres (approximately the same height as the existing building).

External facing materials would comprise rendered block work and timber cladding to the external walls, with corrugated metal roofing. New hardsurfaced areas would be gravel.

In addition to the main building a mower / storage shed would be erected in the north west corner of the site, and a parking and turning area (incorporating four parking bays) would be formed to the south of the building.

This application also seeks to regularise recent works undertaken to widen the access slightly (a very slight enlargement to the northern splay where it joins the shared access track off Hensting Lane). The access splay has effectively been widened from 10.7 metres to 14.3 metres as a result of these works.

The proposed development would be served by a package treatment plant (PTP) (also included as part of the current application submission drawings) and this would be located

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just over 9 metres to the south of the proposed holiday let building. Details of the PTP specification and performance have been included in the application documentation.

Relevant Planning History

92/01510/OLD - Use of barn for storage of coffins, ironmongery and materials, also extension to provide staffroom. PER 10th September 1992.

15/00259/FUL - Removal of existing polytunnel; extensions of existing building on west and east sides; continued storage use and change of use to light industry. WDN 16th April 2015.

20/02655/FUL - Alterations to and refurbishment of existing building and mixed use for light industrial, storage and ancillary offices. Provision of parking and turning areas.. REF 23rd March 2021.

21/01933/FUL - Alterations and refurbishment of existing building to provide the following uses: Office Use E(G)(i), Research and Development Use E(G)(ii), Light Industrial Use E(G)(iii). Provision of parking and turning areas and additional landscaping.. REF 21st October 2021.

22/02151/FUL - The removal of an existing barn building and in its place, the creation of two tourist accommodation units with improved access route and designated parking area. WDN 1st November 2022.

23/02022/FUL - The removal of an existing barn building and in its place, the creation of two tourist accommodation units with improved access route and designated parking area; Package Treatment Plant (AMENDED PLANS). WDN 18th October 2023.

23/02644/FUL - (Amended description and Plans - 18/03/24, further amended red line plan 03/04/24) The removal of an existing barn building and in its place, the creation of two tourist accommodation units with designated parking area, alterations to access track. WDN 8th June 2024.

Consultations

Service Lead – Built Environment (Historic Environment) – No objections subject to conditions:

- No objections raised in relation to the general principle of replacing the barn
- No specific heritage concerns notwithstanding the presence of listed buildings in the locality
- Neutral impact upon existing buildings in comparison with the existing situation
- Whilst replicating the character of the existing building is not ideal, the reduced size would ensure harmful impacts would be avoided
- Further details required on external materials, and rooflights (to be secured through conditions)
- Noted there have been some fenestration alterations since the last submission, and the latest design would result in slightly lesser light spillage from windows

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Service Lead – Engineering (Drainage) – No objection subject to conditions:

- The surrounding area is susceptible to surface water flooding, with steep slopes - these site characteristics must be carefully considered in the drainage design
- In accordance with best practice, on-site infiltration testing should be carried out
- If infiltration is found to be suitable, the calculated infiltration rate should be used to inform the design of the soakaway or any other infiltration-based Sustainable Urban Drainage Systems (SuDS)
- Details of the sustainable drainage of the proposed driveway and parking area is essential to demonstrate how surface water runoff will be managed so as not to discharge towards Hensting Lane
- Surface water drainage system must be designed to accommodate runoff from all storm events up to and including the 1 in 100-year event, with allowances for climate change (currently 45%) and urban creep (10%)
- Given the sloping nature of the site, the design should incorporate appropriate mitigation and control measures
- A package treatment plans is accepted in principle but means of discharge for the treated effluent should be clarified
- Site suitability for a drainage field should be confirmed through percolation testing

Service Lead – Sustainability and Natural Environment (Ecology) – No objections subject to conditions:

- The recommendations within the ecology report should be conditioned
- An external lighting condition should also be imposed to ensure boundary features and habitats are not illuminated
- A legal agreement is required to secure biodiversity gains to cover the 30 year period and also to secure monitoring fees

Service Lead – Sustainability and Natural Environment (Landscape) – No objections subject to conditions:

- Insufficient details relating to the nature and specification of planting proposals and hard landscaping
- Recommend a condition securing details of existing and proposed ground levels, means of enclosure, hard surfaces, services, planting and timescales for implementation

Service Lead – Sustainability and Natural Environment (Trees) – No objections subject to conditions

Service Lead – Public Protection (Environmental Health)– No objections subject to conditions being imposed in respect of contaminated land (as previous activities on site have the potential to give rise to soil contamination)

WCC Waste Collection Team - If proposal is for a holiday let, it would need to be served by paid trade waste collection from any provider

Hampshire County Council (Highway Authority) – No objections raised:

- Note that visibility on the existing access will remain as it currently is

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- Despite the constrained nature of the of the access track, it is noted that sufficient visibility is available to an approaching vehicle when egressing the site
- Satisfied with track shown for servicing / delivery vehicle
- Any impacts upon the local highway network are anticipated to be low in terms of trip generation
- There is adequate space for a vehicle to position itself off the main carriageway off Hensting Lane should a vehicle be exiting the private track at the same time
- The site is not being put forward for adoption to HCC as Local Highway Authority, and so whilst recommendations may be put forward, it is noted that any vehicle movement up and down the track would already be required to serve existing dwellings, there would simply be a slight increase in potential numbers

Southern Water – Do not wish to add any further comment beyond feedback previously offered on earlier planning applications (refer to comments dated 8th of December 2023 and 18th of April 2024)

Environment Agency – No objections raised

South Downs National Park Authority – Does not wish to comment on the development but recommend conditions relating to landscaping and external lighting

Representations (First Round of Consultation):

Colden Common Parish Council – Neutral:

- Wish to make no comment on the application at the present time
- Concerns over the gradient of entrance into the site
- Further ecological survey work required

20 Objecting representations from 14 different addresses raising the following concerns:

Development Principle

- All previous applications have been refused and the current application should also be turned down
- The proposal does not satisfy the criteria within LPP1 Policy MTRA4
- The proposal is for family housing not holiday lets in an area where new residential development is not supported by policy
- No binding commitment from the Applicant to ensure the units would remain as holiday lets
- Would set an unwanted precedent for similar developments elsewhere
- Insufficient planning justification
- The proposal does not involve the conversion of an existing building
- The only lawful use on the site is agricultural / there is no established commercial use on the site

Scale / Intensity of Use

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- The proposal would not be small scale / low key for the purposes of LPP1 Policy MTRA4
- The proposal is not small scale as it is on a site of more than 1 hectare
- A single storey building would be more appropriate

Design / Appearance / Visual Impact

- Prominent elevated site visible from the surrounding Grade 2 listed farmhouses/barns and the right of way network
- The Solar panels are not clearly shown on the elevations
- Incongruous form harmful to the character of the area
- Grand / imposing design and significant engineering works would not enable the proposal to meet the policy requirement of being low key
- Loss of rural character
- Uninspiring / inappropriate design
- No details of lighting have been provided

Amenity

- Harmful increase in noise and light pollution (low background noise levels at present)
- The Applicant should be required to undertake a noise assessment
- Increase in overlooking towards land to the north of the site

Heritage

- Would cause demonstrable harm to a series of eight listed building in a short stretch along Hensting valley (inter-related series of farm-houses, barns or cart sheds) through suburbanisation, increased and noise, vibration and light pollution
- The comments from the WCC Historic Environment Team do not have regard to the proximity between the development and Elm Farm
- Would be physically harmful to the listed Elm Farmhouse and curtilage walls, and to the old and delicate fabric and Elm Farm barn
- Traffic associated with the development will likely cause erosion and damage to the old walls and structures

Highways / Access

- The Applicant has no right of way over the access track and has been advised of this
- Lack of clarity regarding access
- lack of a safe/efficient access by public transport, walking or cycling will increase reliance on travel by car resulting in increased carbon emissions
- Existing track is too steep / unsuitable / unsafe for the proposed development / larger vehicles
- Insufficient space for vehicles to pass
- Poor visibility
- No tracking information provided

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- No visibility splays shown
- Inconsistent highway information across various document
- The Highways Authority and previous assessments undertaken by the Applicant have previously advised that retaining the access in its current form would not be acceptable (and that a passing space will be required)
- Excessive drag distance for wheelie bins / no scope for on site waste collection
- Inaccurate predictions of trip generation / harmful increase in vehicular traffic
- Harmful impacts upon highway safety / existing access is unsafe / congested
- Harmful impacts on the safety of non-car / recreational users / livestock movements
- The proposal will give rise to increase erosion / drainage impacts leading to the access track becoming degraded

Flooding / Drainage

- The junction between the track and the road experiences regular flooding
- Proposal would not connect to mains sewer and would therefore increase pollution risks to adjacent land
- No details of the ground conditions or percolation test results to justify drainage design
- A flood risk assessment is required as the site exceeds 1 hectare in size
- Concerns raised over proposed soakaway design / soakaway design is unlikely to be effective
- Due to the topography and drainage conditions of the site it is essential that drainage details are dealt with before a decision is made

Construction

- Concern regarding the impact of substantial construction traffic to implement the demolition/new build housing/ground reprofiling, engineering and access
- Details of the material and the extent of excavation/retaining structures has not been provided

Ecology

- The preliminary ecology report does not consider all land within the red line - the WCC Ecologist is happy that the submitted EclA adequately addresses the impact of the development
- The ecology report does not consider impacts upon toads
- The ecology report identifies the need to undertake further bat surveys
- Access alterations have not been taken into account in the submitted BNG metric
- The site lies close to SAC / SPA designations including Park Copse Ancient woodland

Trees

- The submitted tree report does not accurately reflect the proposed development

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- Proposed access track would have a harmful impact upon retained trees / will necessitate the removal of trees / bushes

Nutrients

- The application does not provide for nitrate and phosphate mitigation (the purchase of appropriate mitigation is not provided for in the application)
- The nutrient budget is incomplete

Climate

- The climate change statement is 17 months out of date, is accurate and misleading and refers to the wrong red line plan

Toads On Roads- Froglife Coordinator – Objection raised:

- The access track and the surrounding terrestrial areas and ponds is a natural habitat for toads (of priority importance for the conservation of biodiversity under section 41 of the Natural Environment and Rural Communities Act 2006)
- Habitat should not be disturbed (including from additional traffic / parking / hard surfacing)

Representations (Second Round of Consultation 24 April 2025):

One objecting comment raises the following concerns:

- Any surface water drainage solution for the site should not exacerbate the existing flooding problem (referring to Drainage Engineer comments).
- The proposed soakaway appears to be two metres higher than the building and three metres higher than the parking area (not in accordance with standard practice) and is therefore unlikely to be effective
- Insufficient details in relation to foul drainage provision, particularly with regards to the drainage field
- Suitable access should be provided for any lorries to empty sludge from the package treatment plant

Representations (Third Round of Consultation 16 May 2025):

Three Objecting comments received from two different properties raising the following concerns:

Procedure

- Concerns over the need to re-publicise

Development Principle

- The general principle of the proposed development has not changed

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- Proposal would not represent low key or small scale development

Character / visual

- Obtrusive, prominent and incongruous development
- Urbanisation to the countryside/ rural setting
- Comment from Heritage Officer raise concerns over the appearance of the existing building and the scale of the proposal

Highways / access

- Harmful increase in traffic
- No right of access
- No passing space (Highways previously advised that this is required)
- Inadequate visibility
- The access track suffers surface flood water and drainage issues
- Access to the site is on a steep gradient
- Inadequate emergence / refuse / servicing access

Flooding / drainage

- Proposal will exacerbate drainage issues on neighbouring land

Landscape

- Harmful impacts upon natural feature bordering the access track
- Details of gates, entrance features, lighting and planting should be agreed up front

Representations (Fourth Round of Consultation 24 June 2025):

33 objecting comments from five different addresses raise the following concerns:

Plans / documentation

- Submitted Elevations are inconsistent with proposed layout indicated in the Applicant's Transport assessment
- Additional information provided does not adequately address previous concerns

Amount of Development / Future changes

- The existing railway carriage might be converted to form a third holiday unit

Amenity

- EP Officer has not considered in any way the impact of the noise, dust and vibration on the walkers, cyclists and livestock

Character / visual

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- The proposed parking area will have a harmful urbanising impact on the character of the area
- Insufficient information relating to landscaping measures

Historic Environment

- The Historic Environment Officer refers to the harmful impact of the proposal and its incongruous nature
- The Historic Environment has not seen / considered all necessary information
- Intensified use of the access track will be harmful to local heritage interests
- Reversing manoeuvres from larger vehicles associated with the development risks major structural damage to the walls of the heritage assets abutting the farm track

Ecology

- Inadequate BNG calculations / report
- Harmful impacts on toads as a result of downhill drainage from the site and increased use of vehicular access
- These impacts have not been adequately assessed by the WCC Ecologist
- There are badger sets adjacent to the private access track

Trees

- Intensified use of access track will lead to harmful impacts upon trees

Highways and Access (with reference made to an enclosed topographical survey)

- The Applicant does not have a right of way along the track for the purposes of the new tourist accommodation development
- Significant trip generation having regard to both guests and servicing
- The existing access track is not adequate to serve the development and would be subject damage as a result of the development
- Harmful impact upon highway safety (in an area already prone to accidents) having regard to both cars, pedestrians and vulnerable road users
- Further highways information submitted is unclear / inconsistent around issues on visibility, access and gradients around access
- The width of the shared access track is inadequate and passing space is therefore required
- Concerns over lack of visibility between the site access to Willow Farm and Hensting Lane, and vice versa
- Inadequate tracking for larger service vehicles, emergency vehicles and refuse vehicles

Nutrient Neutrality / Foul Drainage

- PTP Certificate is out of date and should be updated

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- Nutrient report incorrectly describes existing land use and development proposal
- There is nothing to demonstrate nutrient neutrality
- Nitrogen and Phosphorus loads are underestimated and will cause harm to adjacent land
- The Environment Agency should be consulted in respect of the package treatment plant
- The flood risks of the access track need to be considered

Flooding / Drainage

- The junction between the track and Henting Lane is in a surface flood zone
- Inappropriate / inadequate siting of soakaway
- The package treatment plant should be sited so as to avoid harmful impacts on adjacent farmland
- Inadequate infiltration testing

Contaminated Land

- Contaminated land investigations should not be left to condition due to the site's drainage conditions, the nature and extent of potential contaminants on site and the potential for this to influence development design
- Potential contamination impacts could impact upon adjoining land uses

No supporting third party comments have been received during the publicity of the application.

Relevant Government Planning Policy and Guidance

National Planning Policy Framework (NPPF) (December 2024)

Section 2 – Achieving Sustainable Development

Section 6 – Building a Strong Competitive Economy

Section 9 – Promoting Sustainable Transport

Section 12 – Achieving Well Designed Places

Section 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change

Section 15 – Conserving and Enhancing the Natural Environment

Section 16 – Conserving and Enhancing the Historic Environment

National Planning Practice Guidance

Historic Environment (2019)

Natural Environment (2024)

Biodiversity Net Gain (2024)

Winchester Local Plan Part 1 – Joint Core Strategy (2013) (LPP1):

Policy DS1 – Development Strategy and Principles

Policy MTRA4 - Development in the Countryside

Policy CP11 - Sustainable Low and Zero Carbon Built Development

Policy CP13 – High Quality Design

Policy CP15 – Green Infrastructure

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Policy CP16 – Biodiversity
Policy CP17 – Flooding, Flood Risk and the Water Environment
Policy CP19 – South Downs National Park
Policy CP20 – Heritage and Landscape Character

Winchester District Local Plan Part 2 – Development Management and Site Allocations
(2017) (LPP2)

Policy DM1 – Location of New Development
Policy DM15 – Local Distinctiveness
Policy DM16 – Site Design Criteria.
Policy DM17 – Site Development Principles.
Policy DM18 – Access and Parking
Policy DM23 – Rural Character
Policy DM24 – Special Trees, Important Hedgerows and Ancient Woodlands
Policy DM29 – Heritage Assets

Supplementary Planning Documents

- National Design Guide 2019
- High Quality Places SPD 2015
- Air Quality Supplementary Planning Document 2021
- Colden Common Village Design Statement 2022

Other Relevant Documents

- Climate Emergency Declaration, Carbon Neutrality Action Plan 2020-2023.
- Nature Emergency Declaration.
- Statement of Community Involvement 2018 and 2020
- Biodiversity Action Plan 2021
- Waste Management Guidelines and Bin Arrangements
- Position Statement on Nitrate Neutral Development – February 2020
- Historic England Guidance
- Conservation Principles Policies and Guidance 2008

Emerging Policy

The Regulation 19 Local Plan has been agreed by Full Council and the examination is pending the Inspectors findings. Therefore, the emerging policies can be given appropriate and increasing weight in the assessment of development proposals in advance of Adoption.

Planning Considerations

Principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 48 of the National Planning Policy Framework (NPPF, 2024) require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Policy DS1 of the LPP1 is consistent with the NPPF which states in paragraph 11 that decisions should apply a presumption in favour of

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sustainable development and that for decision taking this means approving development proposals that accord with an up to date development plan without delay.

The development is not situated within a settlement boundary therefore countryside policies apply. In such instances, Policy MTRA4 of the Local Plan Part 1 (LPP1) allows for low key tourist accommodation appropriate to the site, location and setting, provided that the development is in accordance with the policies of the Development Plan and unless material planning reasons indicate otherwise. This policy is consistent with paragraph 88 of the NPPF which states that planning decisions should support the *“sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings”* and enable *“sustainable rural tourism and leisure developments which respect the character of the countryside”*.

Policy MTRA4 does not define low key but indicates that proposals should not cause harm to the character and landscape of the area or neighbouring uses or create inappropriate noise/light and traffic generation. These factors will therefore be relevant in considering the extent to which any proposal would be sufficiently low key (and are considered in further detail below).

Contrary to third party comments LPP1 Policy MTRA4 also does not stipulate that all new tourism accommodation would be limited to the conversion of existing buildings (as opposed to the introduction of new built development). Therefore, the Development Plan does not rule out new built development to facilitate tourism uses. Furthermore, it should be recognised that this particular proposal involves the replacement of a larger building and that it would be confined to the same built footprint with each unit measuring just over 90 square metres internally. The proposed development would comprise two semi-detached two bedroom holiday lets and would be of a scale consistent with various other proposals for new holiday accommodation permitted in rural parts of the District under the current Development Plan. Having regard to this and also the proposed removal of various other structures on site (and reduced amount of hardsurfacing), the physical scale of the proposal can be considered sufficiently low key for the purposes of LPP1 Policy MTRA4.

With regards to traffic generation, it is accepted that the lawful use of the site is agricultural (with any previous commercial use having expired under a personal condition), and that the development site lies in an area which would necessitate the use of a private car. However, it is recognised that holiday lets do not generate the same level of vehicular activity as they are typically not in continuous use throughout the year, because trips are not usually undertaken in peak hours and because occupants are more likely to share lifts. On this basis the two units could reasonably be anticipated to lead to a maximum of four two way movements when occupied. Having regard to this and the fact that the track is currently in use by adjoining land users (and already experiences a number of vehicular movements), it is concluded that the overall scale of the proposal is such that it would not materially increase overall levels of existing vehicular activity in comparison with the existing situation.

The occupation of the holiday lets would (in the event that consent was forthcoming) be restricted to any one occupier occupying any unit for a maximum period of 4 weeks and for no more than 3 times per year, with a break between each occupation, by the same occupier, of 4 weeks. The condition would also require the developer to maintain a register of the names of the occupiers of the unit, their primary home address and arrival and departure dates. This is an established and accepted approach which is applied to all

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forms of new tourism accommodation permitted within the District under the current Development Plan.

For these reasons the proposal (in terms of both built form and associated activity) is considered to be sufficiently low key for the purposes of Policy MTRA4. The proposal also adheres to the objectives contained within the NPPF in relation promoting the sustainable growth of the rural economy and the principle is therefore considered acceptable in policy terms.

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

Planning policy acknowledges that when considering the impacts of development in rural areas it is necessary to have regard to both visual impacts alongside wider impacts upon tranquillity (such as noise and light pollution). These factors are recognised (by LPP2 policy DM23 in particular) as essential components of rural character. This policy also highlights that noise and lighting pollution may be more noticeable in rural areas due to the relative tranquillity of the surroundings. It states that the cumulative impact of developments will be considered, including any ancillary or minor development that may occur as a result of the main proposal.

LPP1 Policy MTRA4 is also relevant in that it seeks to ensure proposals should not cause harm to the character and landscape of the area or neighbouring uses, or create inappropriate noise/light and traffic generation.

The Winchester Landscape Character Appraisal places the site within the Durley Claylands Character Area, which it describes as a varied rural landscape, relatively well settled, consisting of numerous farms and loosely connected dwellings. The application site is considered to be reflective of these characteristics due to the presence of built form within and close to the site, and the mix of agricultural and equestrian uses in the wider area.

Whilst it is acknowledged that third party concerns have been raised in relation to the design and fenestration of the proposed building. In considering the current situation, the existing barn and other structures on site are not of any aesthetic or heritage interest and to some degree undermine the rural character of the area, particularly when viewed from the adjacent track. These structures cumulatively occupy a significant proportion of the site and impact upon views from the adjacent track. The proposal to remove the poly tunnel, shed, brick building and other structures would therefore bring about an overall improvement to the character of the area and would reduce the overall spread and proliferation of structures across the site. Furthermore, the proposal to replace the barn with a (smaller) building to be occupied as two holiday lets is not considered to be at odds with the identified landscape characteristics of the area (which notes the well settled character of the locality). The proposal would not result in the loss of any buildings or built / natural features which contribute towards local distinctiveness.

In terms of size and scale, the proposed replacement building would measure

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approximately 7 metres above existing ground level (largely the same height as the existing building). The overall external floor area of the proposed building (approximately 110 square metres) would be less than that of the existing barn (just under 200 square metres). Whilst this excludes the proposed courtyard area which would wrap around the building (which would occupy the same footprint as the existing building), there would nevertheless be a significant reduction in the overall volume of built form on site.

With regards to design and form, there is no unifying architectural style of buildings in the immediate locality and the proposal to introduce timber cladding to the replacement building would bring about an overall improvement in design terms as it would ensure a softer, less harsh appearance. Whilst the design largely replicates the existing building, which is not of any notable architectural quality, the simple, functional form of the proposal would be sufficiently reflective of the former agricultural uses of the site. The proposal would not encroach any closer towards the site boundaries than existing buildings on site and the overall prominence of built form would not increase. The larger window openings would be positioned on the south elevation, facing into the site so as to minimise the impacts of light spill in the wider area. It is recognised that concerns have been raised in relation to the fact that the proposed PV array is not clearly identified on the submitted elevations. However, this matter has now been addressed through the submission of revised plans. In the event that consent is forthcoming a condition would be imposed securing full details of the position, section and external finish of the array (Condition 21).

Overall, it is considered that subject to ensuring an appropriate finish and specification (Condition 3), the design of the proposed building would preserve the rural character of the area and would represent good design as required by the NPPF.

With regards to layout and landscaping considerations, the previous application (reference 23/02644/FUL) included a proposal to re-configure the existing access track and to undertake significant associated groundworks. This would have resulted in the formation of a steep and prominent bank on the site boundary. It was previously made clear to the Applicant that utilising the existing access and retaining boundary hedge/trees was necessary to prevent any harm to the character and appearance of the surrounding area. The current plans have addressed this issue and now show the access remaining in its existing form. Whilst the existing access has been subject to a very slight increase in width, these works (which were undertaken when the previous application was under consideration) have not impacted significantly upon the gradient of the bank, boundary vegetation or the overall character of the site when viewed from the track. Therefore, there is no objection to the retention of these works.

It is recognised that the Colden Common VDS requires new development proposals to provide an appropriate ratio between hard and soft landscaping, having regard to the character of the area. The proposed new hardsurfaces (excluding the paved courtyard area) would comprise loose gravel and existing boundary vegetation would be retained (as indicated on the submitted landscape plan). Having regard to this and the overall reduction in building footprints it is concluded that the VDS requirements would be met. In accordance with the High Quality Places SPD the proposed parking would be sensitively located close to the footprint of the main building. Overall, the proposed landscaping measures and site layout are concluded to be in accordance with relevant supplementary design guidance.

With regards to the potential for impacts upon views from outside the site, the building

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would be visible in close range views from the track which runs past the site boundary (as this is the case with the various existing buildings on site). However, it has been established from a wider assessment of the area that because the site is well contained within a small cluster of rural development which is well screened to the east and the north by established trees, the proposal will not be readily visible in the wider landscape (including Hensting Lane and adjacent rights of way). This is the case even during winter months. With regards to cumulative impacts, there are no other significant development proposals adjacent or close to the site with the potential to give rise to significant adverse impacts as a result of being viewed simultaneously with the current proposal within the wider landscape.

With regards to potential impacts upon rural tranquillity, as identified above, the overall scale of the proposal is such that any additional vehicular movements associated with the development would be barely perceptible over and above that generated from the use of other properties and land on the track. This is because the proposal is for two small units of holiday accommodation. The increase in vehicle movements would not therefore cause a harmful reduction to the tranquillity of the area. With regards to external lighting impacts, a condition would be imposed to ensure no external lighting would be introduced to the site unless full details of siting and specification are agreed beforehand (Condition 25).

Overall, it is considered that the development would preserve local distinctiveness and landscape character, would minimise visual intrusion, and would also respond positively to the character, appearance and variety of the local environment, within and surrounding the site, in terms of its design, scale and layout as required by LPP1 Policies MTRA4 and CP20 and LPP2 Policies DM15, DM16 and DM23. The development is also in accordance with the relevant guidance contained within the Colden Common VDS and High Quality Places SPD.

Development affecting the South Downs National Park

As identified above, the application site is located approximately 170 metres from the South Downs National Park (SDNP).

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 189 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.

LPP1 Policy CP19 states that new development should be in keeping with the context and the setting of the landscape and settlements of the South Downs National Park. It states that the emphasis should be on small-scale proposals that are in a sustainable location and well designed. Proposals which support the economic and social well being of the National Park and its communities will be encouraged, provided that they do not conflict with the National Park's purposes.

As identified above, the nature and size of the proposal is such that it is considered to be small scale. Due to the distance between the development and the SDNP, the scale of

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the development and the presence of intervening features, an adverse visual impact on the National Park and its statutory purposes is not identified. Whilst it is potentially the case that filtered close range views towards the development could be possible in winter months, the overall scale and layout of built development within the site would not change significantly from the current situation, particularly when viewed from the South Downs National Park.

It is recognised that the SDNP is a dark skies reserve. However, subject to agreeing an appropriate lighting strategy for the development (to be secured through Condition 25) it is considered that any impacts arising from external lighting would not be significant or harmful.

With regards to considerations around recreational access and enjoyment of the National Park the Colden Common VDS refers to the fact that Hensting Lane *“provides a narrow route towards the South Downs National Park, lined with trees and hedges”* and *“is much used by walkers, cyclists and equestrians for recreation and access to the adjacent National Park”*. It states that the countryside access plan for the SDNP identifies limited accessibility to recreational routes as one of a number of issues to address. Accordingly, the VDS guidelines state that new development should preserve and enhance countryside access. Having regard to the proximity between the development and the South Downs National Park and the public right of way network alongside the popularity of Hensting Lane for recreational access it is considered that the proposal would meet these objectives and would promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

The views of the South Downs National Park Authority have been sought, and no adverse comments have been received in response.

Taking account of the Park's purpose to conserve and enhance the natural beauty, wildlife and cultural heritage of the area and promote understanding of its special qualities, the development has a neutral impact and does not therefore adversely conflict with the statutory purposes of the SDNP designation.

Historic Environment

There are no heritage assets within the application site. The site does not lie within or adjacent to any conservation areas.

Elm Farmhouse, a Grade II listed farmhouse with associated Grade II listed barn lies immediately to the south of the site. Hensting Farm, a grade II Listed Farmhouse and associated Grade II Listed Barn lie just over 160 metres to the north east.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

LPP1 Policy CP20 and LPP2 Policy DM29 together seek to ensure that development preserves and enhances heritage assets and their settings. LPP2 Policy DM29 states that works which would cause an unacceptable level of harm to the special interest of heritage assets or their setting, or would lead to the unsympathetic subdivision of their grounds, will

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only be permissible in exceptional circumstances, or in the case of higher grade heritage assets in wholly exceptional circumstances.

Paragraph 212 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The historic environment section of the Planning Practice Guidance further outlines the role of the Local Planning Authority in considering the effects of new development that are in the vicinity of or affect the setting of listing buildings and heritage assets. Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. It states any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

It is acknowledged that third party concerns have been raised that the proposal would cause harm to local heritage interests (specifically 8 listed buildings in the locality) through suburbanisation, increased and noise, vibration and light pollution and that the proposal would be physically harmful to the listed Elm Farmhouse its curtilage walls and barn. Concern is also raised that traffic associated with the development will likely cause erosion and damage to the old walls and structures.

There is a distance of approximately 50 metres between the application site and Elm Farm to the south. The degree of intervisibility between these two sites is limited due to the extensive boundary screening and intervening features. The proposal would not encroach towards the listed building and would not have a greater visual impact upon its setting in comparison with the existing situation (particularly when having regard to the removal of the proliferation of existing structures across the site). The proposal also offers the opportunity to introduce a number of improvements to landscaping arrangements across the site including new native planting.

As identified above the overall scale and design of the proposal would therefore be appropriate to its context and this would ensure the setting of Elm Farmhouse would not be adversely impacted as a result of the development.

For the same reasons the proposal would also not give rise to significant harmful impacts upon other listed buildings (including Hensting Farm) in the wider area, particularly when taking into account the very limited intervisibility between these buildings and the application site. It should also be recognised that the main features which contribute to the setting of many of the historic farmsteads in the area are their associated buildings and agricultural land. The application site does not play a specific role in this character and as such does not contribute towards their setting.

Having regard to the modest scale of the development and the presence of residential development in the immediate locality it is considered that the proposal would not give rise to a material increase in noise, vibration and lighting impacts to the extent that it would unacceptably undermine local heritage interests. The access track to the site lies approximately 20 metres from Elm Farm and is even further away from the listed barn.

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Whilst the curtilage wall to Elm Farm lies adjacent to the track, there is no evidence to suggest that this is unstable or that its long term retention would be compromised by any traffic associated with the development, particularly when having regard to the fact that the track is already in regular use.

With regards to the construction phase impacts, in the event that consent is granted a Construction Method Statement would be secured through conditions (Condition 5). This would include measures to mitigate any potentially harmful impacts upon heritage assets close to the site.

The WCC Historic Environment Officer raises no objections to the proposed development and overall, it is concluded that the proposal would preserve the setting and significance of adjacent listed buildings as required by Section 66 of the Planning (Listed Buildings and Conservation Areas Act 1990). The Historic Environment Team do not raise concerns in relation to the proposal and overall, it is considered that the proposals would preserve the character and setting of the listed building as required by LPP1 Policy CP20 and LPP2 Policy DM29.

Neighbouring amenity

The closest neighbouring property to the application site is Elm Farmhouse. As identified above, the degree of separation between the two sites is such that there would not be any significant adverse impact towards this property, particularly when having regard to the fact that the main building would have a reduced floor area and would remain within the northern section of the site. There are also a number of trees on the southern boundary of the site which provide screening between the two properties.

As identified above, any vehicular activity associated with the use would also be low key and would therefore not give rise to any additional impact in comparison with the existing situation.

Park View House (located immediately north west of the site) is positioned on a higher level than the application site and whilst views of the development would be possible from the property, these would largely be limited to areas around its front driveway and parking area. The development would therefore not impact upon the privacy or give rise to any significant loss of light to the occupants of this property.

Any impacts resulting from external lighting would be controlled through condition 25.

Overall, it is concluded that the proposed development would not have an unacceptable adverse impact on adjoining land, uses or property by reason of overlooking, overshadowing or by being overbearing and would therefore meet the requirements of LPP2 Policy DM17.

Sustainable Transport

The application site is accessed directly from a private unmade track (which does not include any formal public right of way and will remain unadopted). No alterations are proposed at the access between the track and Hensting Lane (an unclassified highway).

It is acknowledged that various third party concerns have been raised in relation to parking and access considerations. These comments include references to highway concerns

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raised previously in respect of application references 20/02655/FUL and 21/01933/FUL. Both of these cases proposed a different development to that of the current application (specifically the use of the existing building for light industrial, storage and ancillary offices). The main concern raised in respect of these earlier applications therefore related to the fact that the use proposed would have resulted in larger vehicles accessing the site. Furthermore, there was a lack of certainty about the frequency and type of vehicle movements that would result from unspecified uses. The current proposal (which would not involve any form of industrial use) would not have a comparable impact to these earlier proposals in terms of the nature and number of vehicle movements.

Leaving aside any vehicular activity generated by any activities taking place within the site at present (which does not appear to have any lawful commercial use other than agricultural), the introduction of two holiday lets would not give rise to a significant or harmful increase in vehicle movements when considered alongside any vehicular activity taking place on the main track in association with the adjacent land uses. As identified above, it is recognised that holiday lets do not generate the same level of vehicular activity as residential uses as they are typically not in continuous use throughout the year, because trips are not usually undertaken in peak hours and because occupants are more likely to share lifts. On this basis the two units could reasonably be anticipated to lead to a maximum of 4 two way movements when occupied. Accordingly, the Highways Authority have confirmed that the proposal is likely to have a negligible impact upon highway safety. Whilst third party concerns refer to historical accidents which have taken place on the site is not anticipated that the proposed development would exacerbate the risk of accidents over and above the current situation (with a recent incident having been attributed to adverse weather conditions).

It should be highlighted that because the development involves less than five dwellings, it is primarily subject to Hampshire County Council standing advice. Furthermore, as the proposal would not impact upon a classified road and would not involve a new or altered access to an adopted road there is no statutory requirement to consult the Highways Authority. The views of the Highways Authority have nevertheless been sought in light of the various objections received.

The relevant standing advice includes a requirement for vehicles to be able to enter and leave the highway in a forward gear, and that any gates provided should be set back a distance of 6m from the edge of the carriage way of the adjoining highway. In considering these requirements, the Applicant has advised that the gates will remain in position and that they are already more than 6 metres from the track. The plans also indicate that adequate turning space would be provided within the site to avoid the need for vehicles reversing onto the track. The relevant requirements contained within the Standing Advice would therefore be met.

With regards to concerns raised in relation to emergency vehicle access, this is not included as a requirement within the relevant standing advice referred to above. Furthermore, the situation at the Application Site would be no different in this respect from other properties in the immediate locality.

The standing advice also does not set out a requirement for access to enable two vehicles to pass, or any specific requirements in respect of access for refuse vehicles for development of the scale proposed. It also states that for a development of up to 5 dwellings with access from an unclassified road it is unlikely that a refuse vehicle would enter the site. Having regard to the modest scale of the development along with the short

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distance (70 metres) between the site access and Hensting Lane (where refuse collection currently takes place) the development is considered acceptable in this respect. Notwithstanding this, given that the proposal relates to a commercial use and that there would need to be a private arrangement for refuse collection it is considered appropriate to impose a condition requesting full details of any waste collection arrangements (including details of access and frequency) (condition 16).

Having regard to the assessment above, it is concluded that retaining the existing access in its current form is acceptable from a highway safety perspective. Both the track and Hensting Lane are lightly trafficked. It should also be recognised that research carried out in the preparation of Manual for Streets indicates that many of the criteria routinely applied in street design are based on questionable or outdated practice - and are failing to produce good-quality outcomes. For example, it showed that, when long forward visibility is provided and generous carriageway width is specified, driving speeds tend to increase. This demonstrates that driver behaviour is not fixed - rather, it can be influenced by the characteristics of the local environment (page 7 of the Manual for Streets). In this instance the constrained dimensions and surfacing of the track would reasonably ensure vehicles approaching the site are likely to do so at slow speeds thereby limiting the potential for any vehicle conflicts to occur. This is because, if vehicles encounter one another on the lane, they will do so at low speed. They will still be able to pass one another at the access junction on the track. On this basis there will not be any significant implications for the highway. This has also been confirmed in the comments received from the Highways Authority.

With regards to the concerns raised that the provision of four parking bays would amount to overprovision, the WCC residential parking standards sets out a requirement for two bedroom units to be provided with two parking spaces. Furthermore opportunities for on road parking close to the site are severely limited. The proposed development would meet this requirement based upon the submitted plans and the implementation of this parking would be secured through Condition 10. Having regard to this (and also the fact that the site is in an area which is not well served by public transport) it is considered that the level of parking to be provided is acceptable.

Paragraph 116 of the NPPF recognises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. In this instance it has been demonstrated that the proposed development would not result in any significant harmful impact upon highway safety in comparison with the existing access and traffic conditions.

On this basis it is concluded that the proposed development would allow for access to, and movement within, the site in a safe and effective manner and would incorporate parking provision and vehicular access as part of the overall design of the scheme as required by LPP2 Policy DM18 and paragraph 114 of the NPPF.

Ecology and Biodiversity

LPP1 Policy CP16 states that new development will be required to show how biodiversity can be retained, protected and enhanced through its design and implementation and also requires new development to avoid adverse impacts, or if unavoidable ensure that impacts are appropriately mitigated/. This closely reflects the requirements of paragraph 193 of the NPPF which states that if significant harm to biodiversity resulting from a development

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cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

The application site does not lie within or adjacent to any designated nature conservation sites or irreplaceable habitats.

The application has been accompanied by an Ecological Impact Assessment (EclA), a Biodiversity Net Gain Assessment, Biodiversity Net Gain Metric and existing / proposed habitat plans. It is recognised that third party concerns have been raised that the EclA does not consider all land within the red line. It should be highlighted that the only area excluded from the assessment includes the areas outside the Applicant's ownership (the private access track) which is not proposed to be developed and will therefore not be directly impacted by the proposal. Furthermore, the EclA does consider potential indirect impacts arising during the construction phase of the development and the WCC Ecologist is happy that the EclA fully addresses the potential ecological impacts of the development.

Steps have been taken to avoid impacts upon local biodiversity interests by retaining the development within the footprint of the existing building, hardstanding and bare ground areas. The proposals have been altered to retain the existing site access location and this would avoid potential impacts upon toads which are known to be present.

Surveys undertaken on the site have concluded that there are no bat roosts within existing buildings on site. The site lies within a green (low risk) zone for great crested newts. Furthermore, due to the nature of the site and the proposals, no significant impacts are considered likely and precautionary measures are deemed sufficient to avoid any unacceptable risk to invertebrates, amphibians, reptiles, birds, badger, bat activity, hazel dormouse and hedgehog.

It is recognised that third party concerns have been raised over the need to undertake further bat surveys. In accordance with current Bat Conservation Trust guidance, two dusk emergence surveys were undertaken in the 2024 survey season, covering both buildings with two surveyors. The surveys concluded the buildings to be likely absent of roosting bats. The WCC Ecologist considers this assessment acceptable and raises no specific concerns in relation to impacts upon bats subject to the recommendations within the ecology report being adhered to alongside a restriction on external lighting.

It is recognised that a number of third party concerns have been raised in relation to the impact the development would have upon toads. The EclA considers impacts upon this species and identifies that the most significant risk would occur during the construction phase, resulting in a temporary spike in the increase in large vehicles. The proposals will not necessitate any widening of the track or installation of gully pots, raised kerbs or destruction of suitable breeding or terrestrial habitat. On-site risks to common toad are considered low during the construction and operational phase due to suitable habitat being largely absent.

The EclA states that the construction phase is to avoid the toad migratory months between January and April and works will only occur during day light. It is stated that all contractors to be attending site will also be made aware of the presence of Hensting Lane toad crossing and are to be provided with an information pack prior to attending site detailing

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measures to avoid toad casualties (including keeping speeds to no more than 20mph). Contractors will also be instructed to access Hensting Lane from the northern access between January and October (extended period for juvenile toads), to avoid passing the pond network that starts 400m south, where collision risk is higher. Road signs are to be installed on-site to remind contractors of the diversion.

Whilst the EclA acknowledges that the operational phase of the development may result in an increase in the first 100m of the farm track and Hensting Lane by tourists, the accommodation is likely to be most popular during summer months outside of the migratory season and extent of use can be controlled. The amount of accommodation proposed is modest and the site is currently accessed via vehicles so already gives rise to vehicular traffic. Taking into consideration existing vehicle use and the proposed low density of tourist accommodation the increase in vehicle usage during the operational phase is anticipated to be low.

Once operational, steps will be taken to inform tourists that extra vigilance is required between the months of January and April. It is stated that a sign will be installed at the Site exit during the construction phase and will be retained throughout the operational phase, reminding those leaving to be vigilant for toads crossing and drive with caution. The signage can also advise occupants to avoid accessing/leaving Hensting Lane from the south. Bin collection is to be arranged at the Site entrance to avoid HGVs going up the private track on-site.

With regards to concerns raised by third parties in relation to potential impacts upon badgers, the Applicant's assessment states that no evidence of badgers was recorded on-site and that foraging opportunities are limited (this would remain the case following development). The ecology report nevertheless recommends that before development a search for newly created setts within 30m of the construction zone should be undertaken and if burrows are recorded then an ecologist should attend site prior to any ground works occurring to confirm whether it is attributed to badger and if it is in current-use. In the event that an active badger sett is found within 30m of ground works the ecologist would advise on the necessary mitigation. The report also recommends that a timber ramp should be inserted into excavations to avoid badgers becoming trapped and that any temporary pipes will be capped to prevent badgers gaining access during the night.

The WCC Ecologist is satisfied with the ecological assessment undertaken and the mitigation measures proposed, and it is therefore concluded that the concerns raised in relation to impacts upon toads (and other species) would not justify refusal in this case.

It is recognised that biodiversity net gain is now required under the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. This seeks to ensure development proposals deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

The submitted metric shows a 11.39% gain in habitat units and 62.3% gain in hedgerow units on-site. Whilst the WCC Ecologist has made reference to the opportunity to agree a habitat management monitoring plan (HMMP) prior to decision, this is not a requirement set out within the government's minimum information requirements. It should also be highlighted that the statutory framework for biodiversity net gain involves the discharge of the biodiversity gain condition following the grant of planning. Planning Practice Guidance

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makes it clear that the determination of the Biodiversity Gain Plan under this condition is the mechanism to confirm whether the development meets the biodiversity gain objective. The guidance states that given this, it would generally be inappropriate, when determining a planning application for a development subject to biodiversity net gain, to refuse an application on the grounds that the biodiversity gain objective will not be met (unless it is concluded that the biodiversity gain condition is incapable of being successfully discharged).

It is considered that in this instance the information provided is proportionate to the type and scale of development, type of planning application, the onsite habitat impacted, and the extent of any significant onsite enhancements. Furthermore, having regard to the scale of the development and the fact that the HMMP would effectively work alongside a Section 106 Agreement and BNG Plan at condition approval stage, it is considered reasonable that the HMMP can be agreed as part of the BNG condition.

It is recognised that since the original submission of the application, the proposed site layout has been amended to accommodate an enlarged parking area. Whilst the BNG habitat plan (proposed) has not been updated to reflect the updated layout the Applicant's Ecologist has reviewed the updated site layout and advises that it does not significantly reduce the predicted BNG score and that the proposal would still deliver 10% on site BNG. The WCC Ecologist is satisfied with this approach but in any event the BNG Plan would need to ensure the proposal would adhere to the biodiversity net gain hierarchy (with any necessary off site gains being agreed through this approach). It should also be recognised that on site provision of BNG on small sites in many instances will not deliver the same level of benefits as strategic / larger scale provision.

The EcIA also proposes various additional enhancement measures which include introducing woodland and heavy shade wildflower mixes and shade tolerant bulbs such as native bluebell. These measures would be secured through condition 26.

Whilst third parties raise concerns that access alterations have not been taken into account in the submitted BNG metric, it is evident from the submitted baseline and proposed BNG plans that the increased splay has been accounted for. Aside from this point it should be highlighted that in any event Planning Practice Guidance advises that retrospective development is exempt from the BNG requirement.

On this basis it is concluded that subject to the agreed measures being secured through an appropriate mechanism, the proposal would secure 10% BNG as required by the Environment Act 2021. Accordingly, conditions 7 and 8 would secure the submission of a BNG plan, habitat management monitoring plan and legal agreement to ensure the development would have a positive impact upon biodiversity.

Having regard to the above assessment and the various measures put forward by the Applicant it is concluded that the proposal would avoid unacceptable adverse impacts upon biodiversity, and would retain, protect and enhance biodiversity through its design and implementation whilst also providing a net gain of well managed, multifunctional green infrastructure. The development would therefore be in accordance with LPP1 Policies CP15 and CP16 and along with paragraph 193 of the NPPF.

Appropriate Assessment.

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The proposal (which relates to additional overnight accommodation) falls within the River Itchen Catchment, where foul water is distributed into the European designated areas Solent SPAs/Ramsar sites. In accordance with advice from Natural England and as detailed in Policy CP16 of the Winchester City Council Local Plan Part 1 Joint Core Strategy a net increase in housing development (overnight accommodation) within Winchester District is likely to result in impacts to the integrity of those sites through a consequent increase in Nitrogen and Phosphorus. As such, in the event that consent is forthcoming, a Grampian condition in line with the Winchester City Council Position Statement on Nutrient Neutral Development will be required to secure appropriate mitigation prior to occupation.

In this case the application has been accompanied by a nutrient budget and nutrient report which concludes that the development will generate 0.63 kg/ TN of Nitrogen per year and 0.84 kg / TN of Phosphorus per year. A European Sites checklist has also been included which confirms that the applicant is content that a Grampian condition would be imposed in the event that consent is granted to secure appropriate mitigation in relation to in combination impacts upon the water environment of the Solent sites.

The application will have a likely significant effect in the absence of avoidance and mitigation measures on European and Internationally protected sites as a positive contribution would be made. The authority has concluded that the adverse effects arising from the proposal are wholly consistent with, and inclusive of the effects detailed in the Winchester City Council Position Statement on nitrate neutral development and the guidance on Nitrates from Natural England.

The authority's appropriate assessment is that the application coupled with a mitigation package secured by way of a Grampian condition complies with this strategy and would result in nitrate neutral development. It can therefore be concluded that there will be no adverse effect on the integrity of the designated sites identified above in this regard. In this instance the Applicant has paid the deposit to secure the necessary nutrient mitigation and on this basis there is sufficient certainty that any impacts associated with the proposed development would be mitigated.

This represents the authority's Appropriate Assessment as Competent Authority in accordance with requirements under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Article 6 (3) of the Habitats Directive and having due regard to its duties under Section 40(1) of the NERC Act 2006 to the purpose of conserving biodiversity. Consideration of the Ramsar site/s is a matter of government policy set out in the National Planning Policy Framework (2024).

Sustainability

Paragraph 161 of the NPPF states that the planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It also states that proposals should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience. It required proposal to encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

LPP1 Policy CP11 reflects these requirements and states that developments should achieve the lowest level of carbon emissions and water consumption which is practical and

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viable and should apply the energy hierarchy through maximising energy efficiency and designing out the need for energy use in the first instance. LPP2 Policy DM16 also states that proposals should utilise the principles of energy efficient design, by means of layout, orientation, passive solar gain, and the design of buildings and spaces, as far as is compatible with the character of the area.

In this instance, information which supports the application indicates that the proposals will feature a higher level of insulation than is required for Building Regulations. The use of wide walls will also decrease the energy required to heat and cool the internal spaces. It is stated that the building will be a lightweight frame which will require less foundations than a masonry building, thus saving on dig and concrete usage in the ground. The existing building and site has various areas of concrete hardstanding which can be recycled into hardcore to use under the base of the inner slab. Solar panels are proposed on the southern roof slope of the building in order to power the interior lighting and some low watt level functions. Rainwater harvesting and heat pumps are also proposed to be incorporated in the development design and full details of these (along with their implementation) would be secured through condition 19

Therefore, it is concluded that as required by LPP1 Policy CP11 the proposed development would be designed to maximise energy efficiency and design out the need for energy use by means of the scheme layout and the orientation and design of individual buildings, making full use of passive heating and cooling systems as far as is practical.

Sustainable Drainage

It is acknowledged that a number of third party concerns have been raised in relation to surface water, soakaway design and foul drainage provision, particularly with regards to the impacts of surface water draining onto the adjacent track / highway. However, the application site does not lie within or adjacent to a flood zone. The proposal (which would occupy a comparable footprint to the existing building) would also not see a significant increase in impermeable areas across the site (with the overall extent of hardsurfacing being reduced).

Third parties correctly identify that the proposed soakaway would be located at a higher elevation than the proposed building, which will in turn give rise to a need for further review as part of the detailed drainage design. The views of the WCC Drainage Engineer have therefore been sought. The WCC Drainage Engineer previously undertook a comprehensive investigation whilst the previous application (reference 23/02644/FUL) was under consideration, which established that a Sustainable Urban Drainage System (SuDS) would be feasible for the site and that (subject to thorough site assessments and a sound design managing the development's runoff during any extreme storm events up to and including any 1 in 100-year event) a soakaway and drainage field for the site could reasonably be used.

The Drainage Engineer does not raise any significant concerns over the location of the proposed soakaway and having regard to the fact that the site demonstrates strong potential for infiltration-based SuDS, it is concluded that a well-considered, site-specific drainage proposal covering the building, car parking area, and access road would enable effective surface water management, adequately mitigating off-site runoff, particularly to the junction with Hensting Lane. On this basis the WCC Drainage Engineer raises no objections to the development, subject to the submission of a satisfactory SuDS scheme.

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Therefore, there are no concerns over the ability of the developer to meet the requirements of the recommended drainage condition.

Feedback received from Southern Water in respect of previous applications advised that any development design should ensure surface water should not connect to the foul/combined sewer network, as this can lead to storm overflow discharges from sewer networks. Confirmation of these requirements being adhered to can also be secured as part of any detailed drainage design.

Overall, it is concluded that subject to obtaining full details of the proposed management of surface water across the site (Condition 6) the proposal would not give rise to significant adverse impacts from surface water drainage or increased flood risk in comparison with the existing situation.

With regards to foul drainage, a package treatment plant is proposed to be installed as part of the development proposals. The site does not lie within an inner source protection zone and the WCC Engineer raises no objections to this subject to obtaining further details prior to the commencement of development. In accordance with these recommendations, Condition 6 requires the submission of foul drainage details prior to the commencement of development. This will ensure a sufficient degree of confidence that the development will not result in unacceptable risks from pollution. The Environment Agency also raise no objections to the proposed development. Having regard to this alongside the fact that connecting to mains sewer is not viable in this instance and the fact that it is not the role of the City Council to focus on controlling pollution where it can be controlled by other pollution regulations (such as Environment Agency permitting) the proposed foul treatment measures are considered acceptable in this case. It should also be highlighted that the NPPF makes it clear that it should be assumed that these separate pollution control regimes will operate effectively.

Having regard to the characteristics of the site, the nature and scale of the development and the fact that it has been demonstrated that there is a feasible solution for both surface water and foul drainage for the development, it is concluded that subject to appropriate conditions, the proposal would ensure that adequate surface water drainage and wastewater infrastructure would be provided to service the development. The proposal would also not give rise to a harmful increase in flood risk. The proposal is therefore in accordance LPP1 Policy CP17 alongside paragraph 181 of the NPPF.

Trees

NPPF paragraph 136 recognises that trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. It promotes opportunities to incorporate trees within development and to ensure that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. LPP1 Policy DM24 states that development should not result in the loss or deterioration of ancient woodlands, important hedgerows, special trees, distinctive ground flora and the space required to support them in the long term.

Colden Common VDS identifies that trees and hedges are an important part of the village landscape, and it recognises their role in providing screening to development and contributing to wildlife corridors which are characteristic of the village. Accordingly, guidance within the VDS seeks to ensure existing native trees and hedges are retained

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and incorporated in new development and also that space should be provided for the planting of new trees and hedges.

None of the trees within or adjacent to the site are subject to tree preservation orders. However, a number of trees lie on the site boundary, and these are considered to be of notable amenity value whilst also providing screening to the site. These include a row of beech trees on the north boundary and cypress trees on the east boundary (alongside a number of smaller trees within the site).

The application has been accompanied by an arboricultural impact assessment and tree protection plan (which has been updated to reflect the amended site layout). This report establishes that the proposal will not result in the removal of any trees. Given that the proposed replacement building is the same height as existing, no more pruning of branches is likely to occur over and above that of ongoing routine work, which (subject to adhering to the relevant British Standard) is unlikely to have a significant impact on tree health or amenity.

Because the proposed building would be within the footprint of the existing building, construction is not anticipated to have any direct impact on the trees. Furthermore, service runs would avoid root protection areas and the proposed access alterations would not impact upon retained off site tree.

Whilst the proposed parking area would encroach partly within the root protection areas of the beech and cypress trees, this area has evidently been used in the past for parking and storage so will have been subject to some compaction. The use of a cellular confinement system (as identified on a tree protection plan) which is to be incorporated in the development design would minimise any further compaction and preserve underlying roots.

It is anticipated that any potential impacts upon trees arising over the construction phase can be mitigated to an acceptable level subject to tree protection measures (as identified on the submitted Tree Protection Plan) being implemented.

The WCC Tree Officer has reviewed the proposed development and raises no objections to the development subject to appropriate conditions being imposed to ensure works would proceed fully in accordance with the recommendations contained within the submitted arboricultural report.

Overall, it is therefore concluded that, in accordance with LPP2 Policy DM24 the proposed development would not result in the loss or deterioration of special trees, and the space required to support them in the long term.

Contaminated Land

It is recognised that third party concerns have been raised in relation to potential land contamination impacts arising from previous uses undertaken on the site.

The site was previously subject to a personal consent (92/01510/OLD) for the use of the barn for storage of coffins, ironmongery and materials. However there have not been any other intervening uses since. Furthermore, Environmental Protection are not aware of any substantiated evidence of significant contamination sources on the site which would serve to justify an intrusive investigation prior to determination. To this end, given that some

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commercial use has taken place previously it is considered proportionate to impose a condition requiring a land contamination risk assessment, preliminary site investigation, site investigation report and (where appropriate) a remedial strategy to be undertaken before development (Condition 13). This would ensure the proposal would not give rise to significant unacceptable impacts on human health, groundwater and surface water, or the wider environment as required by LPP2 Policy DM21.

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

The proposal (in terms of both its physical scale, prominence and associated activity) would relate to the provision of low key tourist accommodation in accordance with LPP1 Policy MTRA4 and would not increase the impact of built development on the site. The proposal has been designed to minimise visual impact through its size, scale and also the removal of existing built form within the site and would incorporate sensitive and appropriate landscaping and external facing materials. The development is therefore in accordance with both local and national policy which together support sustainable rural tourism (including through the provision of new buildings) which respects the character of the countryside. The proposal would also enhance sustainable recreational access to the South Downs National Park in accordance with the objectives of the Colden Common VDS.

As required by paragraph 89 of the NPPF the development design would be sensitive to its surroundings, would not have an unacceptable impact on local roads and would exploit opportunities to encourage sustainable travel.

Subject to appropriate mitigation being in place (to be secured by the conditions set out in this report) the development will not give rise to unacceptably harmful adverse impacts upon ecological interests within or adjacent to the site, or significant impacts upon landscape, highway safety, flood risk, built heritage or neighbouring amenity.

It is recognised that a number of third party objections have been raised in this case (a number of which have been received from the same households). However, the number of comments alone would not be determinative of the outcome of the application as it is necessary to have regard to the materiality and nature of the objections raised along with the extent to which these demonstrate a conflict with the Development Plan or overriding material considerations. In this instance, having regard to the assessment above it is concluded that the concerns raised would not sufficiently justify refusal in this case, particularly when having regard to the nature and scale of other proposals for holiday accommodation permitted in other parts of the district under the current development plan.

It is therefore recommended that planning consent should be granted.

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Recommendation

PERMIT subject to the following conditions:

Conditions

Preliminary 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 approved shall be constructed in accordance with the following plans and documents received: -

Plans:

- Location Plan - Drawing Reference 2209-PCA-DR-A-001 (Uploaded 3 February 2025)
- Proposed Site Plan – Drawing Reference 2209-PCA-DR-A-101 (Uploaded 15 May 2025)
- Biodiversity Net Gain Proposed – Drawing Reference CLX-PCA24002-BNG2 (Uploaded 23 January 2025)
- Proposed Drainage and Services Plan – Drawing Reference 2209-PCA-DR-A-102 (Uploaded 16 May 2025)
- Proposed Landscape Plan – Drawing Reference 2209-PCA-DR-A-103 (Uploaded 16 May 2025)
- Tree Protection Plan and Arboricultural Method Statement – Drawing Reference DS/86323/AC (Uploaded 16 May 2025)

- Proposed Ground Floor Plan – Drawing Reference 2209-PCA-DR-A-203 (Uploaded 15 May 2025)
- Proposed First Floor Plan – Drawing Reference 2209-PCA-DR-A-204 (Uploaded 15 May 2025)
- Proposed Roof Plan – drawing Reference 2209-PCA-DR-A-205 (Uploaded 15 May 2025)

- Existing and Proposed East Elevation – Drawing reference 2209-PCA-E-E-1502 (Uploaded 3 February 2025)
- Existing and Proposed North Elevation – Drawing Reference 2209-PCA-E-N-1500 (Uploaded 8 July 2025)
- Existing and Proposed South Elevation – Drawing Reference 2209-PCA-E-S-1501 (Uploaded 8 July 2025)
- Existing and Proposed West Elevation – Drawing Reference 2209-PCA-E-W-1503 (Uploaded 3 February 2025)
- Mower Store Shed – Drawing Reference 2209-PCA-E-E-1509 (Uploaded 3 April 2025)

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Documents:

- Nitrogen Neutrality Calculation (Rev P2 23 June 2025 CGS Civils)
- Ecological Impact Assessment (So Ecology 14 June 2024)
- Climate Change Statement (Paul Cashin Architects, November 2024)
- Arboricultural Impact Assessment & Method Statement (Treecall Consulting Ltd 15 May 2025)

Reason: To ensure an acceptable design, scale and layout and to avoid adverse impacts upon amenity as required by policies DM16 and DM17 of the Winchester District Local Plan Part 2 (2017)

Pre-commencement Conditions

3. No development shall take place above damp proof course level until samples or full details of proposed external facing materials (for both the main building and mower shed) have been submitted to the Local Planning Authority and have been approved in writing. The development shall be carried out fully in accordance with the approved details.

Reason: To ensure an acceptable design, scale and layout and to avoid adverse impacts upon amenity as required by policies DM16 and DM17 of the Winchester District Local Plan Part 2 (2017)

4. 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

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: To improve the appearance of the site in the interests of visual amenity and to conserve and enhance the biodiversity of the SDNP

5. 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;

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- (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 (including toads);
- (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.

6. 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. These details shall also include provision to be made to prevent surface water from the site discharging on to the adjacent highway.

The approved details shall be fully implemented before development commences.

Reason: To ensure flood risk is not increased elsewhere, that opportunities to reduce the causes and impacts of flooding within the District are addressed and that wastewater infrastructure to service new development is provided as required by Policy CP17 of the Local Plan Part 1 - Joint Core Strategy Adopted March 2013

7. Development may not be begun on site unless:

- (i) a biodiversity gain plan has been submitted to the local 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;

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- (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).

8. 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 7 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.

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 thereafter for a period of at least 30 years. 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)

9. No development shall take place until full details of the finished levels, above ordnance datum, of the ground floor(s) of the proposed building(s), in relation to existing ground levels have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved levels.

Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

10. The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848360.

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Reason: To ensure the development would not result in the loss or deterioration of special trees and the space required to support them in the long term as required by Policy DM24 of the Winchester District Local Plan Part 2 – Development Management and Site Allocations (LPP2)

11. 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.

Reason: To ensure the development would not result in the loss or deterioration of special trees and the space required to support them in the long term as required by Policy DM24 of the Winchester District Local Plan Part 2 – Development Management and Site Allocations (LPP2)

12. 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: To ensure the development would not result in the loss or deterioration of special trees and the space required to support them in the long term as required by Policy DM24 of the Winchester District Local Plan Part 2 – Development Management and Site Allocations (LPP2)

13. No development shall take place unless otherwise agreed in writing until a scheme to deal with contamination shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall conform to current guidance and best practice as set out in LCRM - Land contamination risk management and BS10175:2011 Investigation of potentially contaminated sites - code of practice; or other supplementary guidance and include the following phases, unless identified as unnecessary by the preceding stage and agreed in writing by the LPA:

a) A preliminary site investigation or desk top study documenting all the previous and existing land uses of the site and adjacent land and preliminary conceptual site model identifying all identified potential risks ;

b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the preliminary conceptual site model as presented in the desk top study;

c) A remedial strategy detailing the measures to be undertaken to remove or avoid risk from contaminants and/or soil gas identified when the site is developed and proposals for

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future maintenance and monitoring. Such scheme shall include nomination of a suitably qualified person to oversee the implementation of the works.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants

14. Where a potential for contamination to be present has been identified a site assessment is required to quantify risks to the developer during construction and to future occupants. It is important this is undertaken prior to development commencing to enable appropriate remedial solutions to be incorporated into the final design stage of the development (such as the need for contamination removal or treatment, design and installation of gas protection measures, the use / re-use of materials on site or the need for cover systems and to ensure protection to workers and the general public during the development.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants

15. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Implications Assessment and Method Statement ref:- DS/86323/AC written by Andrew Cleaves of Treecall Consulting Ltd (uploaded 16 May 2025) and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

Reason: To ensure the development would not result in the loss or deterioration of special trees and the space required to support them in the long term as required by Policy DM24 of the Winchester District Local Plan Part 2 – Development Management and Site Allocations (LPP2)

Pre-occupation Conditions

16. The approved development shall not be occupied until a waste collection management plan has been submitted to the Local Planning Authority and has been approved in writing.

The management plan shall include the following details:

- A site plan clearly showing where the waste storage will be located and where waste collection will take place from
- Details to ensure waste would be managed in a sustainable manner
- Details of the timing and frequency of waste collection

The development shall thereafter be carried out fully in accordance with the details as approved.

Reason To ensure the approved development meets an acceptable standard of environmental quality and to allow for access to and from the site in a safe and effective manner, having regard to the amenities of occupiers of the site and adjacent land and the requirements of service providers as required by LPP2 Policies DM17, DM18 and DM19.

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17. The approved development shall not be occupied until all existing structures (as identified by the red hatched lines in Drawing Reference 2209-PCA-DR-A-101) have been completely removed from the site along with all resultant materials.

Reason: To ensure an acceptable scale and layout of development on site and to preserve the rural character of the area as required by policies DM16 and DM23 of the Winchester District Local Plan Part 2 (2017)

18. The development hereby permitted shall NOT BE OCCUPIED until:

A) 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:

B) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European sites by the development and 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

C) Information regarding the efficiency and performance of the septic tank has been submitted to and approved in writing by the Local Planning Authority

D) A package treatment plant (PTP) management and maintenance plan has been submitted and approved in writing by the Local Planning Authority; and

E) All measures forming part of that mitigation have been secured and submitted to the Local Planning Authority. That

Reason: To accord with the Conservation of Habitats and Species Regulations 2017, and Policy CP11, CP16 and CP21 of the Winchester District Local Plan Part 1.

19. Prior to the occupation of the holiday lets hereby permitted an Energy Performance Certificate demonstrating that the holiday lets meet the BREEAM Outstanding standard shall be submitted to and approved in writing by the Local Planning Authority. The development shall be occupied in accordance with these findings.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

20. Prior to occupation of the development the area shown on the approved plan for the parking and turning of vehicles (Drawing Reference 2209-PCA-DR-A-101, uploaded 15 May 2025) shall be provided and reserved for these purposes at all times.

Reason: To ensure that vehicles parked on the site and emergency vehicles are able to enter and leave in forward gear as required by Policy DM18 of the Winchester District Local Plan Part 2 – Development Management and Site Allocations (LPP2)

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

21. Prior to the occupation of the development hereby permitted, details of the specification and location of the following must be submitted to and approved in writing by the Local Planning Authority:

- a. Air source heat pumps
- b. Rainwater harvesting
- c. Solar Panels

In the case of the solar panels, the submitted details shall include both elevation and section and details of the relationship with the roof. Development shall be carried out fully in accordance with the approved details.

Development shall be carried out fully in accordance with the approved details within 6 months of their written approval and shall be retained for the lifetime of the development.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2023 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy and Winchester Air Quality SPD.

23. Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person nominated in the approved remedial strategy shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the approved remedial strategy has been implemented fully, unless varied with the written agreement of the Local Planning Authority in advance.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

Other Conditions

24. The tourist accommodation hereby permitted shall be used for holiday accommodation only which shall be limited to any one occupier occupying any unit for a maximum period of 4 weeks and for no more than 3 times per year, with a break between each occupation, by the same occupier, of 4 weeks.

A register of the names of the occupiers of the unit, their primary home address and arrival and departure dates shall be kept by the developer and shall be produced to the Local Planning Authority upon reasonable notice.

Reason: To accord with the terms of the application since the site lies within an area where residential properties would not normally be permitted.

25. No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the specification, luminosity, operation and layout of lighting (to be informed by the recommendations contained within paragraph 5.2.6 of the approved Ecological Impact Assessment (So Ecology 14 June 2024)).

The lighting must then be installed and implemented in accordance with the approved details.

WINCHESTER CITY COUNCIL
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Reason: To ensure boundary features and habitats are not illuminated and due to the proximity to the South Downs International Dark Skies Reserve thereby ensuring compliance with policies CP16 and CP19 of the Winchester District Local Plan Part 1 – Joint Core Strategy (2013) and policy DM23 of the Winchester District Local Plan Part 2 (2017)

26. The proposed development shall be carried out fully in accordance with the recommendations contained within Sections 5, 6 and 7 of the Ecological Impact Assessment (So Ecology 14 June 2024). All enhancement measures identified on the compensation and enhancement plan (page 59) shall be implemented before the development is brought into use and shall remain in place for the lifetime of the approved development.

Reason: To maintain, protect and enhance biodiversity as required by Policy CP16 of the Winchester Local Plan Part 1: Joint Core Strategy Adopted 2013

27. No rooflights shall be installed in the approved building until detailed drawings of the approved rooflights (at a scale of 1:20 or larger) have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include both elevation and section and details of the relationship with the roof. Development shall be carried out fully in accordance with the approved details.

Reason: To ensure an acceptable design, scale and layout and to avoid adverse impacts upon amenity as required by policies DM16 and DM17 of the Winchester District Local Plan Part 2 (2017)

28. 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:- DS/86323/AC and Tree Protection Plan, Ref:- DS/86323/AC Telephone – Tree Officer. 01962 848360

Reason: To ensure the development would not result in the loss or deterioration of special trees and the space required to support them in the long term as required by Policy DM24 of the Winchester District Local Plan Part 2 – Development Management and Site Allocations (LPP2)

29. 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:- DS/86323/AC (Uploaded 16 May 2025).

Reason: To ensure the development would not result in the loss or deterioration of special trees and the space required to support them in the long term as required by Policy DM24 of the Winchester District Local Plan Part 2 – Development Management and Site Allocations (LPP2)

30. Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Implications Assessment Appraisal and Method Statement Ref:- DS/86323/AC (Uploaded 16 May 2025) shall be agreed in writing to the Local Planning Authority

WINCHESTER CITY COUNCIL
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Reason: To ensure the development would not result in the loss or deterioration of special trees and the space required to support them in the long term as required by Policy DM24 of the Winchester District Local Plan Part 2 – Development Management and Site Allocations (LPP2)

31. Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before an assessment of the potential contamination has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

Informatives:

1. In accordance with paragraph 39 of the NPPF (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.

2. In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Officer Assessment" section of the report.

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

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1)

Policy DS1 – Development Strategy and Principles
Policy MTRA4 - Development in the Countryside
Policy CP11 - Sustainable Low and Zero Carbon Built Development
Policy CP13 – High Quality Design
Policy CP16 – Biodiversity
Policy CP20 – Heritage and Landscape Character

Winchester District Local Plan Part 2 – Development Management and Site Allocations

Policy DM1 – Location of New Development
Policy DM15 – Local Distinctiveness
Policy DM16 – Site Design Criteria.
Policy DM17 – Site Development Principles.
Policy DM18 – Access and Parking
Policy DM23 – Rural Character

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Policy DM24 – Special Trees, Important Hedgerows and Ancient Woodlands
Policy DM29 – Heritage Assets

4. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out above, 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.

5. IMPORTANT - Biodiversity Gain Condition

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)

6. Nutrient Mitigation and Package Treatment Plant (Condition 18)

Please be advised that in submitted details pursuant to Condition xx, consideration needs to be given to the long term management of the package treatment plant (PTP).

A principal concern with such installations relates to the failure rates and the lack of review and periodic upgrades via regulatory systems that apply to mains. With this in mind, Natural England recommends that a long term monitoring and maintenance strategy is required in the case of proposals served by PTPs to satisfy the competent authority that the system will operate effectively for the lifetime of the development.

These details should be agreed and outlined and secured through an appropriate legal mechanism before harmful in combination impacts upon European Sites can be ruled out. The strategy should consider appropriate funding, responsibilities and mechanisms to ensure compliance for the lifetime of the development. Consideration should also be given to site compliance checks, monitoring, securing corrective measures and replacement facilities, as necessary. Natural England advises that best practice measures are delivered and secured with these systems in all cases.

7. Please be advised that the Developer must contact the Environment Agency in order to establish whether the proposed package treatment plant requires a permit. It is against the law to operate without a permit where one is shown to be needed.

WINCHESTER CITY COUNCIL
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<https://www.gov.uk/permits-you-need-for-septic-tanks/apply-for-a-permit>

The discharge of domestic sewage associated with this development may be subject to General Binding Rules under the Environmental Permitting (England & Wales) Regulations 2016 which provide a statutory baseline of good practice. You can find more information online at <https://www.gov.uk/permits-you-need-for-septic-tanks/permits> or contact the Environment Agency on 03708 506506.

25/00146/FUL

REPLACE EXISTING BARN WITH TWO TOURIST
ACCOMMODATION UNITS WITH DESIGNATED PARKING
AREA AND ALTERATIONS TO ACCESS TRACK

WILLOW FARM, HENSTING LANE, FISHERS POND

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LOCATION PLAN

Page 166

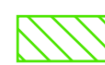


AERIAL VIEW

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Legend



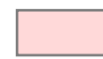
South Downs
National Park



Rights of Way



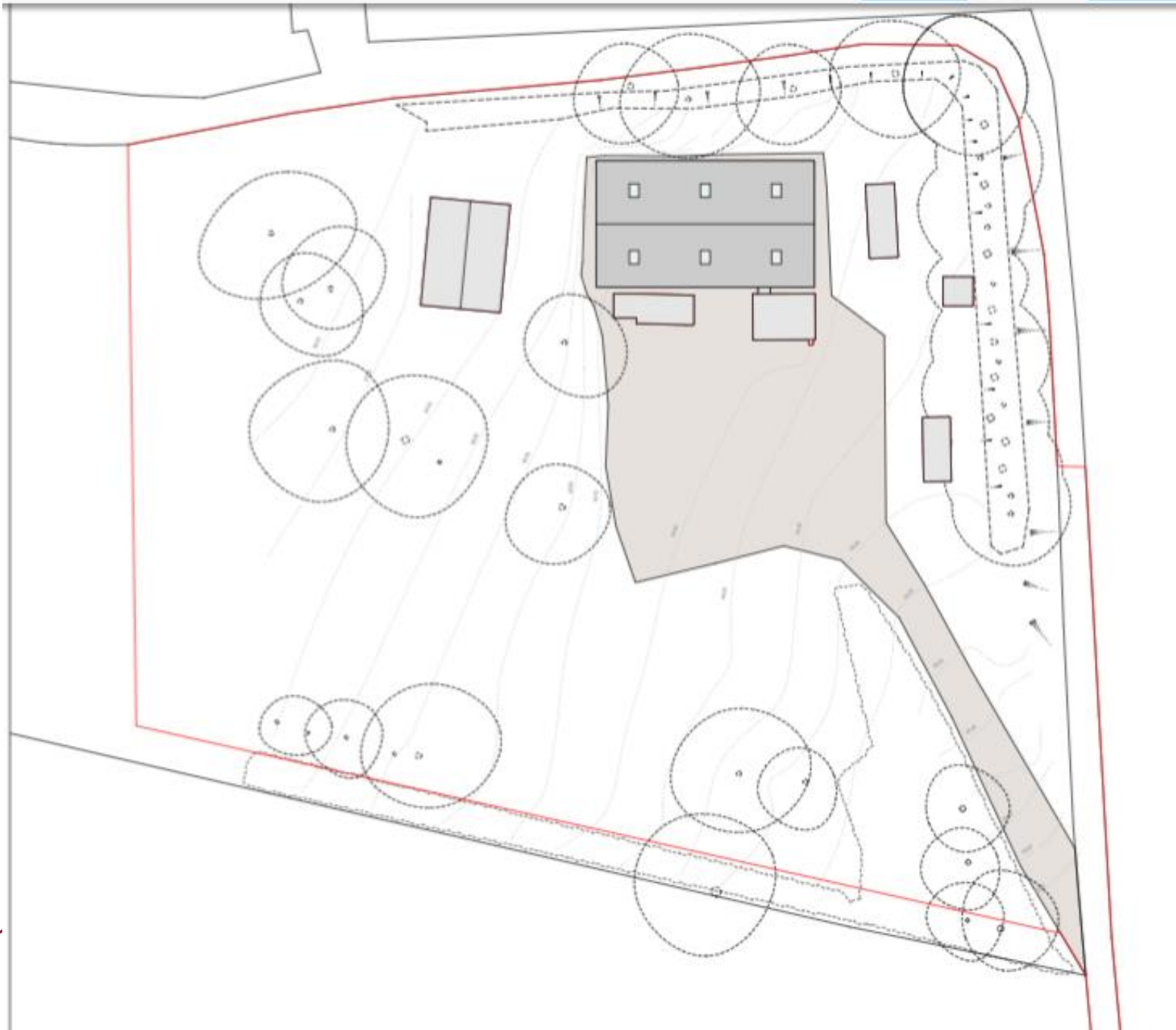
Application site



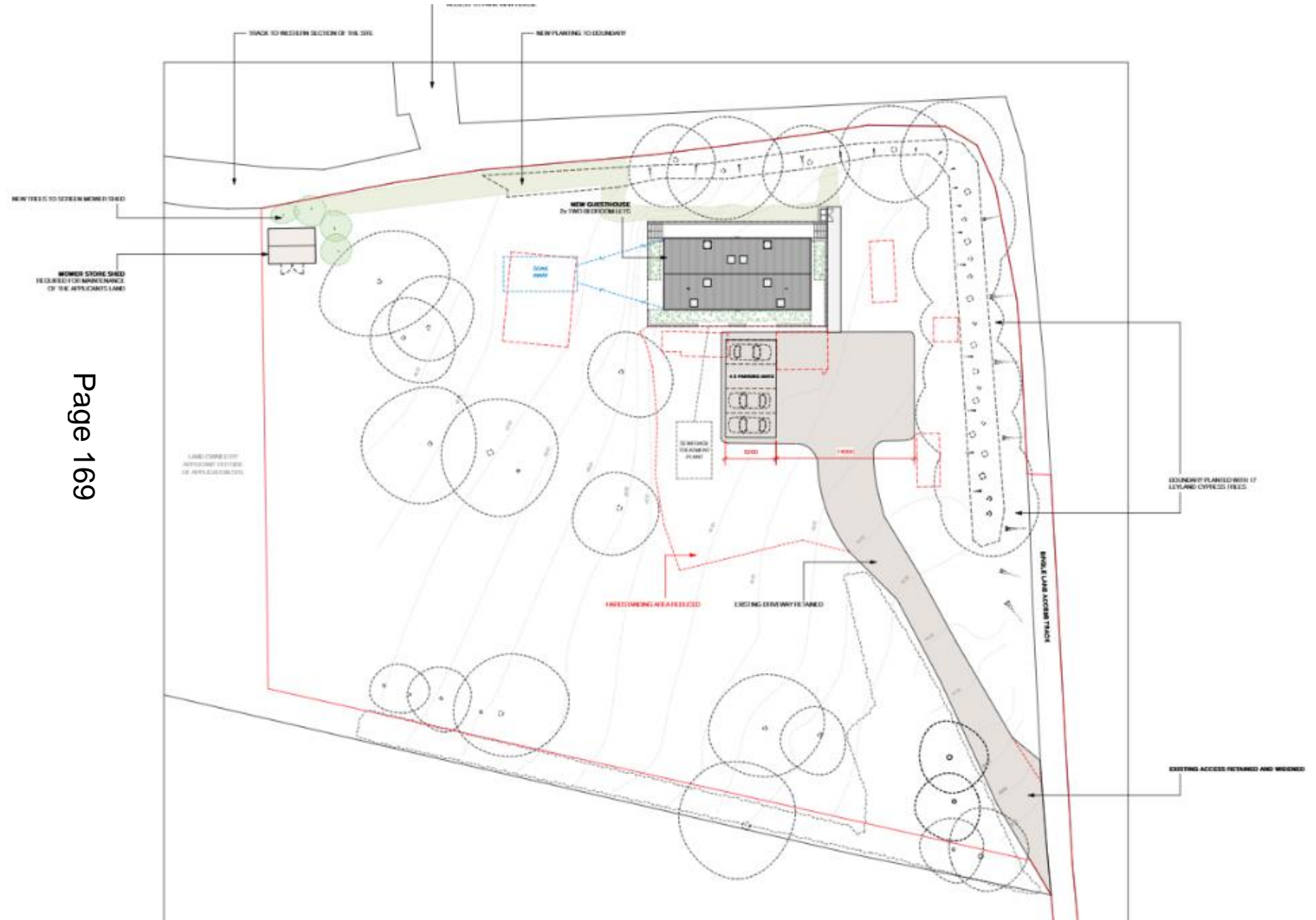
Listed Buildings
(polygons)

EXISTING SITE PLAN

Page 168

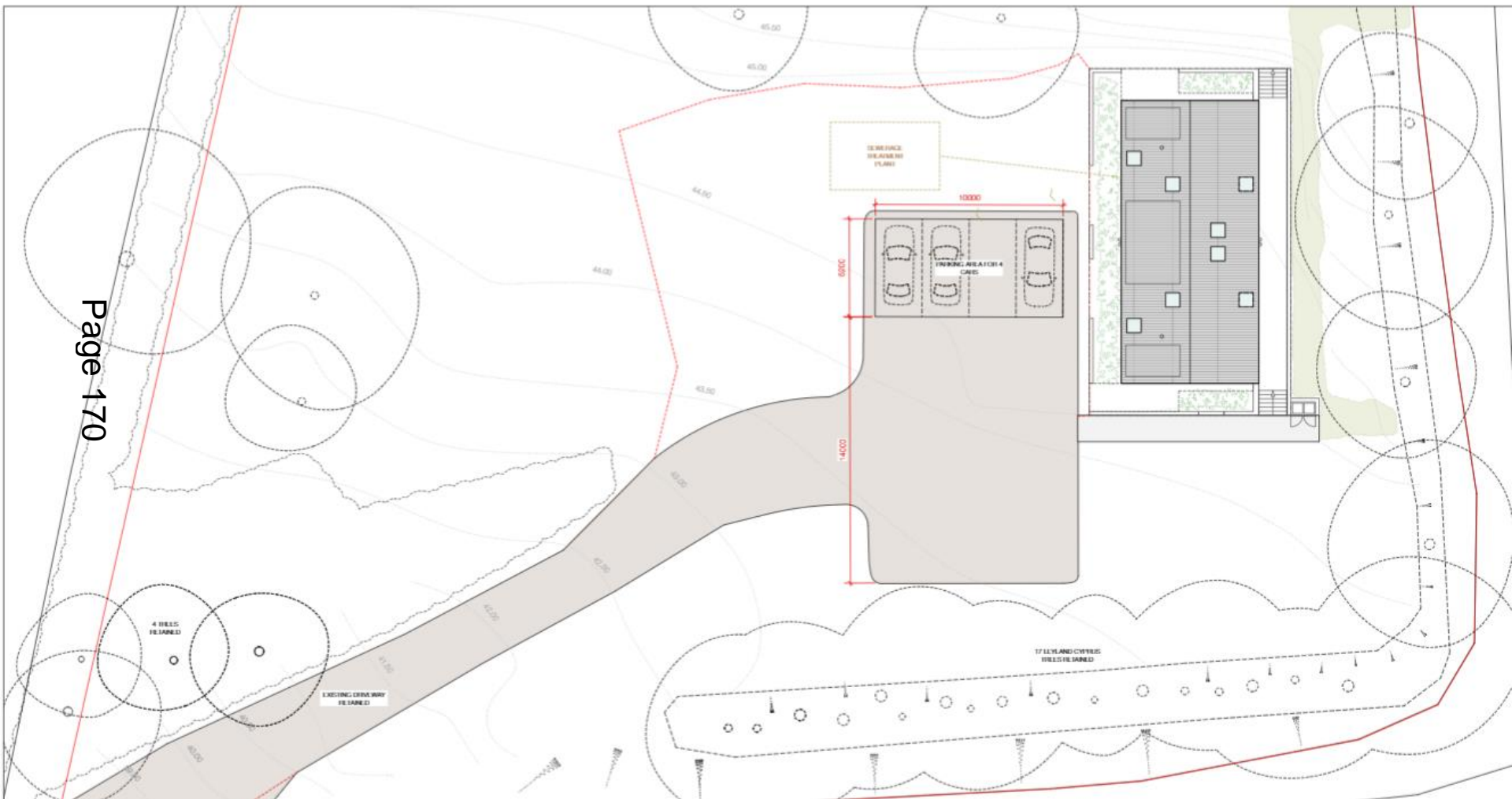


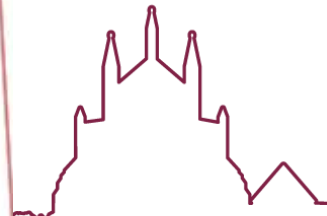
PROPOSED SITE PLAN



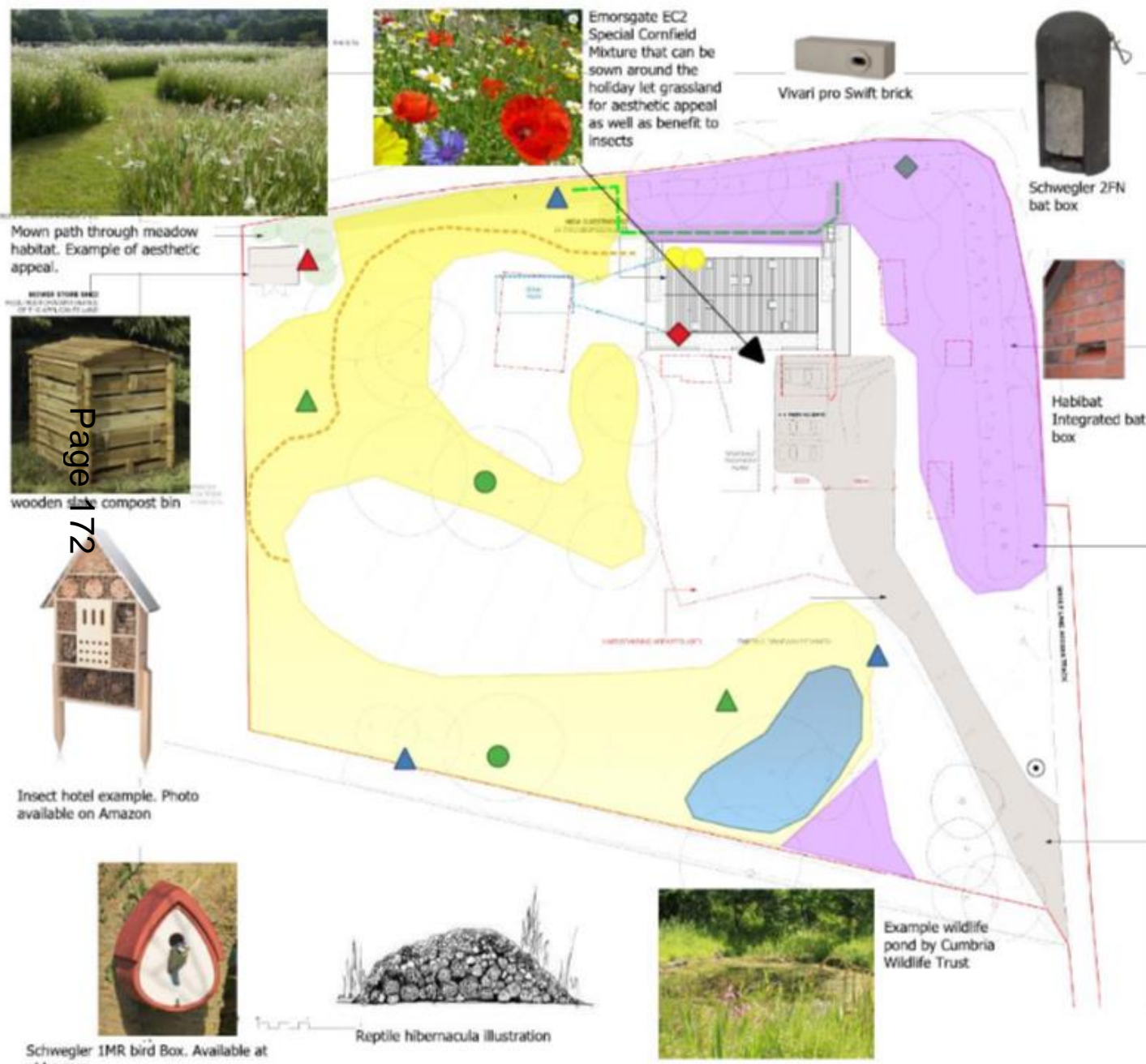
PROPOSED LANDSCAPE PLAN

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Compensation and Enhancement Plan



Mown path through meadow habitat. Example of aesthetic appeal.



wooden slate compost bin



Insect hotel example. Photo available on Amazon



Schwegler 1MR bird Box. Available at nhbs.com



Emorsgate EC2 Special Cornfield Mixture that can be sown around the holiday let grassland for aesthetic appeal as well as benefit to insects



Vivari pro Swift brick



Schwegler 2FN bat box



Habitat Integrated bat box



Reptile hibernacula illustration



Example wildlife pond by Cumbria Wildlife Trust

Key

- Woodland and Heavy Shade Seed and Bulb Sowing
- Native Species-Rich Hedgerow
- Integrated Bat Box
- Integrated Swift Bricks
- Woodcrete Bat Box
- Woodcrete Bird Box
- Insect Hotel
- Log Piles
- Wooden Slate Compost Bin
- Toad Warning Signage
- Mown Path
- Wildlife Pond Creation
- Wildflower Meadow Creation

2209-PCA-DR-A-101-PROPOSED SITE PLAN

SoEcology

Drawing Title: Compensation and Enhancement Plan

Site Name: Willow Farm, Hensting Lane, Colden Common

Project Code: HENSTI-2023

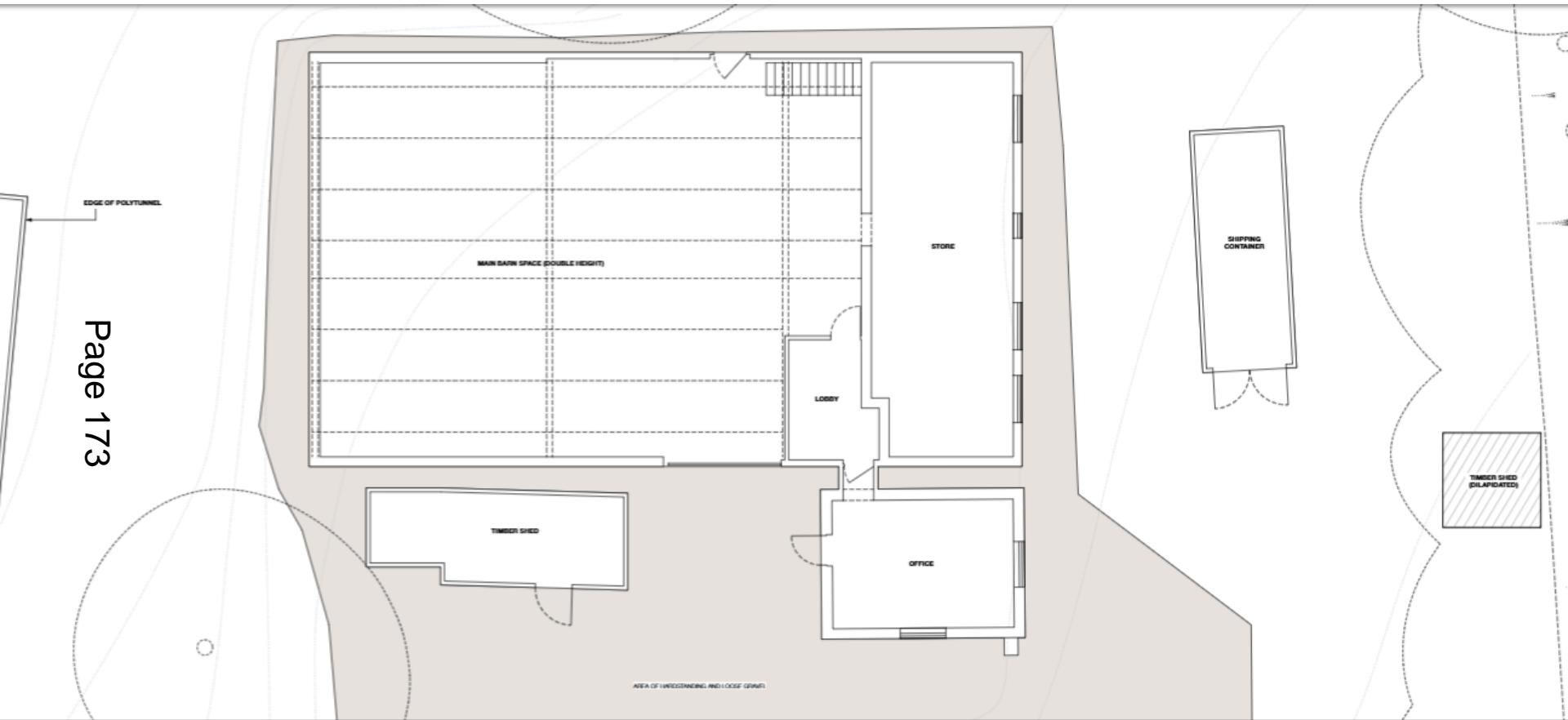
Client: Purse

Author: Sophie Lancaster

Date: 11/06/2024

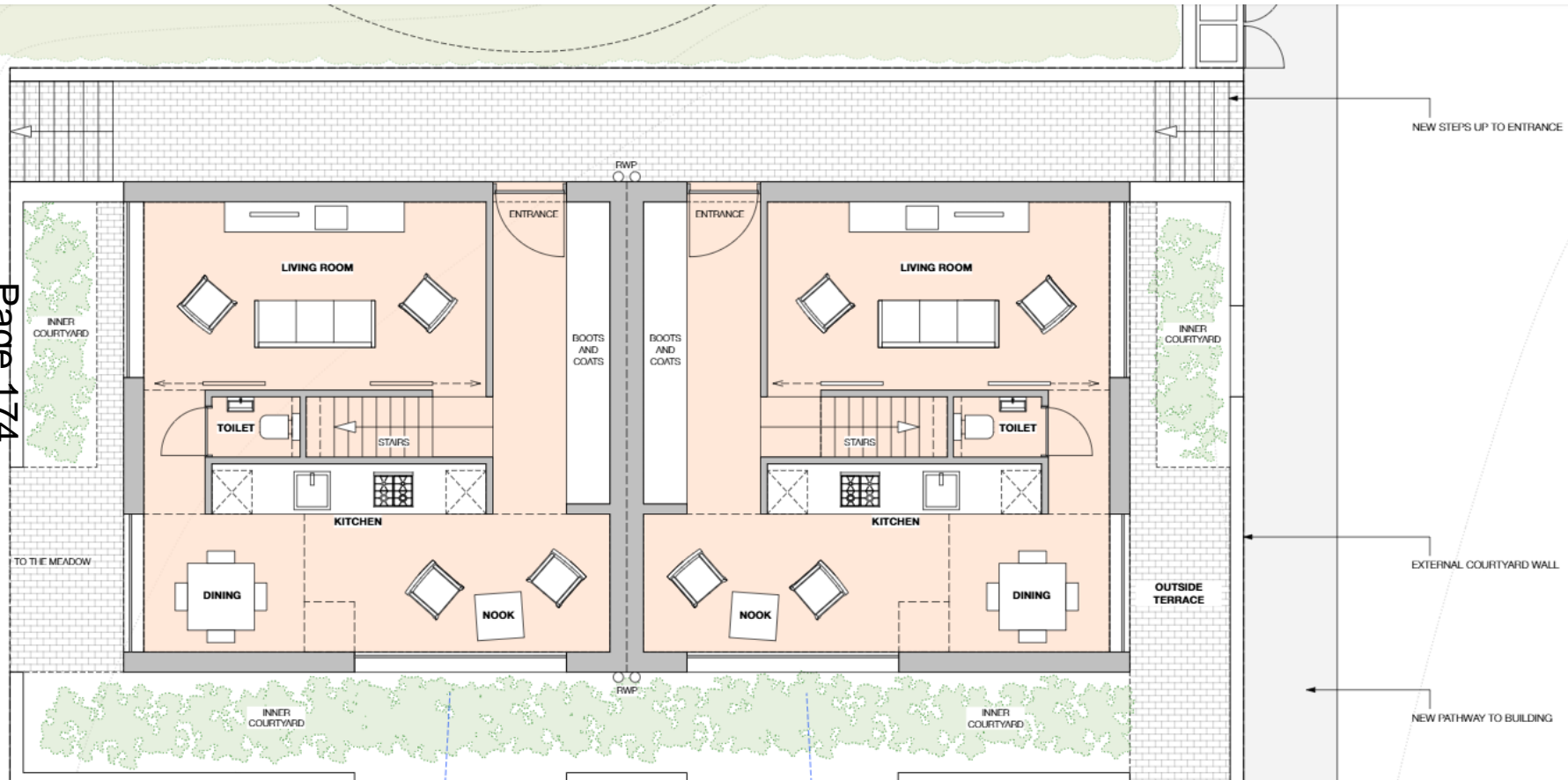
EXISTING GROUND FLOOR PLAN

Page 173

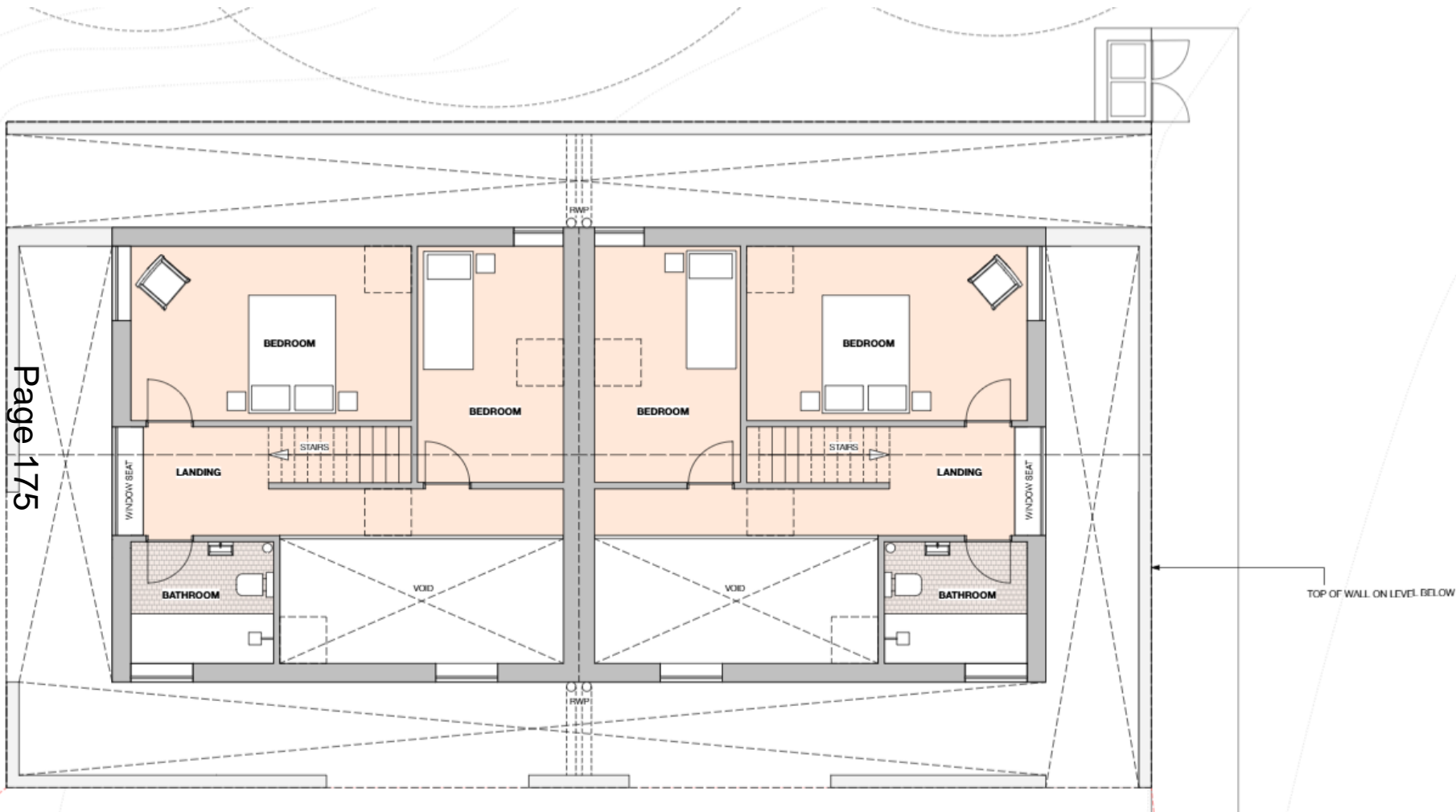


PROPOSED GROUND FLOOR PLAN

Page 174

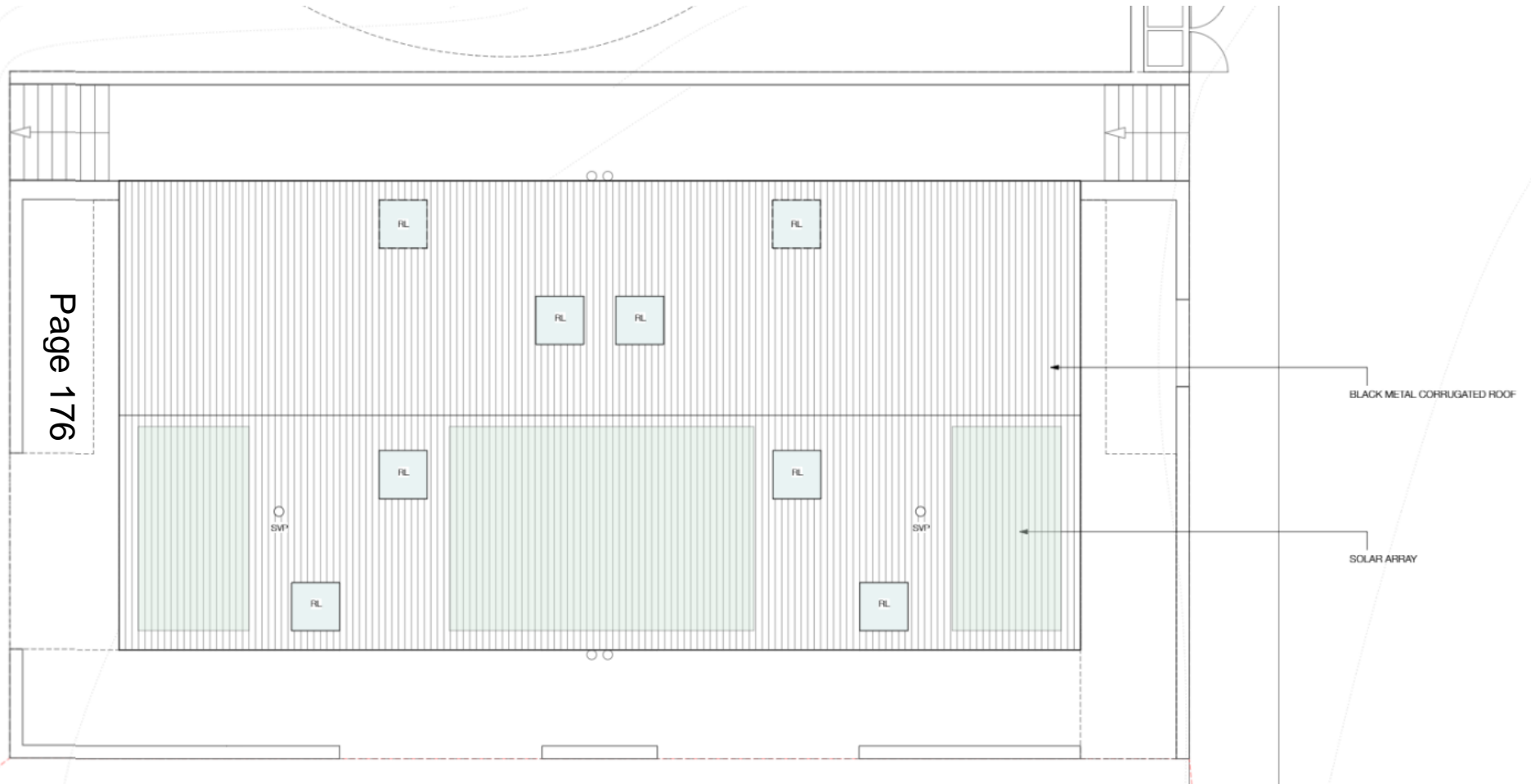


PROPOSED FIRST FLOOR PLAN

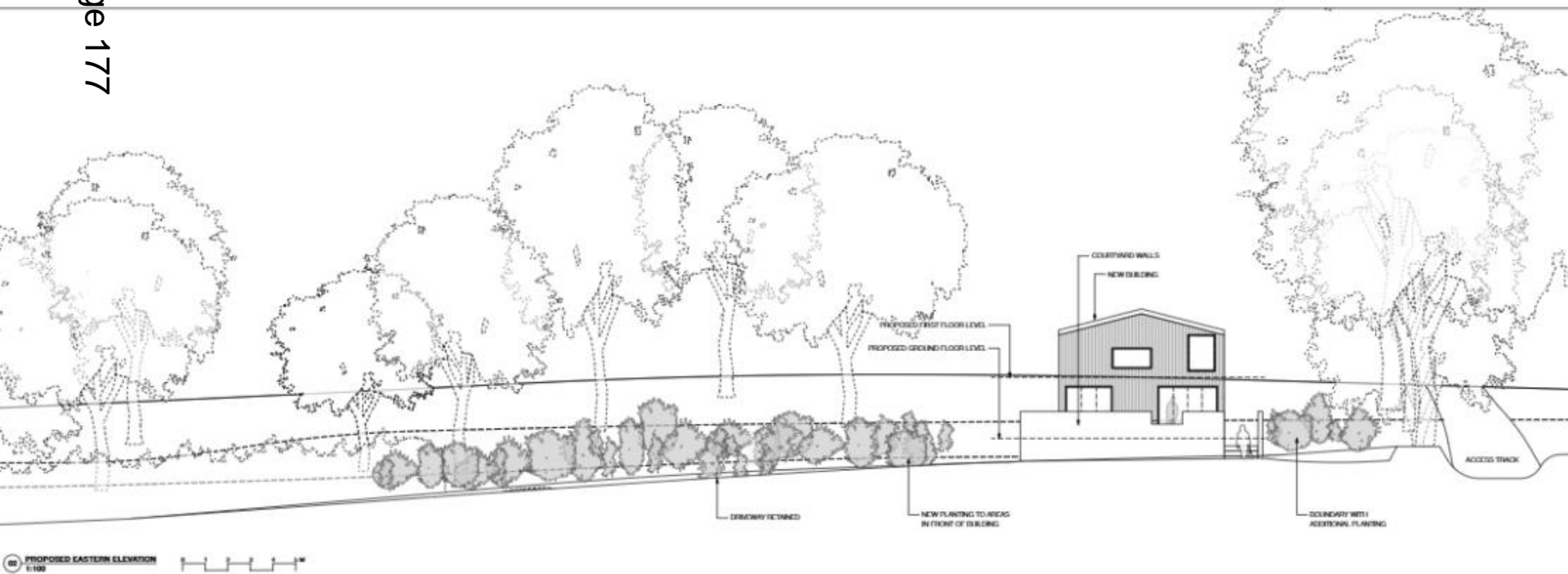
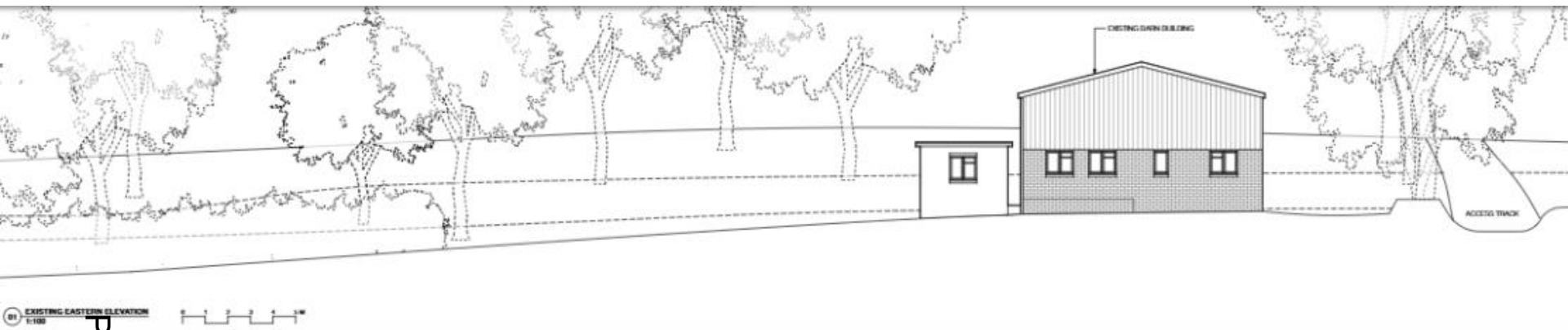


PROPOSED ROOF PLAN

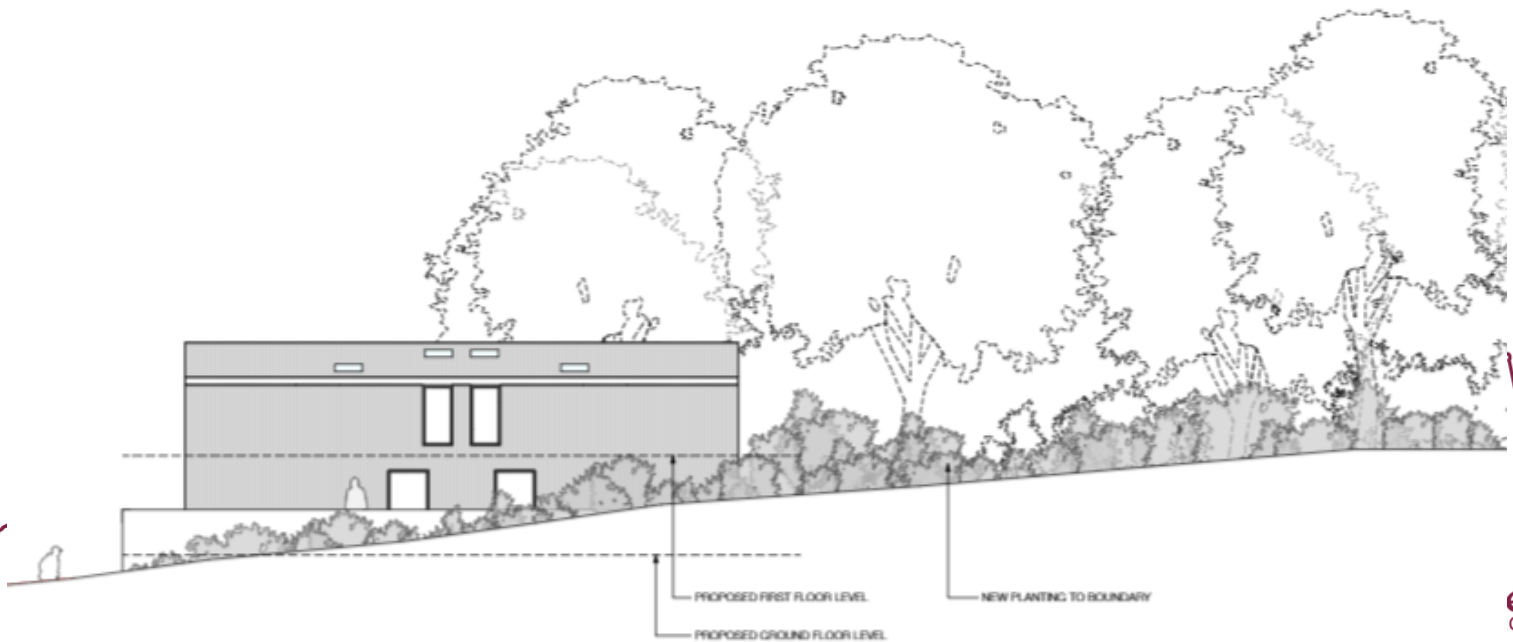
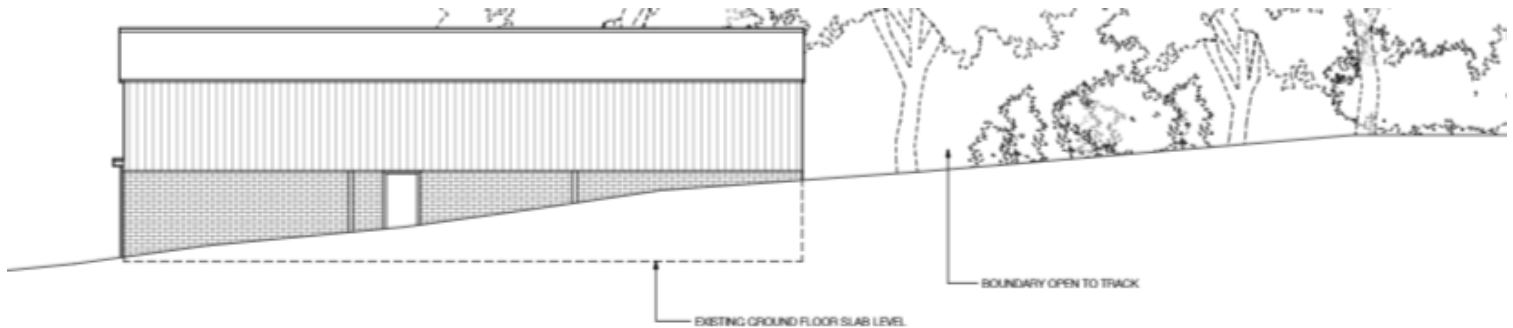
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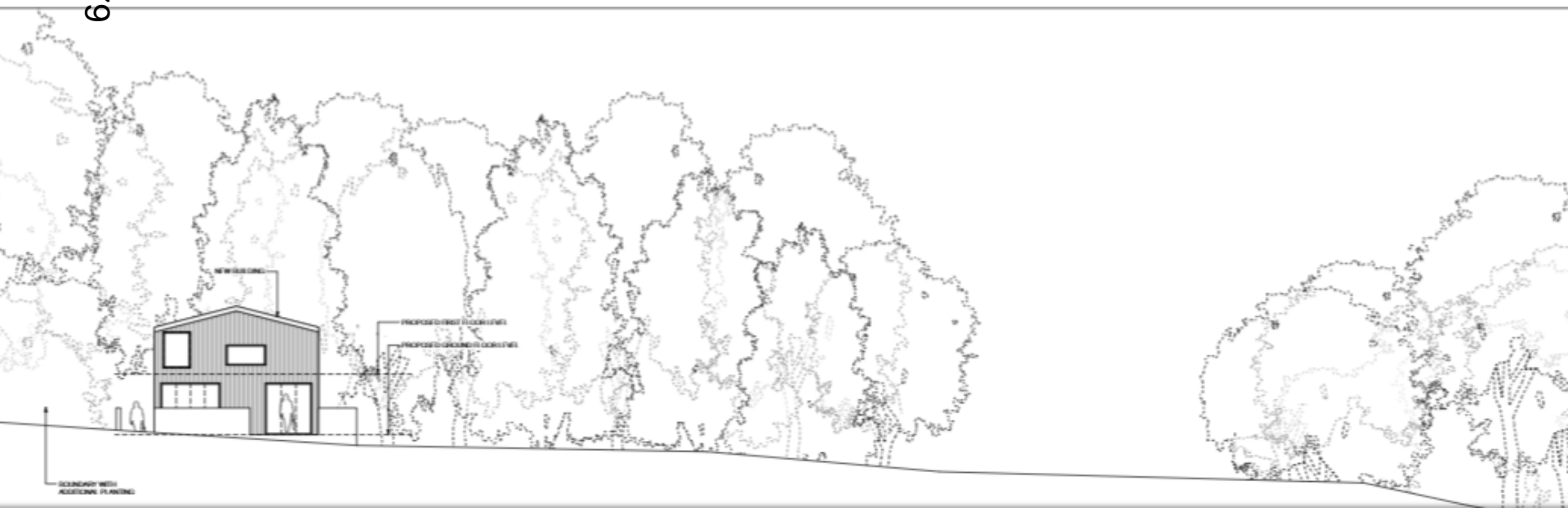
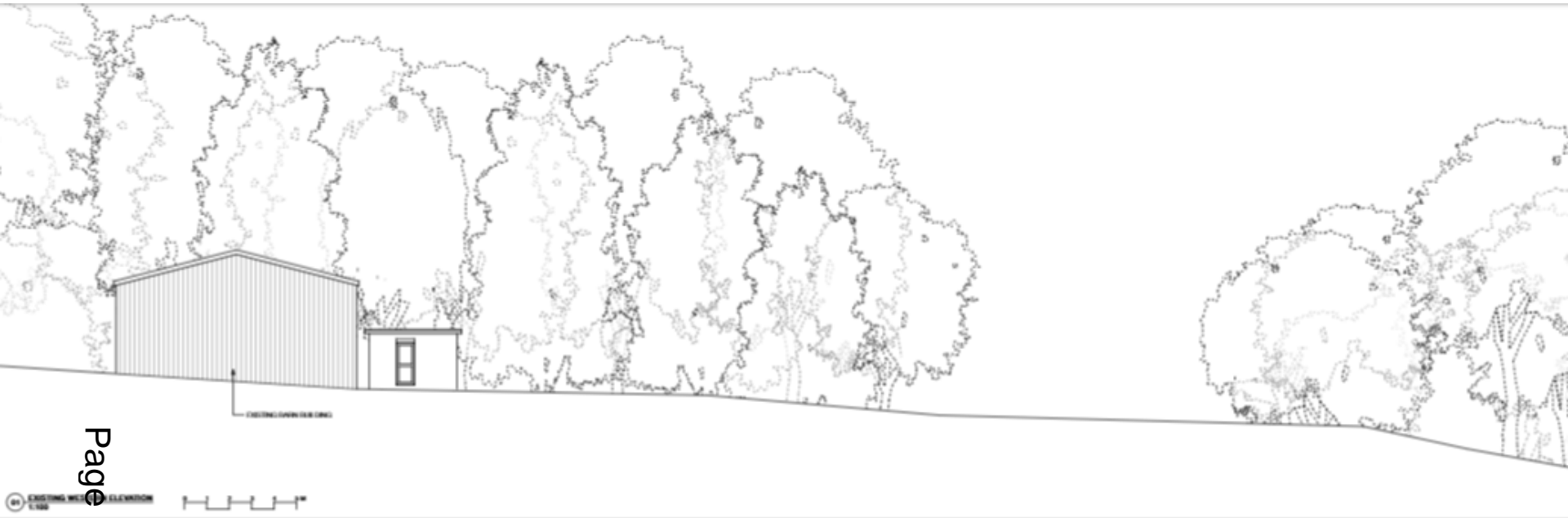
EXISTING AND PROPOSED EAST ELEVATION



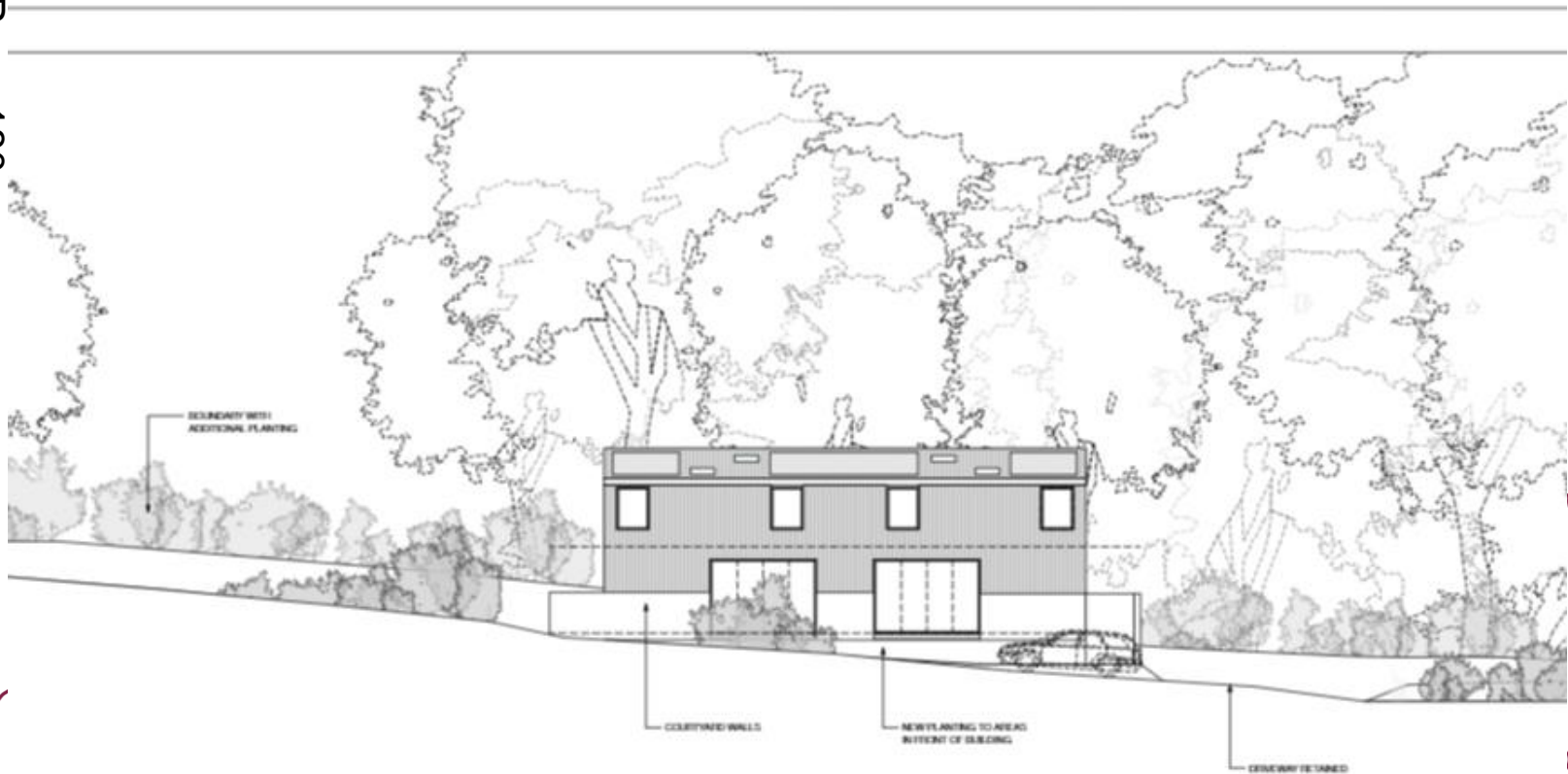
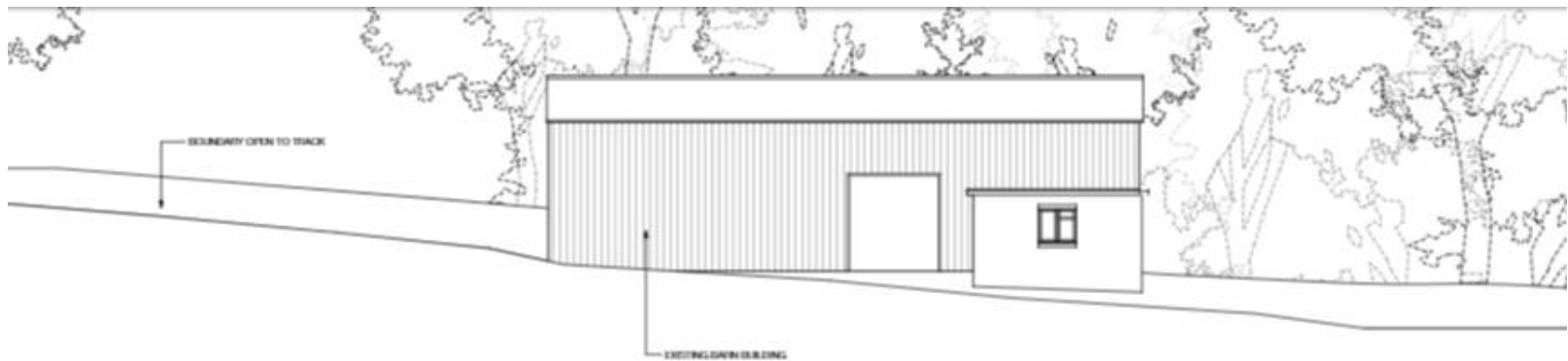
EXISTING AND PROPOSED NORTH ELEVATION



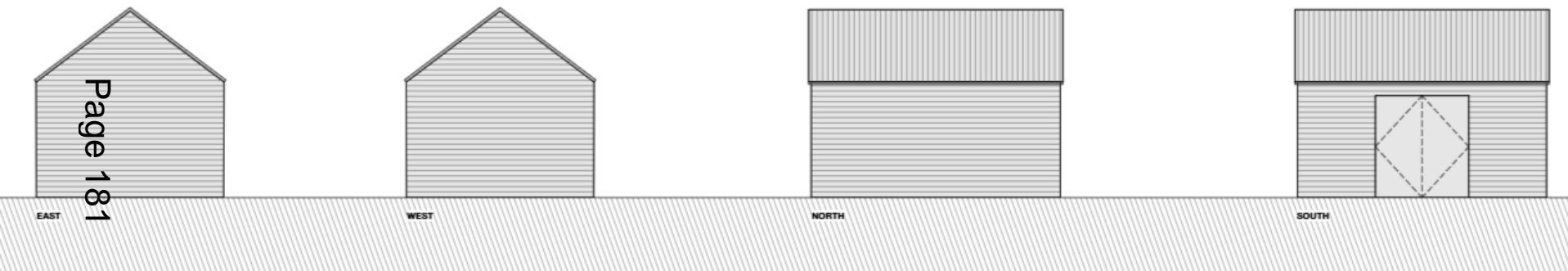
EXISTING AND PROPOSED WEST ELEVATION



EXISTING AND PROPOSED SOUTH ELEVATION



PROPOSED MOWER SHED ELEVATIONS



JUNCTION BETWEEN ACCESS TRACK AND HENSTING LANE



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APPROACH TOWARDS SITE ALONG PRIVATE TRACK



VIEW TOWARDS EXISTING BARN THROUGH EXISTING ACCESS



VIEW TOWARDS SOUTH ELEVATION OF EXISTING BARN



TOWARDS SITE ACCESS FROM WITHIN SITE



VIEW TOWARDS BARN FROM WITHIN SITE



VIEW TOWARDS BARN AND ADJACENT POLYTUNNEL



VIEW TOWARDS EAST BOUNDARY FROM WITHIN SITE



VIEW TOWARDS NORTH ELEVATION OF EXISTING BARN



VIEW TOWARDS NORTH AND WEST ELEVATION OF EXISTING BARN



VIEW TOWARDS ELM FARM AND APPLICATION SITE FROM HENSTING LANE



CONCLUSION AND RECOMMENDATION

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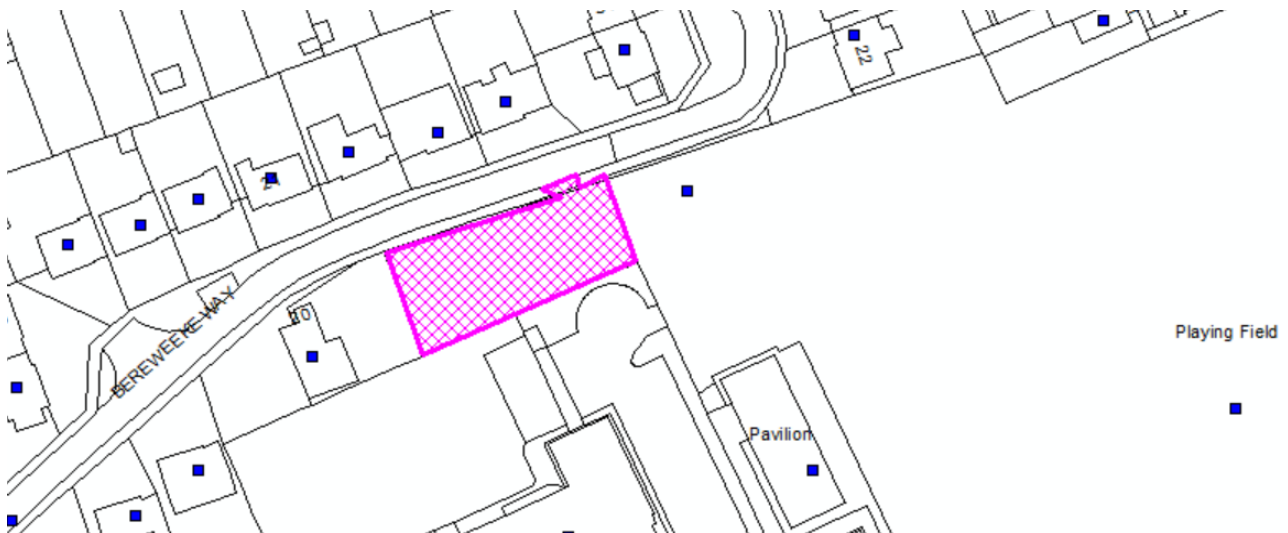
WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: 24/00444/FUL
Proposal Description: Erection of a two storey dwelling with associated parking, and landscaping on surplus land at Peter Symonds College, off Bereweke Way, Winchester.
Address: Land South Of Bereweke Way, Winchester, Hampshire
Parish, or Ward if within Winchester City: St Barnabas
Applicants Name: N/A
Case Officer: Liz Young
Date Valid: 9 April 2024
Recommendation: Permit
Pre Application Advice No

Link to Planning Documents

24/00444/FUL

<https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple>



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Reasons for Recommendation

The development is recommended for permission because it lies within the built up area of Winchester where the general principle of new residential development is supported and also supports the NPPF objectives of boosting housing supply and promoting sustainable development and efficient use of land. The development design fully addresses the reasons which led to the predecessor application (reference 21/00726/FUL) being dismissed on appeal. The proposal would not result in the loss of formally designated open space and would not have an unacceptably harmful impact upon the character of the area or the amenities of neighbouring residents. It has also been demonstrated that the proposed development would not give rise to significant adverse impacts upon trees or biodiversity.

Case No: 24/00444/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

General Comments

The application is reported to Committee due to the number of objections received contrary to the Officer's recommendation.

By way of background, this planning application follows a previous application for 3 dwellings which was refused and subsequently dismissed on appeal. This previous application proposed a larger development area, extending east into the playing fields and encroaching into the formally designated protected open area). This previous scheme would have resulted in the loss of approximately 1100m² of designed open space. The current proposal (for one dwelling) now falls wholly outside this designation. The ball stop netting which was proposed as part of the earlier scheme (and was not considered to be an appropriate form of development) is not proposed in the current application.

The main issues which led to the appeal proposal being dismissed are summarised as follows:

- Loss of protected open space without clear justification contrary to policy CP7 of LPP1 and policy DM5 of LPP2, as well as the corresponding policies of the NPPF
- The proposed ball stop netting would result in harm to the character and appearance of the site and surrounding area and would be contrary to policies DM15, DM16 and DM17 of LPP2.

Amendments to Plans Negotiated

An amended site plan was submitted by the Applicant (7 May 2024) to clarify the location of the proposed air source heat pump. These plans were not formally publicised due to the minor nature of the change and also the fact that all other aspects of the scheme remained unaltered. However, the views of the Environmental Protection Officer were sought in relation to the siting and specification of the heat pump (summary of comments below).

Site Description

The Application Site (approximately 870 square metres in size) is located at the northern western corner of the existing Peter Symonds College playing fields. It comprises a rectangular section of land which is separated from Bereweek Way (to the north) by a mature screen of landscaping and trees. Bereweek Way itself is an adopted but unclassified highway. A day nursery adjoins the south boundary of the site. The western boundary is adjoined by a detached dwelling (Number 20 Bereweek Way). The main sports ground which extends east from the site is designated on the Policies Map to the Winchester District Local Plan Part 2 – Development Management and Site Allocations (April 2017) (LPP2) as a 'Protected Open Areas' to which policy DM5 applies. There is currently no vehicular access to the site from the adjacent highway. Whilst the site is linked to the existing playing fields (sports ground), it is not formally designated for any purpose other than being located within the defined built up area of Winchester.

Proposal

Case No: 24/00444/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Consent is sought to build a detached, two storey dwelling on the site and to form a new vehicular access off Bereweeke Way to the north. A new parking and turning area would be formed within the site. The proposed dwelling would have an external footprint of just over 130 square metres and would comprise four bedrooms. External facing materials have not been specified, although the proposed design would largely replicate the character and form of dwellings off Bereweeke Way (likely to have been built during the 1990s). Ridge height would measure approximately 8 metres.

Relevant Planning History

Erection of three two storey houses with associated parking, and landscaping on surplus land at Peter Symonds College, off Bereweeke Way, Winchester (21/00726/FUL) refused 18.03.2022 Appeal against refusal dismissed 05.05.2023

Erection of an artificial cricket pitch and practice net (13/01134/FUL) permitted August 2013

Consultations

Service Lead – Engineering (Drainage) – No objections subject to conditions (Condition 5):

- Agree with the submitted drainage report recommendations regarding foul drainage
- Significant infiltration potential on site
- If permission is granted, a typical condition for surface water drainage needs to be imposed to secure an appropriate and sustainable drainage system

Service Lead – Sustainability and Natural Environment (Trees) – No objections subject to conditions ensuring protection / retention of trees (Conditions 16 – 20)

Service Lead – Sustainability and Natural Environment (Ecology) – No objections subject to the approval and implementation of a Biodiversity Compensation and Enhancement Strategy (Condition 7)

WCC Urban Design Officer - No significant concerns with regards to the proposed Bulk, scale and mass of the proposed dwelling but suggest that the application could be supported by a more detailed contextual analysis and that the sustainability of the development could be enhanced through improved design

Hampshire County Council (Highway Authority) – No objections subject to conditions (Condition 12):

- As the proposed dwellings are situated near the end of a cul-de-sac and consist of 5 dwellings, the access is acceptable subject to a dropped kerb being implemented
- Satisfied that adequate visibility can be achieved from the access
- The proposed level of parking to be provided does not raise concerns regarding an overspill of parking on the local highway
- A construction management statement should be submitted and approved prior to development

Natural England – No comments received

Case No: 24/00444/FUL

WINCHESTER CITY COUNCIL
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Southern Water – Advise that a formal application for a connection to the public foul sewer should be made by the developer

Sport England – No comments received

Representations:

Winchester Town Council – No comments received

City of Winchester Trust – Objection raised:

- Aside from the changes made since the scheme previously dismissed on appeal, many of the other comments made by the Inspector in his report remain relevant to this smaller site
- The proposal would still involve the loss of some open space contrary to the broad aims and objectives of policy CP13 of LPP1 and policies DM15,16 and 17 of LPP2
- no assessment or evidence that clearly shows that this land is surplus to requirements.
- No explanation as to why the 2013 permission for the installation of cricket nets did not go ahead
- The college will continue to grow and recreational needs will continue
- No explanation as to why a house with a ground source heat pump is also going to be equipped with a chimney

19 Objecting Representations received from different addresses within the WCC administrative area citing the following material planning reasons:

- Loss of privacy
- Overbearing impacts upon neighbouring properties
- Loss of recreational / open space / natural greenspace
- The land on which the new dwelling is proposed has previously had consent for cricket nets which was not implemented but could be resurrected in the future for the benefit of the local community and the growing number of college students
- Open areas not subject to Policy DM5 are nevertheless recognised as being important (LPP2)
- The reasons for rejecting Application 21/00725/FUL (including Plot 1) are equally applicable to the one detached property in 24/00444/FUL.
- Loss of on street parking – which is in significant demand
- The site layout should be amended to enable trees to be retained
- Insufficient space to accommodate the development
- Imposing design and harmful impact upon street scene
- Permitting the development would lead to further development in future
- The proposal does not respond positively to the character and appearance and variety of the local environment
- The proposed development is on the narrowest section of Berewecke Way.
- Significant loss of green hedging and trees
- Harmful impacts on biodiversity

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

No supporting representations received

Relevant Government Planning Policy and Guidance

National Planning Policy Framework (December 2024)

Chapter 2 – Achieving Sustainable Development
Chapter 5 - Delivering a Sufficient Supply of Homes
Chapter 8 – Promoting Healthy and Safe communities
Chapter 9 – Promoting Sustainable Transport
Chapter 12 – Achieving Well Designed and Places
Chapter 15 – Conserving and Enhancing the Natural Environment

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1)

Policy DS1 – Development Strategy and Principles
Policy WT1 - Development Strategy for Winchester Town
Policy CP1 - Housing Provision
Policy CP2 - Housing Provision and Mix
Policy CP7 - Open Space, Sport and Recreation
Policy CP11 - Sustainable Low and Zero Carbon Built Development
Policy CP13 – High Quality Design
Policy CP15 – Green Infrastructure
Policy CP16 – Biodiversity

Winchester District Local Plan Part 2 – Development Management and Site Allocations

Policy WIN1 – Winchester Town
Policy DM1 – Location of New Development
Policy DM2 – Dwelling Sizes
Policy DM5 – Protecting open space
Policy DM16 – Site Design Criteria
Policy DM17 – Site Development Principles
Policy DM18 – Access and Parking
Policy DM24 – Special Trees, Important Hedgerows and Ancient Woodland

Supplementary Planning Documents

National Design Guide 2019
High Quality Places 2015
Air Quality Supplementary Planning Document 2021
Residential Parking Standards 2009
St Barnabas Neighbourhood Design Statement 2007

Emerging Planning Policy

The Regulation 19 Local Plan has been agreed by Full Council and the examination has now concluded. Therefore, the emerging policies can be given appropriate and increasing weight in the assessment of development proposals in advance of Adoption.

Case No: 24/00444/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Planning Considerations

Principle of Development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 48 of the National Planning Policy Framework (NPPF, 2024) require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Policy DS1 of the LPP1 is consistent with the NPPF which states in paragraph 11 that decisions should apply a presumption in favour of sustainable development and that for decision taking this means approving development proposals that accord with an up to date development plan without delay.

The application site falls within the built up area of Winchester. LPP1 Policy WT1 states that the spatial planning vision for Winchester Town will be achieved in part through the development and redevelopment of existing sites and other opportunities within and adjoining the defined built-up area of Winchester. Furthermore, LPP1 Policy CP1 states that provision will be made within the District for the provision of about 12,500 dwellings (net) in the period April 2011 to March 2031 including 4000 dwellings within Winchester Town. The proposal is within a defined settlement boundary where the principle of additional residential units is acceptable in principle.

With regards to the nature of dwellings to be provided LPP1 Policy CP2 anticipates that the majority of homes should be in the form of 2 and 3 bed houses (particularly in the case of larger sites), unless local circumstances indicate an alternative approach should be taken, including where there is an imbalance of housing types and sizes in particular parts of the District. In this case the proposal would comprise a single four bedroom dwelling. However, given the fact that only one unit is proposed and the development does not relate to a larger site, it is considered that the proposal would not result in an inappropriate mix of housing provision.

Overall, it is concluded that the principle of development is established by LPP1 Policy WT1 and LPP2 Policy DM1.

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

LPP2 Policy DM16 seeks to ensure all new development responds positively to the character, appearance and variety of the local environment, within and surrounding the site, in terms of its design, scale and layout. With regards to Winchester Town in particular, LPP1 Policy WT1 seeks to ensure the retention of existing and provision of new green infrastructure to ensure that the town retains its well-treed character, attractive green setting, its well-defined urban edge, and access to open space. It also seeks to ensure all new development is of the highest design quality in terms of architecture and landscape, and that proposals fully consider and respect the context and surroundings, reflect local distinctiveness, preserve historical and cultural heritage, and make a positive contribution to the quality of the area. LPP2 Policy WIN1 largely reflects these requirements and states that proposals should protect and enhance the special character of Winchester Town, including its setting, heritage assets and treed skylines.

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As identified at the time of the predecessor application, the Application Site forms a part of an existing sports ground. The previous appeal decision made reference to the amenity value of the site and the contribution it makes to the appearance and local distinctiveness of this densely built-up part of Winchester. It was also acknowledged that the Open Space Strategy states that the ward in which the Application Site is located is deficient both in terms of open space and recreation space/sports grounds when assessed against the standards in the Development Plan. It is recognised that the updated Open Space Strategy (2022) continues to identify a deficit in recreation / sports ground provision. However, the development as now proposed would not encroach into the area of designated open space as it would now be limited to the smaller area of land which lies immediately north of the day nursery. It would therefore ensure the retention of designated open space as required by LPP1 Policy WT1. The Applicant states that the application site does not form part of the sports pitch and is surplus to the college's requirements.

It should also be recognised that the Open Space Strategy which maps and quantifies important open areas and open green areas with significant visual amenity value in and around the district (with a view to providing protection for these sites) continues to exclude the application site as an identified important open area.

It is recognised that third parties raise concerns that open areas not subject to Policy DM5 are nevertheless recognised as being important (LPP2) and that the proposal would result in the introduction of new built development onto a largely open site, altering its character from greenspace connected to a wider sports field to a private dwelling with associated built development, hardsurfacing and enclosure. However, given the scale of the development, the enclosed nature of the site (which is not publicly accessible), its limited recreational function (as identified above) and its biodiversity value (mown modified grassland) it is considered that the proposal would not harmfully impact upon the recognised open space functions as identified within the supporting text to LPP2 Policy DM5 (having regard to recreational, biodiversity, heritage or amenity value). The development has also been designed so as to retain the majority of existing boundary features which enclose the site on three sides.

The overall impact of the development would be mitigated by the more contained character and reduced size of the site in comparison with the previously refused scheme. As such the site has a greater degree of containment than the more open land which lies to the east. These factors would ensure the proposal would be visually well related to built development to the north. As such it is considered that the introduction of a new dwelling onto the site would not result in an unacceptably harmful impact upon the character of the area, having particular regard to the open character of the playfields and the street scene along Bereweke Way.

With regards to the design, scale and layout of the proposal, the dwelling footprint, plot size and configuration would be reflective of other dwellings along Bereweke Way. It would be orientated end on to the highway boundary and set slightly back from this boundary. This would (alongside the retention of boundary screening and the set back on parking from the frontage) ensure it would not appear overly prominent or incongruous in the street scene. The existing dwellings along Bereweke Way are of a fairly uniform design and the proposed dwelling would be reflective of these characteristics.

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A further concern raised at the time of the previous appeal was that the proposal to include ballstop netting (potentially up to 9 metres in height) would have a harmful impact upon the character of the area. The agent has now confirmed that this aspect of the previous scheme is not to be included as part of the current application.

Having regard to the above considerations, along with the reduced number of dwellings proposed and the fact that the proposal would not encroach into the main open area of the playing field, it is concluded that the design, scale and layout adequately addresses the concerns which led to the previous scheme being dismissed on appeal.

Overall it is concluded that the layout and design of the development would minimise visual intrusion, preserve local distinctiveness, retain green infrastructure and open space and respond positively to the character, appearance and variety of the local environment, within and surrounding the site as required by LPP1 Policy WT1 and LPP2 Policies WIN1, DM15 and DM16.

Development affecting the South Downs National Park

The application site is located 0.6 miles 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 2023. 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 (mainly built up residential development), an adverse impact on the National Park and its statutory purposes is not identified.

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

The proposed development does not affect nor is it near to a statutory listed building or structure including setting; Conservation Areas, Archaeology or Non-designated Heritage Assets including setting. Therefore, no impact is demonstrated.

Neighbouring amenity

The application site is adjoined by one other residential property, 20 Berewecke Way, which lies immediately to the west. There would be a distance of approximately 18 metres between the rear elevation of the proposed dwelling and the boundary with the neighbour. Having regard to this, and the established vegetation on this boundary, it is concluded that the potential for any additional overlooking, visual intrusion or loss of light towards the closest neighbour would be limited and that a refusal on such grounds would not be sustainable. Dwellings to the north of the site lie approximately 15 metres from the proposal, with Berewecke Way and various intervening features between. Having regard to this and the fact that the private rear gardens of these neighbouring properties would remain unaffected by the proposal no adverse impacts are anticipated.

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Whilst the adjacent children's nursery (which is likely to generate noise throughout the day) lies immediately to the rear of the site, no concerns were raised at the time of the previous application in relation to potential noise impacts from this existing use on future occupants. Furthermore, there are already a number of residential properties which lie within a comparable distance of this established use.

As identified above, the ballstop netting which formed part of the previous scheme (and was stated to give rise to harmful visual intrusion) is no longer proposed.

It is acknowledged that air source heat pumps have the potential to give rise to additional noise impacts. To enable these impacts to be assessed, the Applicant has provided details of the siting and specification of the proposed heat pump along with an Acoustic Assessment Report. This has been reviewed by the Environmental Protection Officer, who has confirmed that they are satisfied that the information provided shows that the proposed heat pump would not give rise to harmful noise impacts subject to the recommendations within the noise report being adhered to (Condition 15).

Overall, it is therefore concluded that the proposed development would not have an unacceptable adverse impact on adjoining land, uses or property by reason of noise, overlooking, overshadowing or by being overbearing as required by LPP2 Policy DM17.

Sustainable Transport

The proposal would involve the formation of a new access onto Bereweek Way (an unclassified highway). Because of the number of dwellings proposed, the Standing Advice from the Highways Authority would be a relevant consideration.

The advice states that the internal layout of the development should link pedestrian/cycle access to the existing pedestrian and cycle facilities across the immediate frontage of the site. It states that this can be along a shared driveway or frontage or through a path within the development. In this instance a shared access is proposed for both pedestrians and vehicles. This is considered acceptable given that only one dwelling unit is proposed, which is in turn likely to give rise to a very low level of vehicle movements.

The advice also states that if gates are to be fitted across the vehicle access then these must open away from the highway (inwards). To ensure that there is sufficient space for a vehicle to exit the highway gates must be set back 6m from the edge of the carriageway. In this instance the applicant has confirmed that no gates are proposed on this access. Notwithstanding this, it is recommended that a condition should be imposed ensuring any gates introduced in the future would meet the above requirements (Condition 13).

Because the proposed development involves the formation and laying of a means of access to an adopted highway, the views of the Highways Authority have been sought. The Highways Authority have advised that the access proposed is acceptable in highway terms, subject to a drop kerbed being implemented. They also advised that the proposed access would achieve an acceptable standard of visibility. Notwithstanding this they advise that to mitigate harmful impacts on the highway during construction, a construction management plan would be required. It is considered that this could reasonably be secured through an appropriately worded planning condition (Condition 12).

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With regards to parking provision, the proposed plans indicate that three parking spaces are proposed. This would meet the relevant standards contained within the relevant WCC Supplementary Planning Document.

Paragraph 116 of the NPPF recognises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Overall, it is concluded that the proposed development would allow for access to, and movement within, the site in a safe and effective manner and would incorporate parking provision and vehicular access as part of the overall design of the scheme as required by LPP2 Policy DM18.

Ecology and Biodiversity

The application site (which mainly comprises modified grassland) does not lie within or adjacent to any statutory nature conservation site. With regards to onsite ecology interests, the preliminary ecological assessment (PEA) which accompanies the application identifies that the most ecologically valuable habitat on site includes the boundary habitats and patch of bramble scrub. It advises that these habitats should be retained, protected and enhanced where possible. The site is considered suitable for foraging and commuting bats. A sensitive lighting scheme is therefore recommended to minimise disturbance to roosting and foraging bats during the development period. Precautionary working methods in relation to reptiles and birds are also recommended. However, the PEA does not identify the need to undertake any further ecological survey work.

As required by LPP1 policies CP15 and CP16 the PEA also recommends various enhancements to on site biodiversity interests. This includes enhancements to hedgerows, log piles, tree mounted bat boxes and bird boxes.

Subject to the recommendations set out within the PEA being secured and implemented through appropriately worded planning conditions it is concluded that the proposed development would avoid harmful impacts upon biodiversity and secure a net gain in on site biodiversity interests as required by LPP1 Policies CP15 and CP16.

It is recognised that biodiversity net gain is now required under the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. This seeks to ensure development proposals deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

In this instance it has been established that the proposed development is exempt from this requirement as the development is not 'major development' and the application for planning permission was made before 2 April 2024.

Appropriate Assessment.

The application (which will result in an increase in overnight accommodation) will have a likely significant effect in the absence of avoidance and mitigation measures on European and Internationally protected sites as a positive contribution of 0.2 kg/year of Phosphorus

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is made. The total nitrogen budget for the development would be 4.74 kg/year (Pre-2030) and 2.48 kg/year (Post-2030).

The authority has concluded that the adverse effects arising from the proposal are wholly consistent with, and inclusive of the effects detailed in the Winchester City Council Position Statement on nutrient neutral development and the guidance on Nitrogen and Phosphorus from Natural England.

The application has been accompanied by a European Sites Checklist which confirms that the applicant is happy to accept a Grampian condition in the event that planning consent is granted in order to secure an appropriate level of mitigation. Furthermore, the necessary amount of nutrient credits have been legally secured with the WCC New Homes Team.

Having regard to this, the authority's appropriate assessment is that the application coupled with the mitigation package secured by way of a Grampian condition (Condition 8) complies with the strategy and would result in nitrogen / phosphorus neutral development. It can therefore be concluded that there will be no adverse effect on the integrity of the designated sites identified above in this regard.

This represents the authority's Appropriate Assessment as Competent Authority in accordance with requirements under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Article 6 (3) of the Habitats Directive and having due regard to its duties under Section 40(1) of the NERC Act 2006 to the purpose of conserving biodiversity. Consideration of the Ramsar site/s is a matter of government policy set out in the National Planning Policy Framework 2023.

Sustainability

Paragraph 161 of the NPPF states that the planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It also states that proposals should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience. It required proposals to encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

LPP1 Policy CP11 reflects these requirements and states that developments should achieve the lowest level of carbon emissions and water consumption which is practical and viable and should apply the energy hierarchy through maximising energy efficiency and designing out the need for energy use in the first instance.

LPP2 Policy DM16 also states that proposals should utilise the principles of energy efficient design, by means of layout, orientation, passive solar gain, and the design of buildings and spaces, as far as is compatible with the character of the area.

The climate change statement which accompanies the application indicates that the proposed dwelling design would incorporate various features designed to minimise the contribution of the development towards climate change impacts. These include:

- Orientation and the size of the windows optimised to maximise the amount of natural daylight and therefore reduce the demand for artificial lighting

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- U-values of the building envelope will meet Building Regulations Part L (2021) standards and further improvements to U-values will reduce the house's heating requirements
- Ground floors constructed using a precast concrete beam and block suspended system insulated with 150mm thick PIR insulation (thermal conductivity 0.022 W/mk) or similar
- Windows as double glazed with Low 'e' soft coat and argon filled
- Ventilation to the bathrooms will be comprised of continuous extract ventilation as per System 3 criteria
- Roof mounted photovoltaic panels (these are included on the proposed elevations)
- Air source heat pumps

Having regard to the various measures proposed (which are to be secured through Conditions 9 and 10), it is concluded that as required by LPP1 Policy CP11 the proposed development would be designed to maximise energy efficiency and design out the need for energy use by means of the scheme layout and the orientation and design of individual buildings, making full use of passive heating and cooling systems as far as is practical.

Air Quality

The application site lies within the Winchester Air Quality Management Area. The AQMA was declared in 2003 for exceeding the annual mean nitrogen dioxide (NO₂) and 24-hour mean PM₁₀ concentrations, though the declaration for 24-hour mean PM₁₀ was later revoked in 2013.

In accordance with the Air Quality SPD, the application has been accompanied by an Air Quality Statement. Whilst the concerns raised by the City of Winchester Trust are acknowledged (and the submitted plans indicate a chimney), the statement confirms that no solid fuel (wood or coal) domestic heating appliances or open fireplaces are to be provided at the dwelling. Further clarification has been sought in relation to this issue and the agent has advised that the chimney is for design purposes only and to reflect the style of the existing dwellings (which have expressed chimneys on the gables).

The Applicant has also confirmed an intention to install an electric vehicle charging point (detailed to be secured through Condition 10). There would be adequate space within the integral garage for secure bicycle parking.

Overall, it is concluded that subject to appropriate conditions being imposed, the proposed development would mitigate any potentially harmful impacts upon air quality, minimise impacts upon sensitive receptors and contribute towards the aim of improving air quality. The proposal is therefore considered to be in accordance with the WCC Air Quality SPD.

Sustainable Drainage

With regards to surface water drainage, the application site does not fall within a designated flood zone. Whilst the proposal will result in additional hardsurfacing and built form across the site the application has been accompanied by a Flood Risk and Drainage Appraisal which confirms satisfactory ground conditions and has been reviewed by the WCC Drainage Engineer. The submitted details relating to both foul and surface water drainage have been confirmed as acceptable.

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Subject to conditions securing the implementation of an appropriate and sustainable drainage system the proposal would not give rise to unacceptably adverse drainage impacts.

Overall, it is concluded that subject to imposing appropriate conditions, the proposal would ensure that adequate surface water drainage and wastewater infrastructure would be provided to service new development as required by LPP1 Policy CP17.

Trees

NPPF paragraph 136 recognises that trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. It promotes opportunities to incorporate trees within development and to ensure that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible.

Paragraph 5.18 of the High Quality Places SPD states that Trees are a hugely significant part of the character of the district, both in landscape and townscape terms. Therefore, the first principle is that trees which make a positive contribution should be retained wherever possible.

A number of trees lie on the boundary of the site and an arboricultural impact assessment (along with a tree protection plan) has been submitted to enable the impact upon these trees to be assessed. The supporting information has been reviewed by the WCC Tree Officer.

The proposed scheme requires the removal of a small number of relatively insignificant (C and U category) trees and shrubs, which will not significantly impact the local or wider landscape.

The proposed new structures are situated outside of the assessed Root Protect Areas (RPAs) of all of the trees proposed for retention, therefore these trees pose no below ground constraints on the new structures. Therefore, subject to appropriate tree protection measures being installed during construction and any new services being routed to avoid all RPAs, the proposal would not result in any direct impacts upon retained trees. The retained trees are at a satisfactory distance from the proposed development and highly unlikely to give rise to any inconvenience. Therefore, the proposal would not lead to additional pressure for tree management in the longer term. The WCC Tree Officer raises no specific concerns in relation to the impacts of the development subject to appropriate conditions being imposed and it is therefore concluded that the proposal would meet the objectives of LPP2 Policies DM15 and DM24 in relation to conserving trees, hedgerows which contribute to local distinctiveness (along with the space required to support them in the long term).

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.

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Planning Balance and Conclusion

The proposal is in accordance with the Development Strategy contained within the Winchester Local Plan Part 1 which seeks to direct new residential development towards the built up area of Winchester.

It is acknowledged that the LPP2 references the wider benefits of open space including character and local distinctiveness, biodiversity, flood management and recreation (amongst others) and that concerns have been raised that a proposal which results in the loss of designated open space would be contrary to these objectives. However, it is considered that the modest scale of the proposal (which lies wholly outside the open space designation), the development design and the various ecological / landscape enhancements would ensure the proposal would not result in the loss or the reduction of any important open areas, either individually or cumulatively and would also secure wider benefits in the long term which accord with the policy objectives referred to above.

The absence of unacceptably harmful impacts upon the living conditions of neighbouring residents, highway safety or the local environment, along with the contribution the proposed development would make towards the objectives of the NPPF in relation to boosting housing supply also weigh in favour of the development.

It is therefore recommended that planning permission should be granted.

Recommendation

Approve subject to the following conditions:

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 approved shall be constructed in accordance with the following plans and documents received: -

Plans:

The Location Plan – Drawing Reference LP.02 REV P1
Coloured Site Layout – Drawing Reference CSL.02 P2
Site Layout – Drawing Reference SL.02 P2
Coloured Street Elevations – Drawing Reference CSE.02 REV P1
Plot 1 Elevations – Drawing Reference P.1.E REV A
Plot 1 Floorplans – Drawing Reference P.1.P REV A
Street Elevations – Drawing Reference SE.02 REV P1

Documents:

Sustainability & Energy Statement (Blue Sky Unlimited, 2 October 2023)
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Reason: To ensure an acceptable design, scale and layout and to avoid adverse impacts upon amenity as required by policies DM16 and DM17 of the Winchester District Local Plan Part 2 (2017)

3. No development shall take place above damp proof course level until samples or full details of proposed external facing materials have been submitted to the Local Planning Authority and have been approved in writing. The development shall be carried out fully in accordance with the approved details.

Reason: To ensure an acceptable design, scale and layout and to avoid adverse impacts upon amenity as required by policies DM16 and DM17 of the Winchester District Local Plan Part 2 (2017)

4. No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the specification, luminosity, operation and layout of lighting (to be informed by the recommendations contained within Section 4.13 of the approved Preliminary Ecology Appraisal, Ecology Partnership, 2023).

The lighting must then be installed and implemented in accordance with the approved details.

Reason: To protect the ecology and amenities of the area in accordance with policy CP16 of the Winchester District Local Plan Part 1 – Joint Core Strategy (2013) and policy DM23 and policy DM23 of the Winchester District Local Plan Part 2 – Development Management and Site Allocations.

5. 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 approved details shall be fully implemented prior to development above slab level.

Reason: To ensure flood risk is not increased elsewhere, that opportunities to reduce the causes and impacts of flooding within the District are addressed and that wastewater infrastructure to service new development is provided as required by Policy CP17 of the Local Plan Part 1 - Joint Core Strategy Adopted March 2013

6. Prior to development above slab level a scheme of landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall include:

- (a) planting specification
- (b) areas for hard surfacing and the materials to be used;
- (c) other means of enclosure;
- (d) establishment and maintenance schedule covering the first five years following the completion of development
- (e) the timing of the provision of the landscaping proposals

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No development shall take place unless these details have been approved and then only in accordance with those details.

Within 3 months of date of the local planning authority giving written approval for boundary treatments (or other such time period as may be agreed by the local planning authority), the approved boundary treatments shall be provided on site. If within a period of 5 years from the date of the planting, if the tree is removed, uprooted or destroyed or dies (or becomes in the opinion of the Local Planning Authority seriously damaged or defective) another tree of the same species and size as that originally planted shall be planted at the same place within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure an appropriate setting to the development and to secure a net gain in biodiversity in accordance with LPP1 policy CP16 and LPP2 policies DM16 and DM17.

7. Prior to development above slab level, a Biodiversity Compensation and Enhancement Strategy enhancement Strategy shall be submitted to the Local Planning Authority;

This Strategy should include, but not be limited to, the creation of 15m of native, species rich hedgerow, native tree planting, integrated bat feature (e.g. bat brick) and integrated bird feature (e.g. swift brick).

The details submitted for approval shall include details of the materials, size and design of the bird & bat features, the identification of the trees / buildings where the boxes will be located, the height above ground, the orientation of the box, how the box will be attached to the tree and a timetable for the installation of the boxes. The measures shall be informed by the recommendations set out within paragraphs 4.21 to 4.25 of the approved Preliminary Ecology Appraisal, Ecology Partnership, 2023)

Thereafter, the approved measures shall be installed in accordance with the details so approved.

Reason: To secure biodiversity enhancements as required by Policy CP16 of the Winchester Local Plan Part 1: Joint Core Strategy Adopted 2013.

8. The development hereby permitted shall NOT BE OCCUPIED until:

A) 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:

B) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European sites by the development and 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

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C) Information regarding the efficiency and performance of the septic tank has been submitted to and approved in writing by the Local Planning Authority

D) A package treatment plant (PTP) management and maintenance plan has been submitted and approved in writing by the Local Planning Authority; and

E) All measures forming part of that mitigation have been secured and submitted to the Local Planning Authority.

The approved development shall not be occupied before 17 September 2025.

Reason: To accord with the Conservation of Habitats and Species Regulations 2017, and Policy CP11, CP16 and CP21 of the Winchester District Local Plan Part 1.

9. 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 dwelling 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: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

10. Prior to the occupation of the dwelling hereby permitted detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that the dwelling has met 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 occupied in accordance with these findings.

Reason: To 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.

11. The approved dwelling shall not be occupied until provision has been made for the charging of electric vehicles within the site in accordance with a scheme (including details of the siting and specification) that has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of supporting the transition to a low carbon future as required by paragraph 157 of the NPPF 2023 and reducing impacts upon air quality as required by LPP2 Policy DM19

12. No development shall start on site until a construction method statement has been submitted to and approved in writing by the 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;

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- (d) Methods and phasing of construction works;
- (e) Access and egress for plant and machinery;
- (f) Protection of pedestrian routes during construction;
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;

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

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

13. Any gates to be fitted across the vehicle access shall open away from the highway (inwards) and shall be set back by at least 6m from the edge of the adopted carriageway.

Reason - In the interests of highway safety.

14. Prior to occupation of each unit the area shown on the approved plan for the parking and turning of vehicles for that unit (Site Layout Plan Reference SL.02 REV P1) shall be provided and reserved for these purposes at all times.

Reason: To ensure that vehicles parked on the site are able to enter and leave in forward gear as required by Policy DM18 of the Winchester District Local Plan Part 2 – Development Management and Site Allocations (LPP2)

15. The proposed air source heat pumps identified in Drawing Reference SL.02 P2 shall be installed, operated and maintained fully in accordance with the approved ASHP Acoustic Assessment Report (Pulsar Acoustics, 31 May 2024, Reference PA-01163-01-Rev00)

Reason: To ensure the proposed development would not have an unacceptable impact on human health or quality of life as required by LPP2 Policy DP20.

16. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Implications Assessment and Method Statement ref:- GHA/DS/160223:24a written by Glen Harding of (GHA trees arboricultural consultancy) and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

Reason: To ensure the proposal would not result in the loss or deterioration of ancient woodlands, special trees, distinctive ground flora and the space required to support them in the long term as required by Policy DM 24 of the Winchester District Local Plan Part 2 – Development Management and Site Allocations (LPP2)

17. The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected to ensure compliance with the Arboricultural Implications Assessment and Method Statement Ref:- GHA/DS/160223:24a Tree Protection Plan, Ref:- Tree Protection Plan Telephone – Tree Officer. 01962 848360

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Reason: To ensure the proposal would not result in the loss or deterioration of ancient woodlands, special trees, distinctive ground flora and the space required to support them in the long term as required by Policy DM 24 of the Winchester District Local Plan Part 2 – Development Management and Site Allocations (LPP2)

18. 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:- GHA/DS/160223:24a

Reason: To ensure the proposal would not result in the loss or deterioration of ancient woodlands, special trees, distinctive ground flora and the space required to support them in the long term as required by Policy DM 24 of the Winchester District Local Plan Part 2 – Development Management and Site Allocations (LPP2)

19. No development, or groundworks which have the effect of 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.

Reason: To ensure the proposal would not result in the loss or deterioration of ancient woodlands, special trees, distinctive ground flora and the space required to support them in the long term as required by Policy DM 24 of the Winchester District Local Plan Part 2 – Development Management and Site Allocations (LPP2)

Informatives:

1. In accordance with paragraph 39 of the NPPF (December 2024), Winchester City Council (WCC) takes 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

2. In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Officer Assessment" section of the report.

3. Biodiversity Net Gain Informative for applications exempt from BNG

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Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements (as set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024) are considered to apply as follows:

- The application for planning permission was made before 12 February 2024.

4. Please be advised that the proposed access will require the implementation of a dropped kerb. Further information regarding drop kerbs can be found via the following link:

<https://www.hants.gov.uk/transport/parking/droppedkerbs>

5. Please be advised that birds' nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake vegetation clearance outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is no alternative to doing the work during this period then a thorough, careful and quiet examination of the affected areas must be carried out before demolition starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord.

6. Reptile habitat such scrub, hedge bases and areas of tussocky grass should be carefully cleared by hand during warmer months to avoid disturbing hibernating reptiles. Any reptiles revealed should be moved to adjacent retained boundary habitat or allowed to move off of their own accord.

7. Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service:

developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on the website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

24/00444/FUL

ERECTION OF A TWO STOREY DWELLING
ON LAND OFF BEREWEEKE WAY,
WINCHESTER

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LOCATION PLAN

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- Development Boundary
- Land within applicant's ownership

scale 1:1250



Winchester
City Council

Application Site

Open Space Designation



AERIAL VIEW



PROPOSED SITE LAYOUT

SITE LEGEND:



Site Boundary



Land within applicant's ownership



Fence Line - Ref Boundary Materials Layout and details for detailed specification



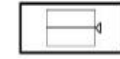
Parking



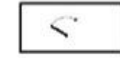
Existing hedge



Service strip



2.4m x 1.8m timber shed



Denotes Garden Gate



Permeable paving



Proposed Heat Pump location



PROPOSED ELEVATIONS



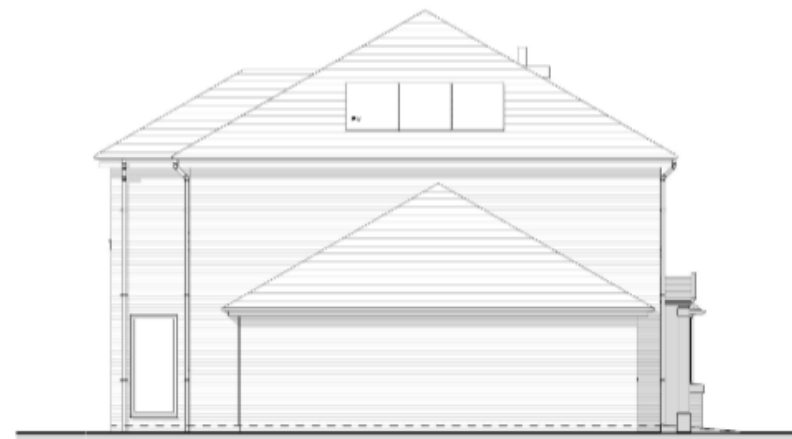
Front Elevation



Side 1 Elevation

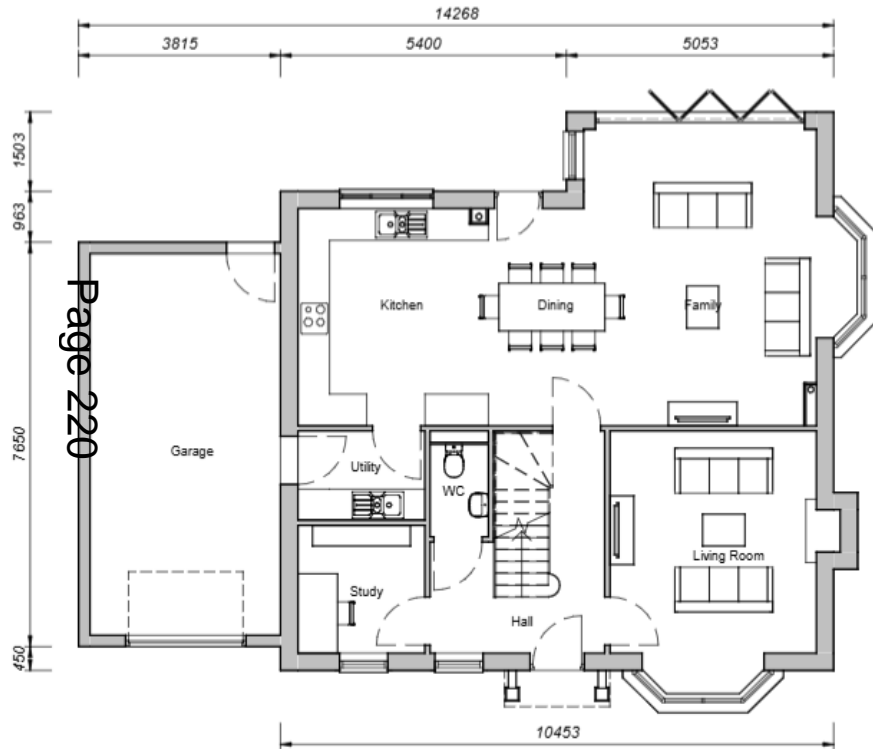


Rear Elevation

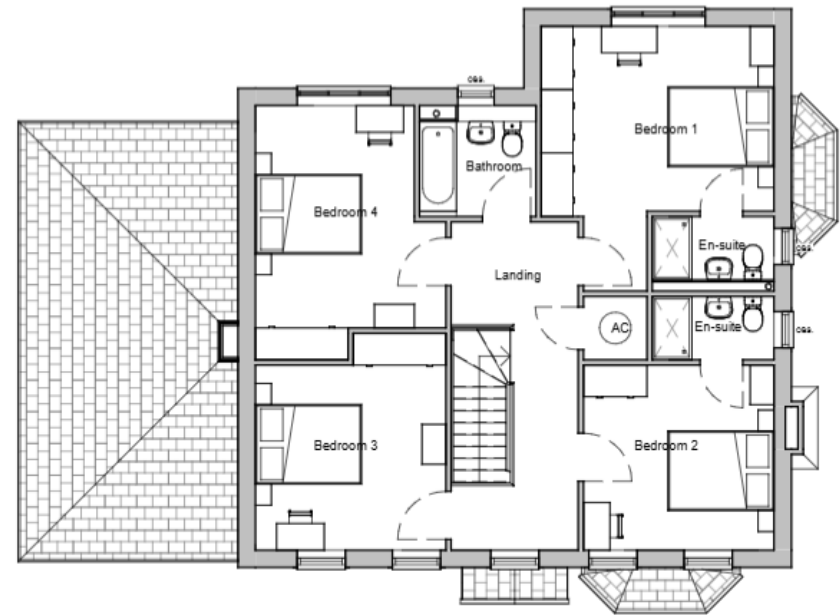


Side 2 Elevation

PROPOSED FLOORPLANS



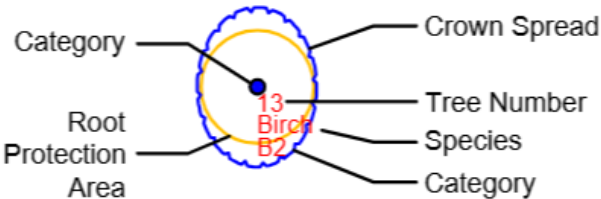
00 Ground Floor Plan



01 First Floor Plan

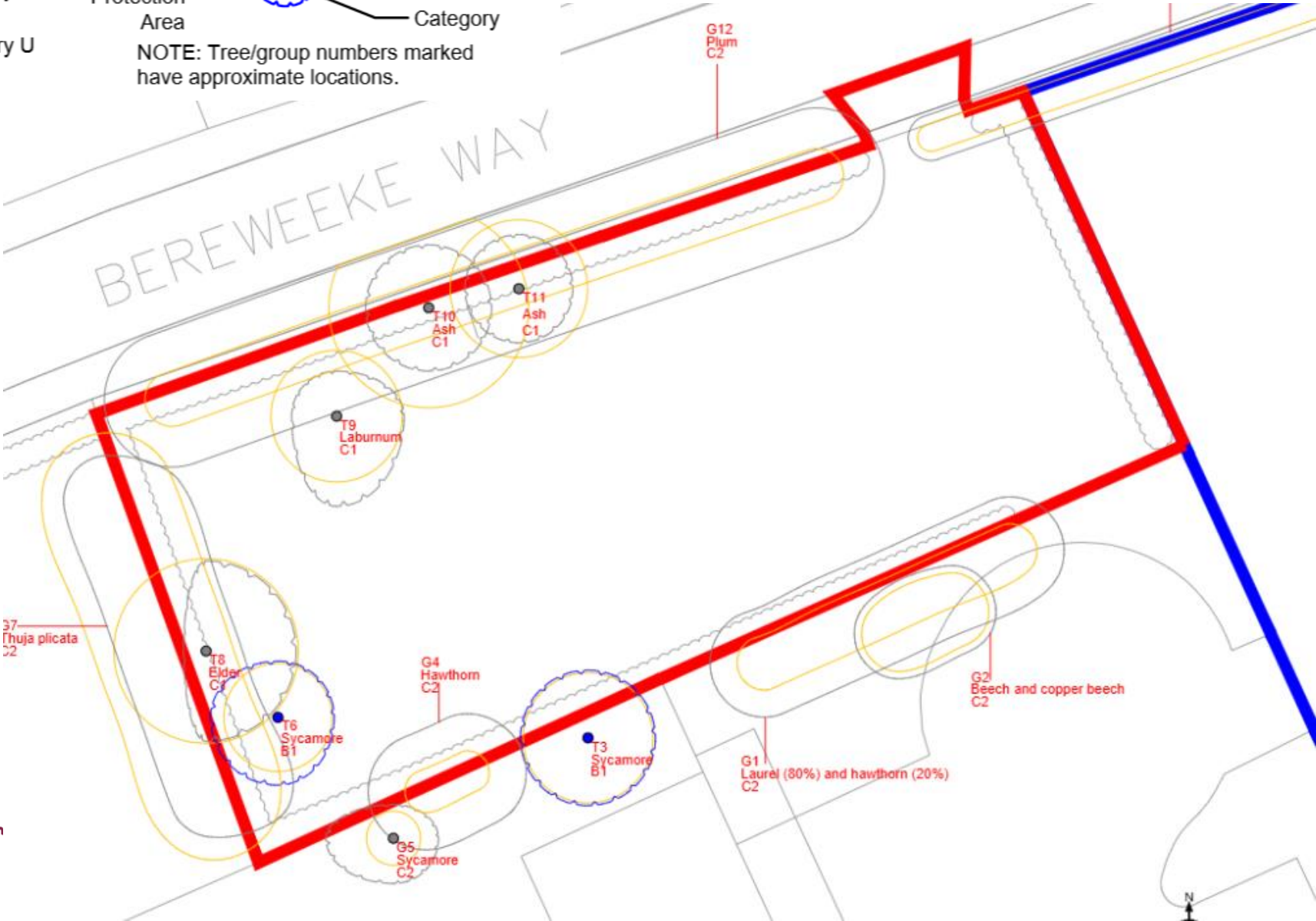
Key:

- Category A
- Category B
- Category C
- Category U



NOTE: Tree/group numbers marked have approximate locations.

TREE PROTECTION PLAN



21/00726/FUL (Dismissed on Appeal)

Current Proposal



VIEW FROM BEREWEEKE WAY TOWARDS DEVELOPMENT SITE



VIEWS FROM BEREWEEKE WAY TOWARDS DEVELOPMENT SITE AND PROPOSED ACCESS LOCATION

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VIEW NORTH TOWARDS BERWEEKE WAY FROM WITHIN OPEN SPACE

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VIEW NORTH WEST TOWARDS APPLICATION SITE AND BOUNDARY WITH DAY NURSERY

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VIEW EAST TOWARDS OPEN SPACE FROM WITHIN APPLICATION SITE

Page 227



VIEW WEST TOWARDS APPLICATION SITE FROM WITHIN OPEN SPACE



VIEW TOWARDS APPLICATION SITE AND DAY NURSERY



CONCLUSION AND RECOMMENDATION

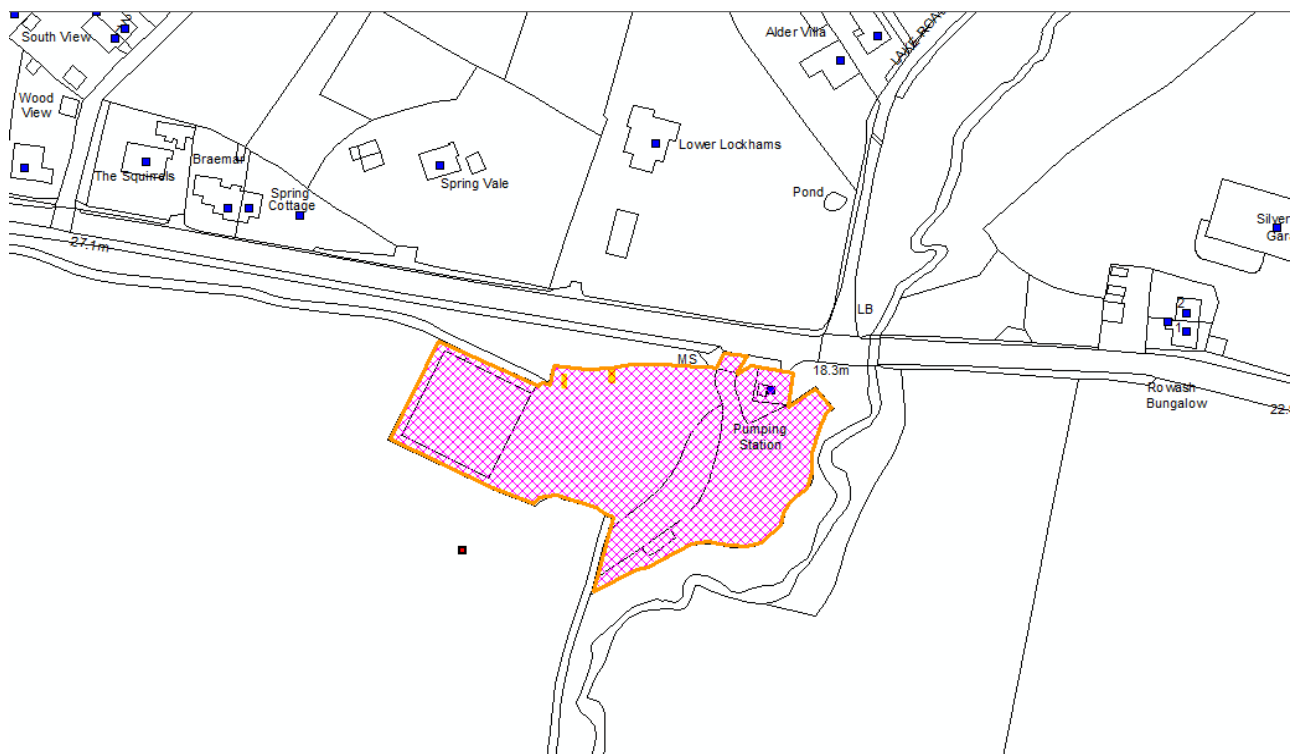
WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: 25/00472/FUL
Proposal Description: Temporary use of the hardstanding for parking for a period of 3 years.
Address: Land South of Kitnocks Hill, Curdridge, Hampshire
Parish, or Ward if within Winchester City: Curdridge Parish Council
Applicants Name: Mr Allen Prebble
Case Officer: Ethan Townsend
Date Valid: 07 March 2025
Recommendation: Permit
Pre Application Advice No

Link to Planning Documents

[Link to page – enter in reference number 25/00472/FUL](https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple)

<https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple>



Reasons for Recommendation

The proposal would facilitate and support the vitality of an existing major rural commercial enterprise, the principle of which is acceptable when weighed against any harm. Notwithstanding that the proposal does not strictly comply with the requirements of Policy MTRA4 of the LPP1, when taking into account all the policies of the Development Plan, as set out within this report, and other material planning considerations, including the temporary

Case No: 25/00472/FUL

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nature of the proposal, the scheme is considered to be acceptable. The proposal would not result in any significant harm to the character of the area, neighbouring residential amenity, or the ecological, drainage and highway networks. It is therefore in accordance with policies CP16 and CP17 of the LPP1, DM15, DM16, DM17, and DM18 of the LPP2.

General Comments

Curdrige Parish Council has requested for the application to be determined by Planning Committee, based upon material planning considerations is shown in Appendix 1.

Amendments to Plans Negotiated

None

Site Description

The application site forms part of Kitnocks Farm, which is located on the southern side of A334, close to the junction of Kitnocks Hill and Lake Road. The site is situated within a valley with the land rising steeply to the east and west. The application site comprises an agricultural barn with associated hardstanding. The site is accessed via a gated bellmouth junction set back within a lay-by situated off the A334. The site is surrounded by agricultural fields to the east, south and west. There are residential properties located to the north of the site. To the northeast of the site lies Silverlake Motor Salvage Garage (circa 180 metres of the site's access). There is extensive tree screening to Kitnocks Hill and adjacent to Shawford Lakes.

Proposal

The application seeks temporary planning permission for the existing hardstanding on site to be used as parking for the staff of Silverlake Garage (Motor Salvage) staff. The hardstanding has been used for parking since 2018, and this application seeks to regularise the existing arrangement for a temporary period of 3 years. The parking plan identifies that the hardstanding can accommodate up to 40 vehicles. The existing vehicular access is to be retained and used.

Relevant Planning History

- 24/00731/FUL - Erection of agricultural barn and associated hardstanding (Amended Plan) – Permitted 15/01/2025
- 08/02031/FUL - Erection of barn for agricultural storage (RESUBMISSION) – Permitted 17/10/2008
- 08/00963/FUL - Erection of an agricultural barn for storing fertilizer, hay and machinery – Refused 16/06/2008

Consultations

Service Lead – Sustainability and Natural Environment (Ecology) – Recommend Conditions

- If the existing hardstanding being used and no habitat lost, then a PEA is not required.

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- Recommend conditions on lighting and ecological enhancements in accordance with CP16.

Service Lead – Public Protection (Environmental Health) – No objection

- No objections in relation to contaminated land.
- Agricultural vehicles can lawfully use the site and are more prone to leak and could be serviced within the barn.
- The permission is temporary and very low risk of contamination.

Hampshire County Council (Highway Authority) – No objection subject to condition

- Satisfied that the proposal will not have a significant impact upon the highway.
- Recommend a condition requiring visibility splays to be kept free of obstacles at all times in the interests of highway safety.

Representations:

Shedfield Parish Council as the neighbouring parish objects to the application on the following grounds:

- Lack of policy justification and conflict with Policy MTRA4.
- Non-compliance with policy DM18.
- Conflict with policy DM10 as the use is ancillary to a non-agricultural business.
- Environmental harm to Great Crested Newts.
- Pollution risks from vehicular pollution and surface runoff – site is close to nearby watercourses (river).
- Conflict with condition 4 of permission 24/00731/FUL.
- Underestimated scale of impact due to Silverlake having 140 employees.

No other representations received.

Relevant Government Planning Policy and Guidance

National Planning Policy Framework (December 2023)

Section 2 – Achieving Sustainable Development

Section 6 – Building a Strong Competitive Economy

Section 9 – Promoting Sustainable Transport

Section 12 – Achieving Well Designed Places

Section 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change

Section 15 – Conserving and Enhancing the Natural Environment

National Planning Practice Guidance

Biodiversity Net Gain

Effective Use of Land

Natural Environment

Noise

Travels Plans, Transport Assessments and Statements

Use of planning conditions

Waste

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1)

Policy DS1 – Development Strategy and Principles

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Policy MTRA4 - Development in the Countryside
Policy MTRA5 – Major Commercial and Educational Establishments in the Countryside
Policy CP13 – High Quality Design
Policy CP15 – Green Infrastructure
Policy CP16 – Biodiversity
Policy CP17 – Flooding, Flood Risk and the Water Environment
Policy CP19 – South Downs National Park
Policy CP20 – Heritage and Landscape Character

Winchester District Local Plan Part 2 – Development Management and Site Allocations

Policy DM1 – Location of New Development
Policy DM15 – Local Distinctiveness
Policy DM16 – Site Design Criteria.
Policy DM17 – Site Development Principles.
Policy DM18 – Access and Parking
Policy DM19 – Development and Pollution
Policy DM20 – Development and Noise
Policy DM23 – Rural Character
Policy DM24 – Special Trees, Important Hedgerows and Ancient Woodlands

Supplementary Planning Document

National Design Guide 2019
High Quality Places 2015
Air Quality Supplementary Planning Document 2021
Curdrige and Curbridge Village Design Statement 2002

Other relevant documents

Climate Emergency Declaration, Carbon Neutrality Action Plan 2020-2023.
Nature Emergency Declaration.
Statement of Community Involvement 2018 and 2020
Winchester District Local Plan 2020 – 2040 (Emerging)

Planning Considerations

Principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 48 of the National Planning Policy Framework (NPPF, 2024) requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Policy DS1 of the Winchester district Local Plan Part 1 (LPP1) is consistent with the NPPF which states in paragraph 11 that decisions should apply a presumption in favour of sustainable development and that for decision taking this means approving development proposals that accord with an up-to-date development plan without delay.

The Regulation 19 Local Plan has been agreed by Full Council and the examination is now in progress. Therefore, the emerging policies can be given appropriate and increasing weight in the assessment of development proposals in advance of Adoption.

The application site is not located within a settlement boundary and therefore is located within the countryside for the purposes of planning policy.

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Policy MTRA4 of the LPP1 restricts development within the countryside to that which has an operational need for a countryside location. This policy lists the type of development which is deemed acceptable in principle. This policy identifies that the expansion or redevelopment of existing buildings to facilitate the expansion on-site of established businesses or to meet an operational need, provided development is proportionate to the nature and scale of the site, its setting and countryside location.

The proposal seeks to provide parking associated with Silverlake Garage, located 180 metres to the northeast of the application site. The development would support the continued operation of this established countryside business, contributing to its functionality and efficiency. Whilst the proposal aligns with the broader objective of supporting rural enterprises, it does not strictly comply with Policy MTRA4 of the LPP1, which supports the expansion of businesses within their existing sites. As the application site is located on land separate from the main Silverlake Garage premises, it falls outside the scope of “on-site” expansion as defined by this policy. However, Policy CP8 of the LPP1 seeks to support economic development across the District, including new development, where appropriate.

Silverlake is a long-established commercial enterprise located within the countryside. It was founded in 1946 and is a strategically important waste management facility which contributes to the economic prosperity of the district. According to information supplied by the agent, the business currently employs approximately 140 members of staff. The proposal is directly associated with the ongoing operation of Silverlake. It seeks to provide temporary staff car parking during the interim period while awaiting the outcome of Hampshire County Council application 24/01862/HCS to expand the existing facility. Given its functional relationship with a major rural commercial enterprise, the proposal is considered to constitute development that facilitates the continued operation of a major commercial establishment. Accordingly, it is considered that the principle of development is supported by Policy CP8 of the LPP1.

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 application site prior to the car parking use, comprised an agricultural barn and associated hardstanding. The proposal does not involve the increase in hardstanding area; it seeks to use the hardstanding for the parking of vehicles for a temporary period. The application site is well screened from the road by virtue of the northern boundary trees, particularly in summer months. During summer months, the tree cover provides valuable screening for the site. During winter months, with reduced tree and shrubbery cover, glimpses of vehicles would be possible when travelling along the A334.

The site is situated within agricultural land in a countryside location whereby policy DM23 applies. Policy DM23 identifies that development within countryside locations will be permitted where they do not have an unacceptable effect on the rural character of the area, by means of visual intrusion, the introduction of incongruous features, the destruction of locally characteristic rural assets, or by impacts on the tranquillity of the environment.

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It is recognised that the visual impact of the parking of 40 vehicles on agricultural land is undesirable, and this would appear incongruous within the site's immediate context of surrounding agricultural fields. However, the planning practice guidance notes, 'Use of planning conditions', identifies that under section 72 of the Town and Country Planning Act local planning authorities can grant permission for a specified temporary period. The guidance then goes on to identify that temporary permission may be appropriate where it is expected that the planning circumstances will change in a particular way at the end of the period. This is the case for this application, whereby a limited period of three years is sought to provide interim parking for the staff of Silverlake Garage, until the HCC application 24/01862/HCS is determined. The planning practice guidance note sets out that it is rarely justifiable to grant a second temporary permission and there is no presumption that a temporary grant of permission will then be granted permanently.

The use of car parking would have a noise impact by virtue of the entering/exit of vehicles on the tranquillity of the rural area. The site is located in close proximity to an A road, where sounds of vehicular movements is expected. Given that the car park is for staff parking (where movements are anticipated to be twice a day – at the start and end of the workday) the noise and impact on tranquillity is not considered to be adversely harmful.

With regards to landscape impact, it is considered reasonable and necessary in this rural location to restrict the use of any external lighting on the site. The hardstanding is existing, and the car parking plans do not show any other associated infrastructure which could have the potential to become more prominent with the landscape.

There is a public right of way circa 100 metres to the east of the site. The footpath runs from the A334 to the southwest towards an area of woodland known as Silford Copse. Due to the presence of dense tree cover on the eastern boundary of the site and the temporary nature of this proposal, it is not anticipated that the proposal would result in harmful impact upon the enjoyment of this public right of way.

Overall, whilst the visual/landscape impact and impact upon tranquillity is undesirable in the short-term, given the temporary nature of the proposed use and the fact that no operational development is proposed (i.e. new hardstanding), the level of permanent harm on the landscape and rural character would be negligible. Therefore, the proposal is deemed acceptable with regards to the landscape and character impact in accordance with Policies DM15, DM16 and DM23 of the LPP2.

Development affecting the South Downs National Park

The application site is located 3.5 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 2023. 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.

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

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

Policy DM17 of the LPP2 sets out key development principles, including the requirement that proposals must not result in an unacceptable adverse impact on adjoining land or the amenities of neighbouring properties.

Given the separation distance between the application site and neighbouring properties and considering the nature of the proposed development, the proposal would not give rise to any harmful overlooking, overbearing or overshadowing impacts.

The site is surrounded by neighbouring properties to the north including Lower Lockhams, Spring Vale, Alder Villa, Cottage, Braemer, The Squirrels and other residential properties along Lake Road and Hillside. While the use of the site for staff car parking will generate some vehicle movements (and associated noise), these are expected to be limited in frequency—typically two movements per vehicle per day—and confined to standard working hours. As such, the level of activity and noise generation is not considered excessive.

Furthermore, the site is situated adjacent to a classified A road, where existing traffic already contributes to the ambient noise environment. In this context, the additional noise generated by staff vehicles entering and egressing the site is not considered to result in a materially adverse impact on residential amenity.

As such, the proposed use is not considered to result unacceptable adverse harm to neighbouring amenity. Therefore, the proposal would comply with policy DM17 of the LPP2.

Sustainable Transport

Policy DM18 seeks to ensure that appropriate provision is made for parking and access. The application seeks temporary consent for the parking of 40 vehicles for staff working at Silverlake Garage. The site is located off the A334, a single carriageway road which is subject to a 50-mph speed limit and supports two-way vehicular movements. Kitnocks Farm currently gains access via a gated bellmouth junction set back within a lay-by area from the A334 road. This was approved under application 08/02031/FUL, and the access would remain as existing.

A Transport Note by Paul Basham Associates accompanies the application. An Automatic Traffic Counter 'ATC' survey has been submitted with the TN and identifies that the vehicle speeds along the A334 are 46.9mph eastbound in the primary direction and 46.4mph westbound in the secondary direction. Appendix C of the Technical Note (TN) shows
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visibility splays of 4.5m x 132m in the primary direction and 4.5m x 129m in the secondary direction are achievable at the site access. Within the transport note, the photographs of survey locations show that they were taken east and west of Silverlake Garage.

The Highway Authority have stated that the data provided is acceptable and they are satisfied that adequate visibility splays for the recorded speeds can be achieved. However, as there is no measurement to the west of the access to the site, then the design speed of 50mph should be used. This requires a 4.5m x 147m visibility splay which, as not shown on the diagrams within Appendix C of the TN, should be secured via planning condition.

Collision data has been provided and there is no evidence of collisions occurring at the site access, and the Highway Authority is satisfied that the collision data has not identified any patterns that are likely to be exacerbated by this application. As such, subject to a planning condition, the access and visibility splays are considered to be acceptable, in accordance with policy DM18 iii.

The site is located within the countryside location, where there is an increased reliance upon cars. Whilst promoting more sustainable modes of transport would be encouraged and endorsed by policy DM18, given that the proposal is for temporary use and its rural location, it is not considered reasonable to object to fact it promotes non-sustainable forms of transport.

With regards to parking, 40 parking spaces are to be provided on site. The parking layout shows that vehicles will have sufficient turning space within the site. Similarly, the layout ensures that the agricultural use of the barn and surrounding fields would not be hindered. The proposal would alleviate the potential for parking inconsiderately on the highway verge or inappropriately in the surrounding area. The parking provision is considered acceptable. A condition will be attached restricting the number of parked vehicles to 40, to ensure that the parking use is controlled.

Paragraph 116 of the NPPF (2024) sets out that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios. Hampshire County Council as the statutory consultee on highway matters, have no objection to the proposed use as it is not considered that the proposal will have a significant impact on the highway. It is therefore concluded that there are no highway reasons to refuse the application, and it is also considered to comply with policy DM18 of LPP2.

Ecology and Biodiversity

The proposal will have no impact as it is not development within, bordering or in close proximity to a Nationally Protected Site (i.e. River Itchen SAC, The Solent SAC, SPAs, Ramsar Sites) or is not overnight accommodation affecting Nitrates.

Due to the nature of the development and the distance between the application site and the Nationally Protected Site of the Solent SAC and SPA and the River Itchen SAC, an Appropriate Assessment under the Conservation of Habitats & Species (Amendment) Regulations 2011 is not required.

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Biodiversity net gain is required under the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). As such, planning applications (unless exempt) received on or after 2 April 2024, are required to provide a 10% Biodiversity Net Gain. Based on the information available, one of the statutory exemptions set out under The Biodiversity Gain Requirements (Exemptions) Regulations 2024 applies. Section 4 of this regulation sets out that de minimis development is exempt, which is defined as a development proposal that impacts less than 25 square metres of onsite habitat that has a biodiversity value greater than zero. The proposed development would involve change of use of the site and utilise the existing hardstanding and therefore there is no impact upon habitats. As such, it would comply with the de minimis exemption.

The application site lies within a red impact risk zone for great crested newts, a European protected species and a material consideration in the determination of planning applications. When planning permission was previously granted for the barn and associated hardstanding under application 24/00731/FUL, the applicant engaged with the District Licensing Scheme and the development must be implemented in accordance with the NatureSpace licence, ensuring that any potential impacts on great crested newts were appropriately mitigated. This was required because the development (barn and hardstanding) impacted potential GCN habitats (grassland).

In this proposal, the development would be confined to existing areas of hardstanding and would not encroach upon any habitat typically suitable for great crested newts such as rough grassland, meadows, woodland, or log piles. It is not considered that the development would pose a risk to this species.

The Council's Ecologist has been consulted and has confirmed that, provided the development does not result in the loss or degradation of suitable habitat, a Preliminary Ecological Appraisal (PEA) is not required. Since the proposal involves only the use of existing hardstanding for vehicle parking, there is no impact on suitable habitat. Notwithstanding the above, an informative has been added to remind the applicant of their responsibility should a great crested newt be found on site.

Policy CP16 of the LPP1 requires development to incorporate measures that enhance biodiversity. To ensure compliance with this policy, a planning condition will be imposed requiring the submission of biodiversity enhancement measures within a specified timeframe following the grant of permission. Subject to this condition, the proposal is considered to comply with the requirements of Policy CP16 of the LPP1.

Sustainable Drainage

There is a stream located to the east of the site, known as 'Shawford's Lake'. This watercourse is not designated as a statutory main river. The eastern portion of the site, which is not proposed to be used for parking, lies within Flood Zones 2 and 3. In contrast, the site's access site and the area of car parking is located within Flood Zone 1, an area with the lowest probability of flooding, specifically less than a 0.1% annual chance of river or sea flooding.

The proposal comprises the use of an existing area of hardstanding. As such, it avoids any new surface development, thereby minimizing potential drainage concerns. The existing

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hardstanding comprises compacted stone, a permeable material that allows rainfall to infiltrate into the ground.

From a drainage perspective, the proposal is considered acceptable and would comply with Policy CP17 of the Local Plan Part 2 (LPP2).

Trees

Policy DM24 of the LPP2 allows development which does not result in the loss or deterioration of ancient woodlands, important hedgerows, special trees, ground flora and the space required to support them in the long term.

Trees line the roadside boundary of the site and the eastern boundary of the site. The proposal does not involve any new hardstanding, and no new operational development is proposed. It is not considered that there will be an adverse impact on the trees during the temporary use of this site. The proposal will therefore comply with policy DM24.

Other Matters

Compliance with condition 4 of permission 24/00731/FUL

Condition 4 of application 24/00731/FUL for the erection of agricultural barn states the following: *"The agricultural barn hereby permitted shall only be used for the storage of machinery and other agricultural storage purposes related to the site, and shall not, at any time, be used for the storage of anything outside of the agricultural business use"*.

Concerns have been raised that the proposed development would conflict with this condition. However, upon reviewing the condition, it is clear that the condition relates solely to the agricultural barn, rather than the associated hardstanding. The proposed plans identify that only the hardstanding will be used for parking, with no indication that the barn would be used. The parking will be conditioned to be in accordance with the parking plan, and as such, no staff parking is permitted within the barn. The parking plan identifies that the barn can still be accessed, and vehicles can still manoeuvre around the site, and therefore, the wider site and barn are still capable of fulfilling their agricultural function.

Emissions and potential pollution

Policy DM19 of the Winchester District Local Plan Part 2 (LPP2) addresses the need to prevent development from causing unacceptable levels of pollution that could adversely affect human health, biodiversity, or the environment. It covers a range of pollution types, including air, water, noise, light, and land contamination.

Concerns have been raised regarding potential pollution from vehicle emissions and the risk of contaminated runoff affecting nearby watercourses. This has been discussed with the Council's Environmental Health team who have raised no concerns regarding the potential for pollution from vehicles. They have noted that agricultural vehicles which could legally use the land would be more prone to be a source of contamination.

Furthermore, the layout provides ample manoeuvring space within the site, and the site is not expected to experience congestion or queuing—conditions typically associated with elevated vehicle emissions. As the proposal is for staff parking, vehicles will generally arrive

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and remain stationary throughout the working day, resulting in low turnover and a minimal risk of fuel or oil leakage.

The use of a compacted stone surface offers environmental benefits by allowing for natural infiltration of rainwater. This permeable surface helps to filter out potential pollutants such as hydrocarbons, reducing the risk of contaminated runoff entering local drainage systems or watercourses.

In light of the above, it is not considered that the proposal would result in harmful levels of pollution and therefore the proposal would comply with policy DM19 of the LPP2.

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

The proposal aligns with paragraph 88 of the NPPF (2024), which supports the sustainable growth and expansion of rural businesses.

The principle of development is considered to comply with Policy CP8 and when taking into account all the policies of the Development Plan, and other material considerations, including the temporary nature of the proposal, the scheme is considered, on balance, to be acceptable. The proposal would result in some visual harm to rural character; however, this harm is considered acceptable on the basis that the proposal is strictly limited to a three-year period. Subject to appropriate conditions, the proposed use will be managed in a way that would not cause harm to the highway network. Due to the sensitivity of the site, in respect of the rural setting and landscape, the proposal would be unlikely to be acceptable on a permanent basis where the harm would likely outweigh the benefits.

Recommendation

Approve subject to the following condition(s):

Conditions

Time/Temporary Consent

- 1. The use hereby permitted shall be for a limited period being the period of three from the date of this decision. After three years from the date of the granting of this permission, the use hereby approved shall permanently cease.*

Reason: For the avoidance of doubt and in accordance with the National Planning Policy Framework and Policies

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Plans

2. *The development hereby permitted shall be carried out in accordance with the following approved plans:*

- *Car Parking Plan, drawing no 1001, revision D.*

Reason: To ensure that the development is carried out in accordance with the provisions of the Development Plan.

Controls on Use

3. *No more than 40 vehicles are permitted to park onsite. Vehicles shall be parked within the allocated bays set out within the Car Parking Plan (drawing no 1001, revision D).*

Reason: To ensure that the development would not have a harmful impact upon amenity.

Other conditions

4. *Details of any external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. 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) and hours of operation. 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.*

Reason: To protect the landscape character of the area and to limit light pollution from the site.

5. *Visibility splays measuring 4.5m x 132m eastbound and 4.5m x 147m westbound at the junction of the site access with the public highway shall be kept free of obstacles at all times.*

Reason: In the interests of highway safety.

6. *A Biodiversity Enhancement Plan shall be submitted to the Local Planning Authority within two months of the date of this decision. The approved biodiversity enhancements shall be sited within three months of the date of this decision and retained during the duration of this temporary consent.*

Reason: To ensure biodiversity enhancement in accordance with Policy CP16.

Informatives:

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.

Case No: 25/00472/FUL

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This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out above, 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.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements (as set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024) are considered to apply as follows:

- The Development meets the de minimis exemption.

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.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Appendix 1

| | |
|----------|---|
| From: | Curdridge Parish Council |
| Case No | 25/00472/FUL |
| Proposal | Temporary use of hardstanding for parking for a period of 3 years |
| Location | Land south of Kitnocks Hill Curdridge |

Objection as follows:

1. The Applicant offers no planning policy for the change of use and therefore there is no basis to support this application.
2. The proposal is not in accordance with WCC Local Plan Part 1, specifically Policy MTRA4 (Development in the Countryside): This policy permits development proposals that have an operational need for a countryside location, such as those related to agriculture, forestry, or outdoor recreation. Any proposed change of use must not cause harm to the character and landscape of the area or neighbouring uses.
3. The proposal seeks to secure permission for parking but the Applicant has not demonstrated that such proposals comply with DM18 of Local Plan Part 2, including, but not limited to:
 - a. Parking Standards
 - b. Access considerations
 - c. Sustainable parking, including alternative means of public transport and support for cycle parking
 - d. Design and layout

The Applicant has not demonstrated any evidence of the mitigation measures employed to reduce the reliance on staff car parking and therefore reduce the impact on this rural site.

4. The application is not in compliance with DM10 of Local Plan Part 2 – Essential facilities – the proposed use is ancillary to an automotive recycling business which is not an agricultural or business requiring a rural location. The business has failed to manage its growth and demand for non-sustainable forms of transportation. Such failures do not comply with requirements of DM10 of the Local Plan.
5. The proposals are insufficiently considered in respect of the likely environmental harm, which was assessed in 24/00731/FUL and note that the “the development falls within the red impact risk zone for great crested newts and has 3 ponds within 500 metres of the development proposal”. The Applicant has offered no mitigation measures as to the impact of the proposed car parking on the great crested newts.
6. The proposals are insufficiently considered in respect the environmental impact of vehicular pollution. Given the site’s permitted surface finish is compacted stone, there are no attempts to control the polluted site run-off from the vehicles and therefore the

WINCHESTER CITY COUNCIL
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proposed use will give risk to pollution from vehicles and should be rejected under WCC policies DM17, DM19 and DM21 of Local Plan Part 2.

The site is adjacent to a river and there is no consideration by the Applicant of the impact of oil leaks and general vehicle pollution entering the watercourse.

7. Conflict with permission: 24/00731/FUL planning condition 4 which states:

“The agricultural barn hereby permitted shall only be used for the storage of machinery and other agricultural storage purposes related to the site, and shall not, at any time, be used for the storage of anything outside of the agricultural business use.

Reason: In the interests of the amenities of the locality.”

Therefore, given the reason for planning condition 4 of 24/00731/FUL any change of use away from agricultural use must be considered not in the interests of the amenities of the locality and rejected.

8. Drawing “Car Parking Plan” and the Planning Statement refer to the parking of 40 cars on the hardstanding. However the Applicant is currently parking significantly more than 40 cars on the site, utilising the full extent of the exiting hardstanding – which is not shown on the Car Parking Plan (refer to the difference in the drawings shown in the Car Parking Plan and the Planning statement).

The Applicant currently arranges for cars to park in the middle of the hardstanding and therefore the request for 40 cars underestimates the impact in terms of environmental harm, community impact and road safety.

This is further evidenced by the Planning Statement which notes that 140 staff work at Silverlake Automotive Recycling, however this application is for only 40 parking spaces and there is no evidence provided to demonstrate where the remaining 100 cars are being parked – indicating the likely over intensification of use.

The success of Silverlake Automotive Recycling and increases in staff parking requirements should not override planning policies and the need for sustainable transport management provisions and maintaining development within the agreed curtilage of the Silverlake site. This proposed application is not compliant with Winchester’s Planning Policies for development in the countryside and fails to consider the environmental consequences of intensified use by vehicles and the likely impact on the Great Crested Newts and river pollution from run-off. Officers should reject this application and enforce the existing use of the Applicant site as a hardstanding for ancillary use to an agricultural barn.

If the planning officers are minded to use delegated powers to permit the application, it is requested that it be heard by the Planning Committee

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Land South Of Kitnocks Hill, Curdridge, Hampshire

Temporary use of the hardstanding for parking for a period of 3
years

Application Number: 25/00472/FUL





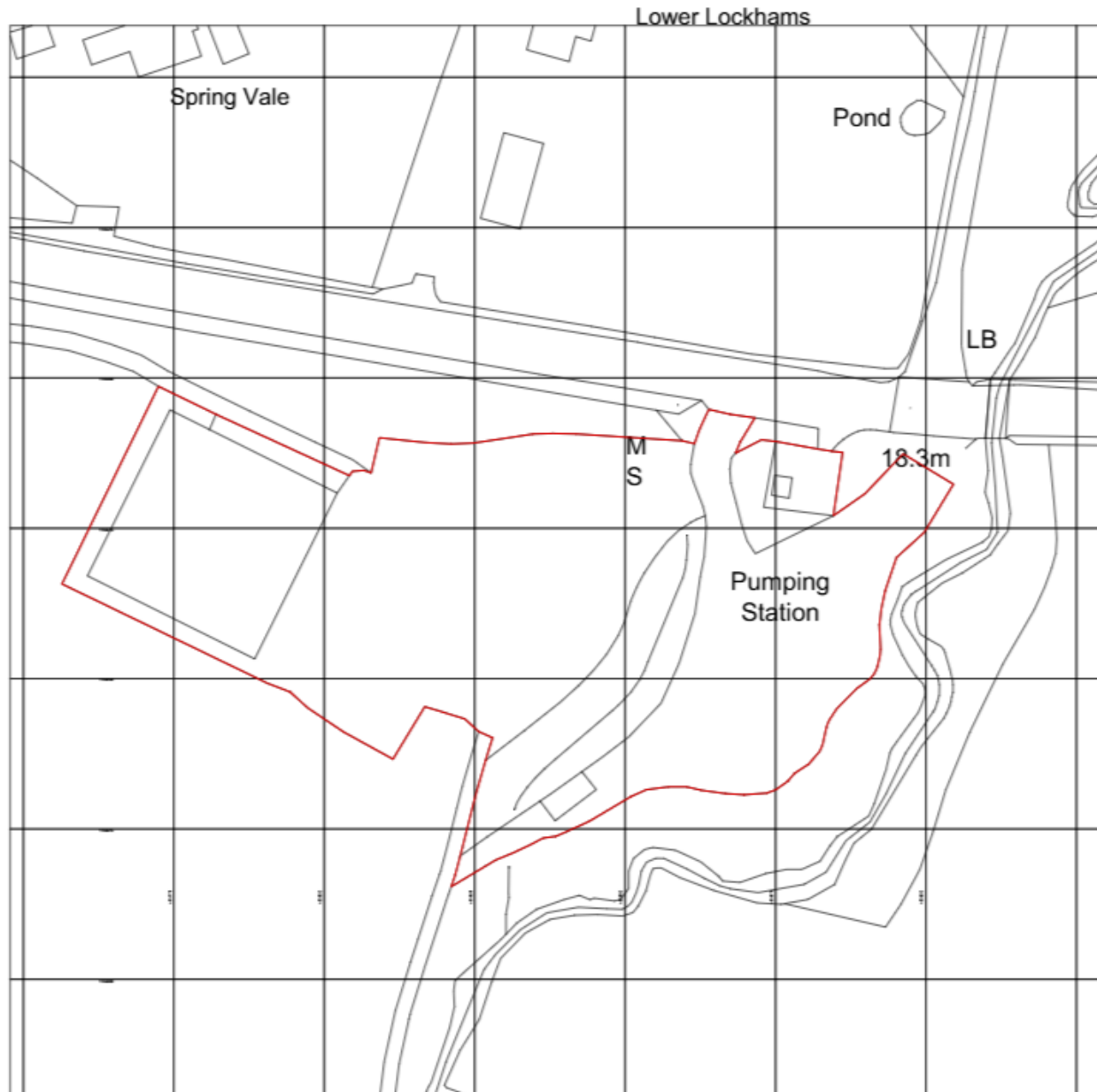
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(Motor Salvage) Ltd
Silverlake Garage
- Find Auto Parts

PROW



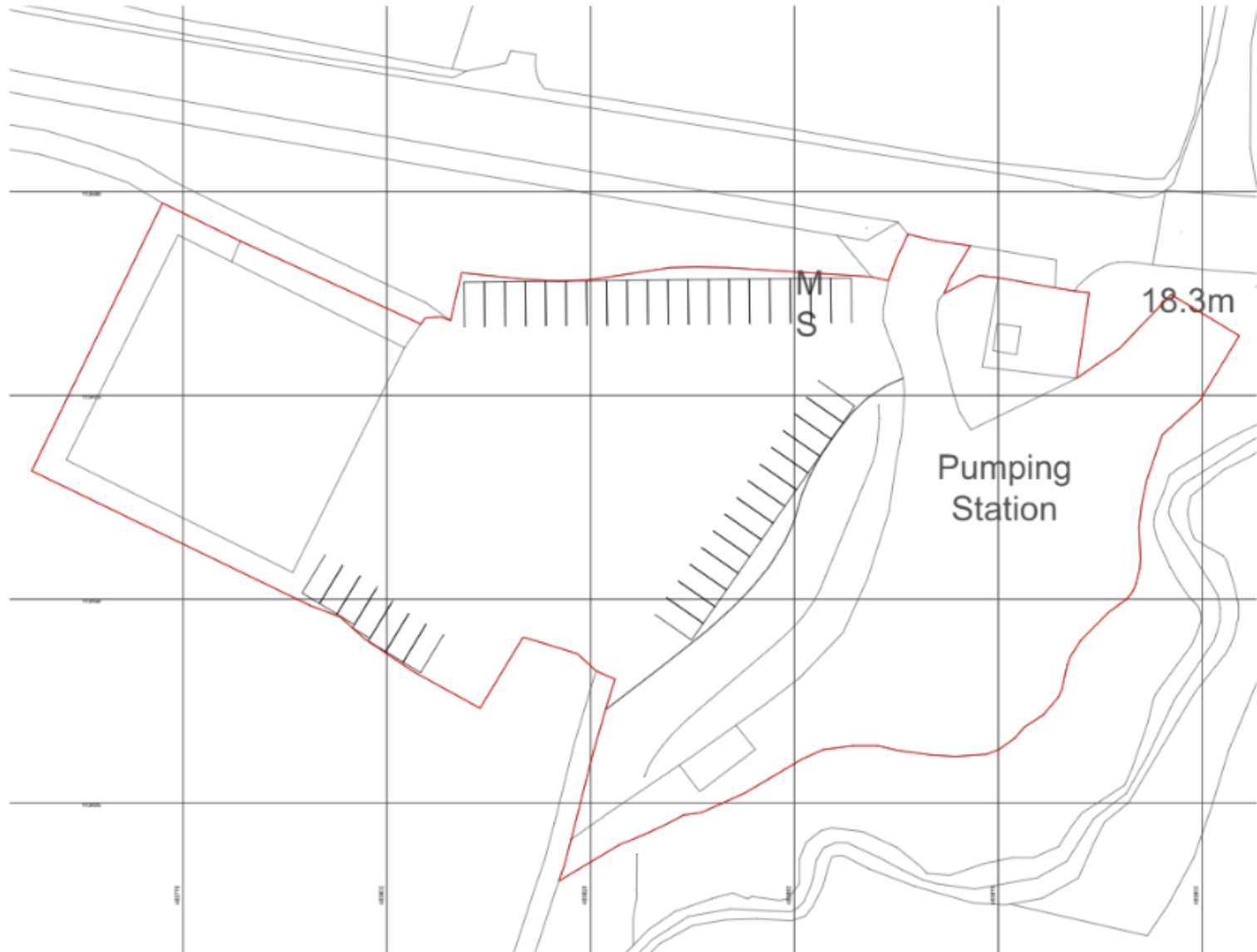
Silverlake Garage
(Motor Salvage) Ltd
Silverlake Garage
- Find Auto Parts

Location Plan



Proposed Parking Plan

Page 251



Streetview Photographs



Eastbound



Westbound

Site Visit Photographs – Access



Site Visit Photographs – Adjacent side of A334



Site Visit Photographs – The Site



Site Visit Photographs – The Site



RECOMMENDATION - APPROVE

Proposal complies with Local Plan policies as set out within the report.

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PLANNING COMMITTEE

REPORT TITLE: TREE PRESERVATION ORDER 2358 - THE PADDOCK,
CLEWERS HILL, WALTHAM CHASE

13 AUGUST 2025

REPORT OF CABINET MEMBER: Councillor Jackie Porter, Cabinet Member for
Place and Local Plan

Contact Officer: John Bartlett Tel No: 01962 848360 Email:
jbartlett@winchester.gov.uk

WARD(S): CENTRAL MEON VALLEY

PURPOSE

To consider confirmation of Tree Preservation Order 2358 to which one letter of objection has been received.

RECOMMENDATIONS:

1. That, having taken into consideration the representations received, Tree Preservation Order 2358 be confirmed.

1. SUMMARY

- 1.1. The Council received strong information that two Oak trees were under threat from being significantly back from the property of Chasefield.
- 1.2. Following this information being received, the tree consultant working on behalf of Winchester City Council carried out a site inspection to assess the condition and amenity value of these trees to assess whether they were of sufficient amenity value. Based on this assessment, the trees were deemed to meet the criteria for protection under a Tree Preservation Order (TPO). Both Oak trees (T1 & T2) achieved a score of 20 points on the Tree Evaluation Method for Preservation Orders (TEMPO) assessment, indicating that they both warrant formal protection. As a result, TPO 2358 was issued and served on 6th March 2025. If not confirmed the provisional order will expire on 5th September 2025.

2. CONSULTATION

- 2.1 One letter of objection to the making of this TPO were received. The key concerns are summarised as follows:
 - We have lived at this property for 30 + years and have never touched/bothered with any trees (including those involved in this matter) until now.
 - Do not think it is an unreasonable request to cut back the tree due to the increasing size of the tree in our neighbour's back garden, to be able to scale this back by small measures to make it manageable.
 - The tree loses a significant number of leaves in the autumn and winter months which, at our age are getting more difficult to maintain.
 - The tree overhangs into our garden by 15 + ft, shadowing out the sun, and slowing down grass for our lawn
 - The tree is covered in ivy which is affecting its health and there are a number of dead branches that fall with the potential to cause harm to my animals that use our garden.

The Tree Officer's response:

- The information we received indicated that significant limbs were to be cut back which would have led to a detrimental impact on the amenity value and or structural integrity of these two oak trees.
- The trees' ecological and landscape value is considered to outweigh the seasonal nuisance issues which have been reported.

- The protection of these trees does not prohibit maintenance from being carried out which is reasonable and in keeping with good arboricultural practice. A formal tree works application for pruning can be submitted which can then be considered by the Council. The Winchester City Council tree consultant has advised the objectors of suitable work which the Council would consider to be acceptable in a formal application for T2.
- Under common law rights, a property owner has the right to prune back overhanging branches to the boundary line (subject to permission from the Council for protected trees). However, it is also seen as crucial that any work carried out avoids causing harm to the health or stability of the tree. The information we received, suggested that the work could have been detrimental to these trees.
- Removal of ivy and deadwood is exempt from requiring permission to be carried out, so a formal application is not required for this work.

3. ENVIRONMENTAL CONSIDERATIONS

Trees such as this oak play a vital role in addressing the climate emergency and enhancing the district's green infrastructure. They contribute to carbon sequestration by absorbing from the atmosphere and mitigating the effects of climate change.

In addition to their environmental benefits, oak trees support a wide range of biodiversity. They provide essential habitats for numerous species, including pollinating insects and a diverse array of caterpillars, thereby contributing to the ecological health of the area. Oak trees are the most ecologically valuable native tree species in the UK, supporting approximately 2,300 species of wildlife.

4. ALIGNMENT WITH WINCHESTER TREE STRATEGY

The confirmation of TPO 2358 directly supports the objectives outlined in the Winchester City Council Tree Strategy. By preserving these semi-mature oak trees that contribute to local biodiversity, visual amenity, and climate resilience, the TPO reinforces the Strategy's commitment to protecting valuable trees across the district.

The report's emphasis on the role of these trees in supporting wildlife and carbon sequestration aligns with the Strategy's goals to enhance ecological networks, promote environmental stewardship, and integrate trees into the urban landscape for the benefit of current and future generations.

5. PUBLIC SECTOR EQUALITY DUTY

None

6. RISK CONSIDERATIONS

- 6.1. The risk of legal challenge to the validity of the TPO is considered low as the TPO has been made and served in accordance with the relevant legislation and procedures. Compensation for refusal for works applied to the tree is mitigated by following correct procedures as laid down by the Secretary of State.

7. OTHER OPTIONS CONSIDERED AND REJECTED

- 7.1. If the provisional TPO is not confirmed, it will expire on 5th September 2025. The tree will then be left vulnerable to being heavily pruned. Heavy pruning of these trees will have a detrimental impact on the biodiversity, and the amenity value of the area.

BACKGROUND DOCUMENTS: -

Planning Practice Guidance – Tree Preservation Orders and trees in conservation areas.

Website:- <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas>

Winchester City Councils tree strategy Website:-
<https://www.winchester.gov.uk/planning/trees>

APPENDICES:

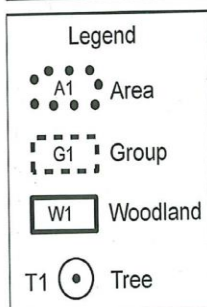
Appendix 1

Appendix 1



TPO 2358 Tree schedule

2358 T1 Oak
2358 T2 Oak



TOWN AND COUNTRY PLANNING ACT 1990
Section 198 - 201

Tree Preservation Order No. 2358

Location:

Land at The Paddock
Clewers Hill
Waltham Chase



Winchester City Council
City Offices
Colebrook Street
Winchester
Hampshire
SO23 9LJ

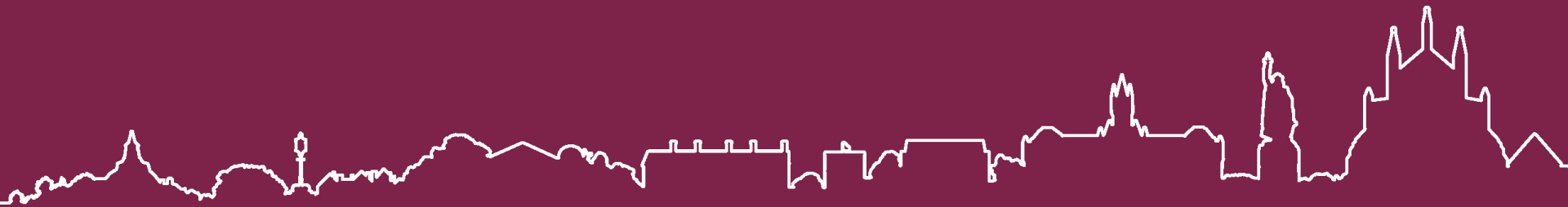
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Date: 4 March 2025

Telephone 01962 840 222

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Confirmation of TPO 2358 Land at The Paddock Clewers Hill Waltham Chase







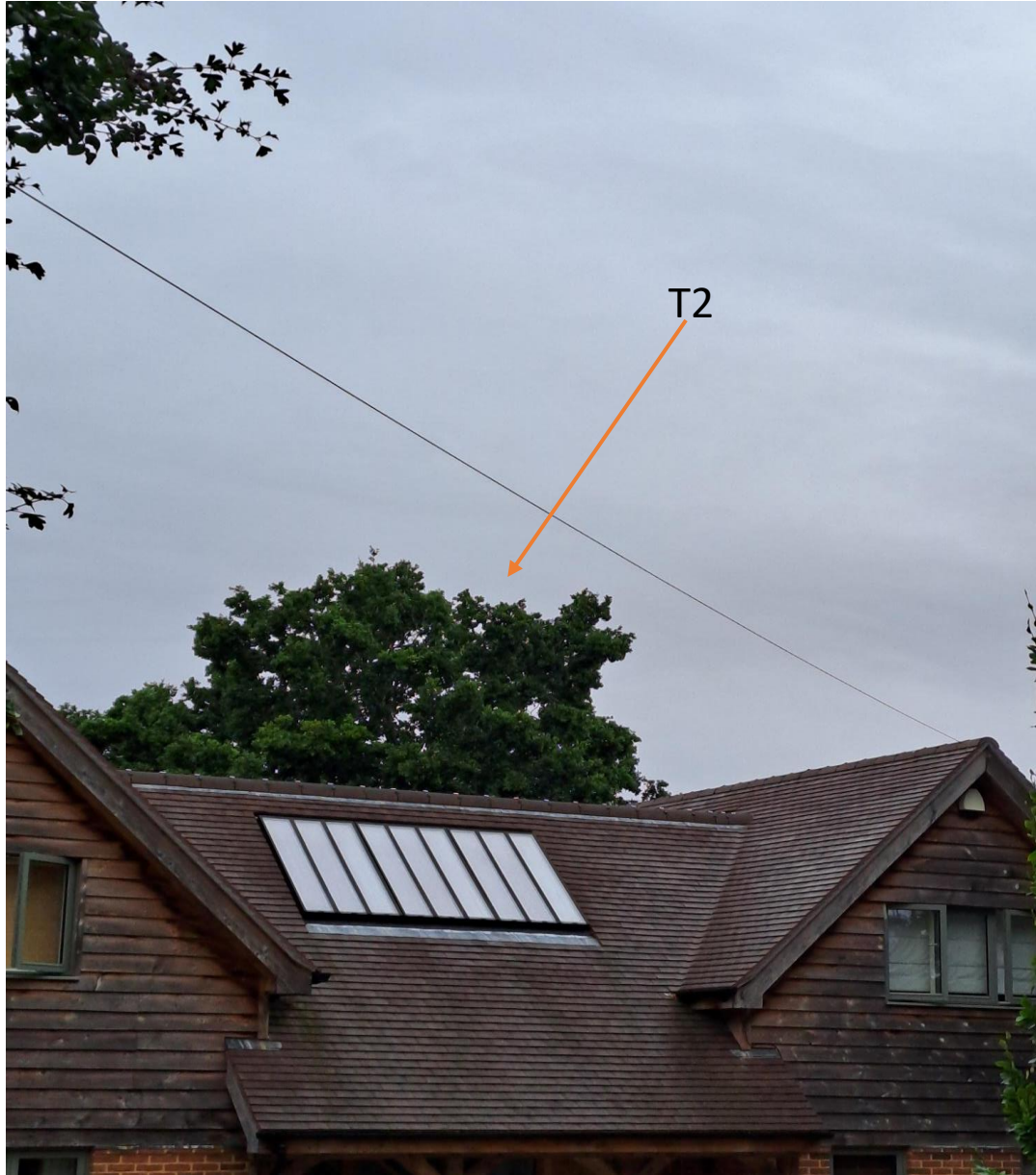
Public view - outside Sevenoaks



Public view – outside The Paddock



Public view - outside The Paddock



Outside The Paddock, near boundary with
Chasefield





Public view – outside The Paddock



Recommendation To confirm TPO 2358

