



Meeting	Planning Committee
Date and Time	Tuesday, 20th January, 2026 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 Wednesday, 14 January 2026 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

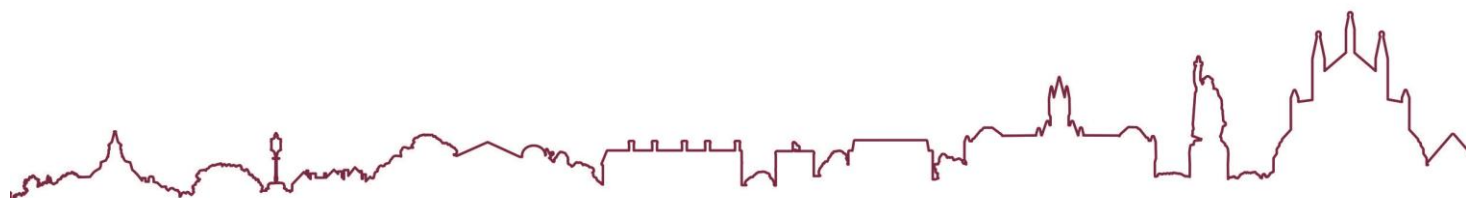
To receive any disclosure of interests from Councillors or Officers in matters to be discussed.

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 - 16)

Minutes of the previous meeting held on 11 December 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 Wednesday, 14 January 2026 via email: planningcommittee@winchester.gov.uk OR Tel: on (01962) 848 339 to register to speak and for further details.

BUSINESS ITEMS

	Ward
4. Where appropriate, to accept the Update Sheet as an addendum to the Report	
5. Planning Applications (WCC Items 6-10 and Update Sheet refers)	
6. Land Adjacent Ashbrook Stables, Main Road, Colden Common (Case Reference: 21/03271/FUL) (Pages 17 - 46)	Colden Common & Twyford
7. Four Acres, Ingoldfield Lane, Newtown, PO17 6LF (Case Reference: 25/00572/FUL) (Pages 47 - 88)	Central Meon Valley
8. Willow Tree Stables, Forest Road, Denmead, PO7 6UG (Case Reference: 25/01836/FUL) (Pages 89 - 124)	Denmead
9. Pipits, Chapel Lane, Curdridge, Southampton, Hampshire, SO32 2BB (Case Reference: 25/01924/HOU) (Pages 125 - 154)	Whiteley & Shedfield
10. High Land, Lanham Lane, Winchester, Hampshire, SO22 5JS (Case Reference: 25/01287/FUL) (Pages 155 - 202)	St Barnabas

Laura Taylor
Chief Executive

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.



12 January 2026

Agenda Contact: 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,**(Wednesday, 14 January 2026) 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.

This page is intentionally left blank

Public Document Pack Agenda Item 3

PLANNING COMMITTEE

Thursday, 11 December 2025

Attendance:

Councillors
Rutter (Chairperson)

Williams
Cunningham
Gordon-Smith
Laming

Langford-Smith
Pett
Small
White

Apologies for Absence:

Councillor Aron

Deputy Members:

Councillor Pett (deputy member for Councillor Aron)

Other Members that addressed the meeting:

Councillors Thompson and Westwood

[Full recording of the meeting](#)

1. **APOLOGIES AND DEPUTY MEMBERS**

Apologies for absence were noted as above.

2. **DISCLOSURES OF INTERESTS**

Councillor Small made a personal statement that she was the Ward Member in respect of Item 8 (Unit F4 Whiteley Shopping Centre, Whiteley Way – case number: 25/01883/VAR). 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 White made a personal statement that she was the Ward Member in respect of Item 9 (Land adjacent to Church Lane, Swanmore – case number: SDNP/25/00564/FUL). 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 Pett declared a disclosable pecuniary interest in respect of agenda item 9 (Land adjacent to Church Lane, Swanmore – case number: SDNP/25/00564/FUL) due to being a member of the South Downs National Park Authority. However, as there was no material conflict of interest, he remained in the room, spoke and voted under the dispensation granted by the Monitoring Officer that enabled him to participate and vote on such matters.

Councillor Williams declared a 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.

Furthermore, Councillor Williams made a personal statement that he was Ward Member in respect of Item 7 (Knowsley, Hoe Road, Bishops Waltham – case number: 25/00680/FUL). However, he had taken no part in discussions regarding the application, therefore he took part in the consideration of this item and voted thereon.

3. **CHAIRPERSON'S ANNOUNCEMENTS**

The Chairperson reminded members that the next meeting of the Planning Committee had been changed and would now take place on Tuesday, 20 January 2026 at 9.30am

4. **MINUTES OF THE PREVIOUS MEETING.**

RESOLVED:

That the minutes of the previous meeting held on 15 October 2025, be approved and adopted.

5. **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.

6. **PLANNING APPLICATIONS (WCC ITEMS 6-8 AND SDNP ITEM 9 REPORT AND UPDATE SHEET REFERS)**

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

The committee considered the following items:

Applications outside the area of the South Downs National Park (WCC):

7. **THE WHITE HOUSE, SLEEPERS HILL, WINCHESTER, SO22 4NA (CASE NUMBER: 25/00994/FUL)**

Proposal Description: Item 6: (AMENDED) Construction of six houses and associated works

The application was introduced. Members were referred to the Update Sheet which set out in full the following:

- (i) An error on the application description, that this application was for 5 dwellings and not 6 as stated. Furthermore, permitted development has been removed by Condition 20 for classes A (extensions), B (roof alterations), C (any other alteration to the roof), and E (outbuildings).
- (ii) Appropriate Assessment – The applicant has provided a revised technical note and calculations in relation to the nutrients for this site, as set out in full within the Update Sheet.
- (iii) An amendment to Condition 17 to ensure each dwelling has EV charging on site as follows:1 to ensure provision for cycle parking as follows:

Condition 17. An electric vehicle charging point (EVCP) shall be installed **for each dwelling** prior to the commencement of the parking hereby approved, and thereafter maintained and kept in good working order for the lifetime of the permission.

- (iv) A further condition was proposed in relation to the management of the site as follows:

Condition 23:

Before any development pursuant to this permission is commenced, written details including a plan showing details of measures to be adopted by the applicant or any other party becoming responsible for the development, for the management and maintenance of un-adopted common areas comprising shared land outside the private garden areas and dwellings; shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that satisfactory future arrangements for the maintenance of the common parts of the development are secured in the interests of good planning and the amenities of future residents, since the development is not to be adopted by the local authority.

In addition, the planning case officer gave a verbal update at the meeting noting an error within the report in relation to the trees on the eastern side of the site which had been referred to as a TPO. However, this was only the case for a section of the eastern side of the site, as referenced in the case officer's presentation.

During public participation, Ian Galvin and Iain Flemming (presentation shown) spoke in objection to the application and Stuart Garnett spoke in support of the application and answered Members' questions thereon.

Councillor Westwood and Councillor Thompson spoke as Ward Members in objection to the application.

In summary, Councillor Westwood raised the following points:

1. He was supportive of new housing on the site in principle but had three main concerns with the proposal.
2. The first concern related to the scale and density of the development. He believed it negatively impacted adjacent properties due to its close proximity and overbearing height. He noted it would create a new Close, not just a new house, with no provision for refuse vehicle access, requiring up to 15 bins to be placed on the narrow road.
3. He stated that the development further degraded biodiversity on a site where many mature trees had already been felled, and that the proposal failed to comply with Winchester District Local Plan Policies DM15, DM16, and CP20.
4. His second concern was that the development did not fit within the character of the Sleeper's Hill area. He highlighted that the Sleeper's Hill local area design statement identified the leafy, wooded character as its most important feature and that this development was not in keeping with it.
5. He warned that the development set a precedent for dense development in the area, drawing a comparison to the high-density infill that had occurred on Chilbolton Avenue.
6. Lastly, he raised concern regarding the revisions to the proposal. While the number of properties was reduced from six to five, the building heights were increased, therefore the total internal area had only reduced by 4%. He quoted the council's landscape officer, who had described a marginally larger scheme as "overdevelopment" that conflicted with the character of Sleeper's Hill.
7. In conclusion, if minded to approve, Councillor Westwood urged the committee to request a site visit before making a final decision to understand the full impact, which he considered was not conveyed by the plans and photos.

In summary, Councillor Thompson raised the following points:

1. She spoke in support of nearby residents' raising objection to the application.
2. While not against building on the site, she felt the five proposed houses constituted an overdevelopment. She noted that although the scheme was altered from six houses to five, this did not address the proximity of buildings to existing trees, and the remaining houses were increased in size and height. She added that plot one appeared squeezed onto a narrow driveway.
3. She described the Sleeper's Hill area as being characterised by large plots with mature trees and low-density housing, as set out in the Sleeper's Hill Local Area Design Statement, which she considered an important document.
4. She quoted the council's landscape team's response, which highlighted a lack of space for substantial trees to screen the development and raised issues with TPO trees and the adverse effect on views from Sleeper's Hill.
5. She echoed the concern that Sleeper's Hill was becoming the "next Chilbolton Avenue," with developers building as many homes as possible on large plots.
6. In conclusion, Councillor Thompson also considered that it was important for the committee to conduct a site visit to fully understand the context of the plot before making a decision.

The Committee proceeded to ask questions and debate the application.

In response to questions, the Council's Senior Planning and Litigation Lawyer clarified the appropriate tests that need to be applied in the imposition of any additional planning conditions, the proposed siting of the trees for plot 1 on the landscape plan and the criminal law in respect of damage to trees served with tree preservation orders.

RESOLVED:

The committee agreed to grant permission for the reasons and subject to the conditions and informatives set out in the Report, the Update Sheet and the verbal update.

8. **KNOWSLEY, HOE ROAD, BISHOPS WALTHAM, HAMPSHIRE (CASE NUMBER: 25/00680/FUL)**

Proposal Description: Item 7: Demolition of dwellinghouse

The application was introduced. Members were referred to the Update sheet which set out in full the following:

- (i) An additional comment received from the adjoining property raising concerns that the proposal may cause damage to their property. It was noted that the red line plan identified the application site with all works confined to this area and a condition was recommended requiring details on the method of demolition to ensure minimal disruption to neighbouring properties. Any damage that occurred as a result of demolition would be considered a civil matter.

During public participation, Emma Houghton spoke in objection to the application.

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.

9. **UNIT F4, WHITELEY SHOPPING CENTRE, WHITELEY WAY, HAMPSHIRE (CASE NUMBER: 25/01883/VAR)**

Proposal Description: Item 8: Variation of condition 4 of planning application 14/02677/FUL relating to the extension of operating hours for unit F4

The application was introduced. Members were referred to the Update Sheet which set out in full the following:

(i) The application was triggered to Planning Committee at the request of ward member, Councillor Vivian Achwal. Not due to the number of objections.

(ii) An update to Condition 14 to read:

14. Unless approved in accordance with Condition 4 removable chairs, tables and associated paraphernalia only shall be placed outside in the location adjacent to the frontages of the ground floor units identified on the approved site plan. The chairs, tables and associated paraphernalia shall only be used for patrons of the ground floor units within the hours set out in Condition 2, namely 07.00 to 23.00 Monday to Saturday and 10.00 to 22.00 on Sundays and recognised public holidays except for units F6 and F7 which shall only be used between the hours of 07.00 to 23.00 Monday to Saturday and the hours of 10.00 to 22.30 on Sunday and recognised public holidays and Unit F4 which shall not be open to customers or patrons outside the hours of 08:00 to 00:00 Monday to Sunday and recognised public holidays, outside of which times they shall not be available to customers or patrons, being stacked and secured or stored to prevent their use. Outside of the operating hours detailed in Condition 2 tables and chairs shall be stored within the building hereby approved.

Reason: In the interests of nearby residential amenities.

During public participation, David Leslie and Councillor Mike Evans (Whiteley Town Council) spoke in objection to the application and Jamie Pyper spoke in support of the application and answered Members' questions thereon.

A statement was read out by the Chairperson on behalf of the Ward Member, Councillor Vivian Achwal, as summarised below:

1. Apologies for not attending due to a mayoral event. The council was not against businesses opening in the district, we actively encourage it, but this objection was to the proposed late opening hours. Serving alcohol until 2330 hours and closing hours at 0000hours.
2. There were two other units in the same complex, Nandos and Bar and Block, that sold alcohol. However, both closed at 2200 hours. The nearest pub to the proposed Wetherspoons was the Parsons Collar (approximately 1 mile away) and that closed at 2300 hours.
3. There are several homes within meters of this proposed drinking establishment. There was concern about the possible antisocial behaviour that might occur if the pub was allowed to close at midnight.
4. Whiteley Town Council also raised objection to the extension of the proposed opening hours.
5. In conclusion, Councillor Achwal urged the committee to object the application to extend the opening hour until midnight to prevent public nuisance and keep the opening hours to no later than 2300 hours.

The Committee proceeded to ask questions and debate the application.

In response to questions, the Council's Senior Planning and Litigation Lawyer clarified the planning and licensing regimes, emphasising that the premises licence could be called in for review by a Licensing Sub-Committee should there be any reported breaches to the four licensing objectives.

RESOLVED:

The committee agreed to grant permission for the reasons and subject to the conditions set out in the Report and the Update Sheet.

Application inside the area of the South Downs National Park (SDNP):

10. **LAND ADJACENT TO CHURCH LANE, SWANMORE, SOUTHAMPTON**
(CASE NUMBER: SDNP/25/00564/FUL)

Proposal Description: Item 9: Erection of a portal framed timber barn with associated landscaping and works.

The application was introduced. Members were referred to the Update Sheet which set out in full the following:

- (i) Several typographical errors to the report.
- (ii) A change to Condition 4 to note that 'The building hereby approved shall only be used for agriculture'.
- (iii) An amendment to Informative 15 to align in with Condition 2.
- (iv) Additional objection comments received from neighbouring property at Old Hill Farm, Droxford Road.

During public participation, Neil Armitage (also on behalf of Angus and Lauren Campbell spoke in objection to the application. In addition, a statement was read out on behalf of Councillor Jonathan Woodman (Swanmore Parish Council) in objection to the application. Natalie Fellows spoke in support of the application and answered Members' questions thereon.

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.

The meeting commenced at 9.30 am and concluded at 12.10 pm.

Chairperson

This page is intentionally left blank

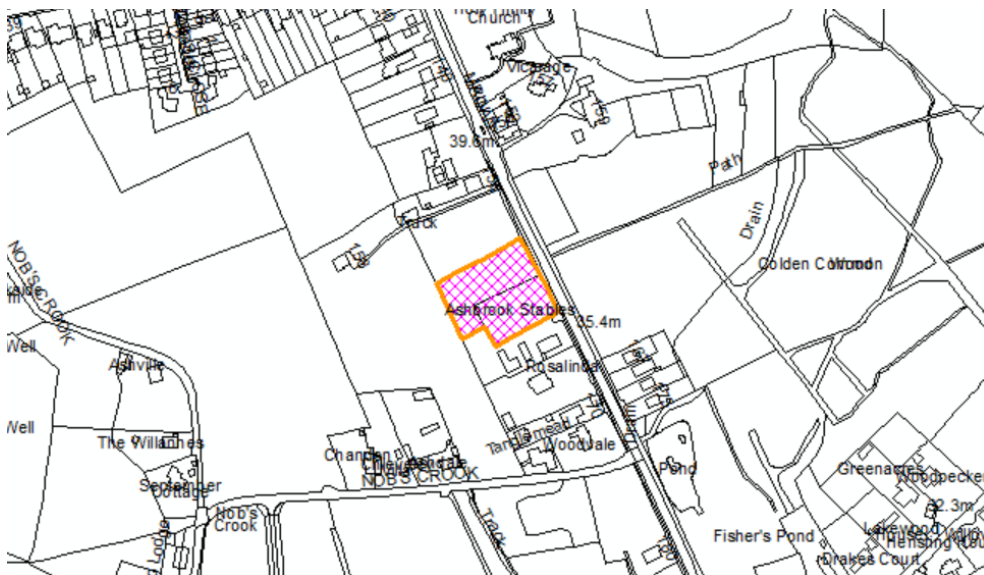
WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 21/03271/FUL
Proposal Description: Change of use of land for the formation of 1 Gypsy/Traveller Pitch comprising the siting of 1 no. Mobile Home, and 1 No. touring Caravan, alongside the erection of 1 no. Utility Building
Address: Land Adjacent Ashbrook Stables Main Road Colden Common Hampshire
Parish, or Ward if within Winchester City: Colden Common PC
Applicants Name: Mr. D. Barney
Case Officer: Nicola Martin
Date Valid: 24 December 2021
Recommendation: Application Permitted
Pre Application Advice No

Link to Planning Documents

Link to page – enter in reference number 21/03271/FUL

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



© Crown Copyright and database rights Winchester City Council Licence 100019531

Reasons for Recommendation

The development is recommended for permission as it is considered that the proposal meets the requirements of LPP1 policies CP5, CP10, CP15, CP16, CP17, LPP2 policies DM4, DM15, DM16, DM17, DM18, DM23, policies TR6, TR7 of the GTTS DPD and policies T2, NE9, NE14, NE16, H12, H15 of the Regulation 19 Local Plan.

Case No: 21/03271/FUL

General Comments

Colden Common Parish Council has requested for the application to be determined by Planning Committee, based upon material planning considerations as set out below.

Amendments to Plans Negotiated

None

Site Description

The application site lies within the parish of Colden Common but outside of the Colden Common Settlement Boundary. The site is 0.45ha, flat, and was previously a paddock used for grazing comprising improved grassland.

The site is situated alongside Main Road (B3354) which runs along the western site boundary being separated from the road by a hedgerow which includes some native species. Immediately to the east and north are areas of broadleaved, mixed and yew woodland and immediately to the south is another gypsy site, Ashbrook Stable. Outside of the Colden Common Settlement Boundary, Main Road is lined with a ribbon of residential development, generally comprising detached dwellings set in moderately substantial plots.

The closest listed building to the site is the Grade II listed Church of the Holy Trinity located 125 m to the north-west. There are no other heritage assets within 500m of the site. Similarly, there are no nationally designated nature conservation sites within 500m of the site. There are a number of locally designated Sites of Importance for Nature Conservation (SINCS) in the vicinity of the site, the closest being Blacknell's Copse Paddock situated 10m from the site on the opposite side of Main Road (B3354), and Finches Copse situated 66m to the north-west of the site.

The site is situated in Environment Agency Flood Zone 1 (low risk of fluvial flooding), although some areas of the southern part of the site are identified as being at medium (1 in 100 year) of surface water flooding.

Proposal

The proposal would see 1 gypsy pitch with a day room, boundary treatment and other associated development.

The application is partially retrospective and includes the following elements:

- the mobile home (with brick base) is in-situ (20m length x 9 m width) which is currently occupied by the applicant;
- an area of patio has been laid to the rear of the mobile home;
- a large area of gravel has been laid in the northern half of the site. This extends to create access to the stables to the south. The stables are outside of the red line area and do not form part of this application.
- A turfed amenity area has been created at the north-eastern part of the site (alongside the B3354); on which some children's play equipment has been erected.
- Day Room – brick built single storey structure 11.7m width, 6.1m depth, 4.05m height (not yet constructed)

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

The storage sheds to the rear of the mobile home along the northern site boundary, and the dog kennel within the middle part of the site are not proposed to be retained.

It is noted that a close boarded fence has been constructed around the site and an electric gate installed. The fence is situated behind the existing mature hedge and set back from the highway boundary by approximately 2m. Neither are included within this application.

Relevant Planning History

None

Consultations

Service Lead – Built Environment (Strategic Planning)

- The most recent assessment of need is set out in the 2022 Gypsy and Traveller Accommodation Assessment. This assessment was subsequently refined in a Gypsy and Traveller Topic Paper produced in 2024 for the emerging Local Plan, which is currently at Examination. The Topic Paper identifies a revised level of need and sets out how that level of need will be met. In brief, the approach is to retain those sites with existing authorised use; support the intensification and expansion of existing sites where appropriate; and deliver the remaining need on new windfall provision.

The most recent assessment of 5-year supply is set out in the 2024 Authority Monitoring Report. The assessment concludes that as of 2024 the Council has 3.2 years' supply of gypsy and traveller accommodation, and 3.0 years' supply of sites for travelling showpeople. Therefore, the Council cannot demonstrate an up-to-date 5-year supply of deliverable sites for these uses in accordance with paragraph 28 of the Planning Policy for Traveller Sites, and that paragraph 11d of the National Planning Policy Framework applies to planning applications for gypsy and traveller or travelling showpeople's accommodation, though these should still be suitable in planning terms.

In addition, the Strategic Planning team has confirmed that the information submitted by the applicant to address policy TR6 of the Gypsy, Traveller and Travelling Showpeople Development Plan Document, 6 is acceptable.

Service Lead – Public Protection (Environmental Health)

- No objection subject to conditions

Hampshire County Council (Highway Authority)

- No objection subject to conditions and informatives.

Natural England

- None received

Service Lead - Ecology

Case No: 21/03271/FUL

- None received

Representations:

Colden Common Parish Council

Comment: The site is located outside the settlement boundary of Colden Common. Traveller needs have been identified and addressed through the Gypsy and Traveller development planning document. Through this document the City Council has demonstrated that adequate suitable and available sites have been provided to exceed the identified need for gypsies and traveller.

The Village Design Statement (2022) places a high value on the rural views from roads and page 15 refers to the rural character outside of the development boundary and retaining the semi-rural nature of the village. This section of the B3354 is shown as an important view on page 10-11.

This site is adjacent to a site which is already long-stay caravan pitches for two gypsy families. Further approvals will not comply with paragraph 13 of Planning Policy for Travellers Sites because two sites on this prominent entrance to the settlement will dominate and negatively affect the rural feel of the village. Colden Common already provides another pitch (reference W011) on Highbridge Road, and a pitch (W084) very close to the Parish Boundary at Little Ranch, Fishers Pond. An application in Nobs Crooks is currently being determined which is less than 400 metres from this application site 21/00888/FUL) and the planning status of Ashdale, Nobs Crooks is unclear.

This application will have a cumulative effect to make sites over concentrated in our Parish and as there is no outstanding requirement for sites this application should be refused.

If the officer is minded to approve this application, the Parish Council requests that it should be determined by the Winchester City Council Planning Committee.

12 Objecting Representations received from different people at 10 addresses within the Winchester District citing the following material planning reasons:

- Countryside location outside settlement boundary
- Increase in traffic
- No dropped kerb at access
- Applicants do not meet Annex 1 of PPTS
- Retrospective application
- Flooding/drainage
- No lighting of pedestrian paths in the area
- No need for more sites in this area
- Inefficient use of land
- Utility building unnecessary for one family
- Neighbour amenity
- Impact to South Downs National Park
- Impact to local services
- The site is not allocated for development

Case No: 21/03271/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

- Brownfield sites should be developed before green field sites
- Loss of agricultural land
- Impact to landscape character

Relevant Government Planning Policy and Guidance

National Planning Policy Framework (December 2024)

- Chapter 2 Achieving Sustainable Development
- Chapter 4 Decision Making
- Chapter 5 Delivering a sufficient supply of homes
- Chapter 8 Promoting healthy and safe communities
- Chapter 9 Promoting Sustainable Transport
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well designed places
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 Conserving and enhancing the natural environment

National Planning Practice Guidance

- Appropriate Assessment
- Consultation and pre-decision matters
- Design: process and tools
- Determining a planning application
- Effective use of land
- Natural environment
- Transport evidence bases in plan making and decision taking
- Use of planning conditions
- Water supply, wastewater and water quality

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

- DS1 – Development Strategy and Principles
- MTRA1 – Development Strategy Market Towns and Rural Area
- MTRA4 – Development in the Countryside
- CP5 – Sites for Gypsies, Travellers and Travelling Showpeople
- CP10 – Transport
- CP15 – Green Infrastructure
- CP16 – Biodiversity
- CP17 – Flooding, Flood risk and the Water Environment
- CP20 – Heritage and Landscape character

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

- DM1 – Location of New development
- DM4 – Gypsies Travellers and Travelling Showpersons
- DM15 – Local Distinctiveness
- DM16 – Site Design Criteria

Case No: 21/03271/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

- DM17 – Site Design Principles
- DM18 – Access and Parking
- DM23 – Rural Character

Regulation 19 Local Plan

The Regulation 19 Local Plan has been agreed by Full Council and the examination is now subject to public consultation on the Proposed Main Modifications. Therefore, the emerging policies can be given moderate to significant weight in the assessment of development proposals in advance of Adoption.

- Policy T2 - Parking for New Developments
- Policy NE5 - Biodiversity
- Policy NE6 - Flooding and Flood Risk
- Policy NE9 - Landscape Character
- Policy NE14 - Rural Character
- Policy NE16 - Nutrient Neutrality Water Quality Effects on the Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites of the Solent and The River Itchen
- Policy H12 - Provision for Gypsies, Travellers and Travelling Showpeople
- Policy H15 - Authorised New / Expanded Traveller Sites

Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

Residential Parking Standards 2009

Gypsy, Traveller and Travelling Showpeople Development Plan Document 2019

Colden Common Village Design Statement 2022

Other relevant documents

Climate Emergency Declaration, Carbon Neutrality Action Plan 2020-2023.

Nature Emergency Declaration.

Winchester Gypsy and Traveller Accommodation Assessment (2022)

Statement of Community Involvement 2018 and 2020

Landscape Character Assessment March 2004 and emerging LCA December 2021

Biodiversity Action Plan 2021

Position Statement on Nitrate Neutral Development – February 2020

Waste Management Guidelines and Bin Arrangements

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

Case No: 21/03271/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The Regulation 19 Local Plan has been agreed by Full Council and the examination is now subject to public consultation on the Proposed Main Modifications. Therefore, the emerging policies can be given moderate to significant weight in the assessment of development proposals in advance of Adoption.

LPP1 Policy DS1 sets out the overarching Development Strategy for the District. Amongst various other requirements this policy states that development proposals will be expected to make efficient use of land within existing settlements and prioritise the use of previously developed land in accessible locations in accordance with the Development Strategy set out in Policies WT1, SH1 and MTRA1. This strategy is continued within the LPP2 by Policy DM1 which states that development that accords with the Development Plan will be permitted within the defined boundaries of the settlements it refers to (including Winchester). It states that outside of these areas, countryside policies will apply and only development appropriate to a countryside location will be permitted.

The LPP1 development strategy focuses substantial growth in three strategic allocations whilst setting targets for more limited growth in the market towns and larger villages. Policy MTRA2 provides for development within defined settlements, including Colden Common, but as this site is situated outside any settlement boundary or area of infilling (as defined by MTRA3) it is therefore subject to the countryside policy LPP1 policy MTRA4 which sets out the types of development that is considered acceptable in a countryside location.

Officers are satisfied that the development defined by this application does not fall into any of the categories defined by LPP1 policy MTRA4.

LPP2 includes a number of policies relating to new gypsy and traveller accommodation. Policy DM4 requires that new gypsy and traveller accommodation should meet the requirements of policy CP5 of LPP1.

Policy CP5 sets out a number of criteria for the assessment of planning applications for new gypsy, travellers and travelling showperson sites, including that they should avoid being over-concentrated in any one location or disproportionate in size to nearby communities; be accessible to local services such as schools, health and community services but avoid placing an unreasonable burden on local facilities and services; and avoid harmful impacts on nearby residential properties by noise and light, vehicle movements and other activities. In addition, policy CP5 also sets out requirements including (*inter alia*) relating to landscaping, visual amenity, privacy, provision of play space for children, and safe access from the highway. Proposals should also be acceptable in terms of transport, design, biodiversity, the landscape and infrastructure provision (Policies CP10, CP13, CP20 and CP21).

Local Plan policies are supported by the Gypsy, Traveller and Travelling Showpeople DPD (GTTS DPD) adopted in 2019. Policy TR6 of the GTTS DPD addresses sites other than those that have a permanent or temporary permission and allows for new sites to be considered provided they are within settlement boundaries defined by LPP2 policy DM1 or through infilling in accordance with policy MTRA3. These will only be permitted where they

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

are for occupation by persons who meet the definition of gypsies and travellers or travelling showpeople, can demonstrate a personal or cultural need to be located in the area, and there is a lack of other suitable accommodation. Policy TR6 goes on to state that sites must be in sustainable locations well related to existing communities, as defined by Policy CP5, and comply with the requirements of Policy TR7. It is noted that the provisions of GTTS DPD policy TR6 are similar to those set out within policy H15 of the Regulation 19 Local Plan, and which may be given moderate to substantial weight.

As previously described, the application site falls outside of any defined settlement boundary, nor is it located within an area of infilling as defined by LPP1 policy MTRA3.

The current definition of gypsies and travellers, as set out within Appendix 1 of the above mentioned document is as follows: *“Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily or permanently, and all other persons with a cultural tradition of nomadism or of living in a caravan, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.”*

Officers are satisfied that the information submitted by the applicant is sufficient to demonstrate that the above definition is met.

With regard to the sustainability of the site, Colden Common has access to schools, shops and other amenities and is within close proximity to both Winchester and Eastleigh, therefore the site is considered to be sustainable. In addition, a pavement runs along Main Road (B3345) enabling pedestrian access from the application site to the main settlement of Colden Common.

In terms of the concentration of Gypsy, Traveller and Travelling Showperson sites within Colden Common parish, it is noted that the site is adjacent to an existing Gypsy & Traveller site at Ashbrook Stables (2 pitches) and there is a further planning application for a site for 2 mobile homes at Tanglewood Stables, Nobs Crook, (21/00888/FUL, pending consideration), located approximately 220m to the south-west, separated from the application site by woodland, dwellings and local roads.. One additional pitch is located at Little Ranch, near Fishers Pond 1.8km to the south-east. Given the relatively low number of sites, and low numbers of pitches at each of these sites, Officers are satisfied that the development would not result in an over concentration of pitches in the area and would not appreciably alter the character of the local area.

Policy TR7 of the DPD sets out the requirements of new pitches and plots with regard to Access and Parking, Environmental impacts and General provisions. These aspects of the proposals are assessed in subsequent paragraphs.

The Winchester Gypsy and Traveller Accommodation Assessment (2022) has identified a need for gypsy and traveller and travelling showpeople accommodation for the period 2022-2038.

The 2024 Authority Monitoring Report (AMR) sets out the most recent 5-year position on gypsy and traveller and travelling showpeople needs and supply. It sets out a position as of 2024 and takes account of unmet needs remaining since the publication of the GTAA in 2022.

Case No: 21/03271/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Calculations	Gypsy & Travellers	Travelling Showpeople
a) 2024-2029 requirement (2022-2026 requirement from table above + 3/5ths of 2027-2031 requirement)	60	25
b) Completions 2022-2024	0	0
c) Remaining 5 year requirement 2024-2029 (a-b)	60	25
d) Supply 2024-2029	38	15
e) Years pitch/plot supply	3.2	3.0

It is acknowledged that it is not currently possible for the Local Plan to demonstrate a deliverable 5-year supply of gypsy traveller pitches or showpersons' plots. As such, paragraph 11(d) of the NPPF is engaged. This paragraph requires that, where policy is out of date or silent, permission should be granted unless:

- i. the application of policies in the Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*

The policies referred to are those in the Framework (rather than those in development plans) relating to:

- a) habitats sites (and those sites listed in paragraph 189) and/or
- b) designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast;
- c) irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and
- d) areas at risk of flooding or coastal change.

Therefore, as paragraph 11(d) of the NPPF is engaged, the application should be approved unless it can be demonstrated that the benefit of providing an additional Gypsy & Traveller pitch is outweighed by adverse impacts when assessed against the policies in the NPPF as a whole and would not result in adverse impacts to highways/transport; ecology; residential amenity; flood risk; heritage; or landscape character and visual impact. These requirements are assessed in turn under the relevant headings below.

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

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

The proposal would see a new pitch to the west of Main Road just outside the boundary of Colden Common. There is an existing site adjacent to the south as well as other residential development to the south and further away to the north. There is a woodland to the rear of the site.

The site is located within the Landscape Character Area of Durley Claylands. The Winchester Landscape Character Area Assessment report describes this area as being a relatively low lying, gently undulating and varied landscape of arable and pasture agriculture, copses (including ancient woodland) and scattered settlements. Key issues include (*inter alia*) the loss of hedgerows and woodlands; suburbanisation and urban fringe encroachment; intrusive vertical elements such as communication masts, flues and pylons; impact of pony paddock fencing on historic field patterns; increased artificial light on tranquil rural quality; and intrusive agricultural and industrial buildings and untidy peripheral areas.

The Parish Council has raised concern regarding the impact to local views, highlighting the high value placed on the rural views from roads. The Colden Common Village Design Statement (2022) identifies a number of key views including, of most relevance to this application, the roadside views from the B3345 north from Crowd Hill to the woodland bordering the southern part of the parish.

The development is screened from Main Road (B3354) behind the existing mature hedge and the fence which was erected during the course of this planning application. The single storey form of the mobile home and utility building, together with the degree of set-back from the highway, would limit the visibility of the site from the road, and the overall impact of the buildings would be similar to the existing ribbon residential development along this stretch of the B3345. It is noted that the fence and gate is not included within this planning application.

Other than the footpath on the opposite side of Main Road (054/16/1), which passes east/west between Woodland and Blacknell's Copse Paddock SINC, there are no public footpaths in the immediate vicinity from which public views of the site could be gained. Officers therefore consider that the development will not result in visual impact or harm to the character of the area.

Although the site is in the vicinity of other residential development, it is located outside of the settlement boundary and therefore located within the countryside for planning purposes. As such, an assessment against LPP2 policy DM23 is appropriate. Policy DM23 requires that development does not result in an unacceptable effect on the rural character of the area by means of (*inter alia*) visual intrusion or by impacts on the tranquillity of the environment. As highlighted above the development is screened from the road by hedging and fencing therefore there is very limited visual harm generated by the application. In addition, the proposal would not exacerbate the key issues of the Durley Claylands Landscape Character Area. While the proposal would create permanent structures it is considered that these would be sufficiently screened and would not be out of keeping with the character of the area. The site is also in close proximity to Main Road, which links Winchester to Eastleigh and has relatively high levels of traffic. Officers consider that the proposal would not result in noise levels that would be heard much over the traffic noise and therefore would not result in a loss of tranquillity.

The development is therefore in accordance with LPP1 policies CP5, LPP2 policies DM4, DM15, DM16, DM17 and DM23, and Regulation 19 policies SP3, H15, D1, NE9

Development affecting the South Downs National Park

The application site is located 0.5 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 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.

In addition, Section 245 of the Levelling Up and Regeneration Act (2023) amended the founding legislation for National Parks and National Landscapes, placing a duty on all public bodies to “seek to further” the purposes of Protected Landscapes. The purposes of National Parks are: to conserve and enhance the natural beauty, wildlife and cultural heritage; and to promote opportunities for the public understanding and enjoyment of the special qualities of the Parks

Due to the scale of the development; the distance from the application site to the boundary of the South Downs National Park; and the intervening landscape and man-made features, Officers are satisfied that no adverse impact to the National Park would result and there would be no conflict with the statutory purposes.

Historic Environment

The closest designated or non-designated heritage asset is the Grade II listed building Holy Trinity Church which is located 160m to the north-east of the application site, and separated by dwellings, woodland and Main Road (B3354).

The development would not result in direct impact, or effects on the setting of any listed buildings, Scheduled Ancient Monuments, Conservation Areas, archaeological sites or Non-designated Heritage Assets. No impact to the historic environment, would therefore result.

Neighbouring amenity

The application is partially retrospective as the majority of structures have been constructed, with the exception of the day room, and the site is occupied.

As previously described, the nearest neighbour is the adjoining GTTS pitch to the south-west. There are no other immediate neighbours. The proposal would be single storey and surrounded by fencing and as such would not result in overbearing effects, loss of daylight or, loss of privacy to neighbours. Given the proposed residential nature of the development, and the distance from other residential neighbours, and the existing noise from the B3334, Officers are satisfied that the development would not result in unacceptable noise impacts.

No external lighting is proposed and could be controlled through an appropriate condition.

Officers are therefore satisfied that the development complies with LPP1 policy NE14, LPP2 policy DM16, DM17 and DM23, Regulation 19 Local Plan policies D1 and H12 and paragraph 135 of the NPPF.

Sustainable Transport

The application site benefits from an existing access onto Main Road, although it is noted that this access does not include a dropped kerb.

Hampshire County Council as Local Highway Authority (LHA) has been consulted on this application and has advised that due to the scale of the development and as it utilises an existing access, the development is deemed to have a minimal impact on the local highway network. The LHA therefore recommended no objection subject to a condition that the new gate be located 10m from the carriageway edge to ensure that caravans can wait safely off the highway.

The submitted plans demonstrated that this can be achieved. In addition, in the time since the application was submitted, the access has been constructed, with the gate set back approximately 12m from the boundary with the public highway. Good visibility in both directions is achieved due to the existing pavement along Main Road, and the fact that the hedgerow is set a little way back from the edge of the pavement.

Officers are therefore satisfied that the development complies with LPP1 policy CP10, LPP2 policy DM18, Regulation 19 Local Plan policy T2 and paragraph 115 of the NPPF.

Ecology

The application site is located in what was previously a paddock used for horse grazing and falls outside any sites designated for conservation interest. No information relating to Biodiversity Net Gain (BNG) has been provided, however the planning application was submitted prior to the date on which statutory BNG was required.

The proposal is for a use which provides for overnight accommodation and is also located within the catchments for the River Itchen and the Solent catchments. Foul drainage from the development would discharge to the main sewer system. The proposed development is within Winchester District where foul water is distributed into the European designated areas Solent SPAs/Ramsar sites via water treatment plants.

The potentially affected protected sites include the River Itchen SAC, The Solent SPA, SAC and Ramsar sites. These sites are protected under the Conservation of Habitats and Species Regulations 2017. Consideration of the Ramsar sites is a matter of government policy set out in the NPPF.

In accordance with advice from Natural England, a net increase in housing development within Winchester District is likely to result in impacts to the integrity of the Solent SACs and the River Itchen SAC (Special Areas of Conservation) due to a consequent increase in nitrate and phosphates.

All plans and projects (including planning applications) which are not directly connected with, or necessary for, the conservation management of a habitat site (previously sites

Case No: 21/03271/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

known as European sites), require consideration of whether the plan or project is likely to have significant effects on that site. Where the potential for likely significant effects cannot be excluded, a 'competent authority' must make an Appropriate Assessment of the implications of the plan or project for that site, in view the site's conservation objectives. The competent authority may agree to the plan or project only after having ruled out adverse effects on the integrity of the habitats site. Where an adverse effect on the site's integrity cannot be ruled out, and where there are no alternative solutions, the plan or project can only proceed if there are imperative reasons of over-riding public interest and if the necessary compensatory measures can be secured.

Winchester City Council, as Competent Authority, is thus required to undertake an Appropriate Assessment of this proposed development.

Appropriate Assessment.

The applicant has undertaken a nutrient calculation which has demonstrated that the proposal would generate a surplus of both nitrogen (0.23 Kg/N/year) and phosphorus (0.19 Kg/N/year). Therefore, in the absence of avoidance or mitigation measures, the development would therefore have a likely significant effect on habitat sites. 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 nutrients 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 nutrient neutral development. It can therefore be concluded that there will be no adverse impact on the integrity of the designated sites identified above in this regard.

This represents the authorities 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 2018.

For this development, the mitigation proposed is the purchase of nutrient credits. The applicant has advised that sufficient credits for both Total Nitrogen and Total Phosphorus have been reserved with Eastleigh Borough Council, however at the time of writing, the evidence of this has not yet been provided. However, given that the site is now occupied, Officers consider that the matter can be satisfactorily addressed by the Council's nutrient Grampian condition in line with the Winchester City Council Position Statement on Nitrate Neutral Development has been agreed to secure appropriate mitigation. As the applicant has already moved onto the site and occupied the site, the Grampian Condition would require that evidence of the full purchase of relevant nutrient credits would be submitted to the Council within 3 months of the date of permission.

Under Reg 63(4) of the Habitats Regulations, the Council considers that is not appropriate, to take the opinion of the general public, and have not therefore further advertised the Appropriate Assessment.

Officers are therefore satisfied that the development complies with LPP1 policies CP15 and CP16, Regulation 19 Local Plan policies NE5 and H12 and paragraphs 187, 193, 194 and 195 of the NPPF.

Sustainable Drainage

The proposal would provide a new pitch however little detail has been provided in relation to drainage. The site is within flood zone 1 and therefore is at low risk of flooding by rivers or sea. As such a condition for details of foul and surface water disposal is proposed, with full details to be submitted within three (3) months of the date of a decision notice. The development would therefore comply with LPP1 policy CP17, LPP2 policies DM15 and DM17, Regulation 19 Local Plan policy NE6 and H12 and paragraph 182 of the NPPF.

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.

There is a mature woodland to the north and west of the application site. The proposed site plan shows that the proposed mobile home would be located away from the trees and therefore it is not considered that there will be an adverse impact on the trees during construction or the long-term use of the development.

The proposed perimeter fencing has now been erected, and this would protect the trees within the adjacent woodland during the construction of the dayroom.

The proposal will therefore comply with policy LPP2 policy DM24, Regulation 19 policy NE5, and paragraph 187 of the NPPF

Other Topics

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 application is for the use of a site within the countryside for 1 Gypsy/Traveller Pitch comprising the siting of 1 no. Mobile Home, and 1 No. touring Caravan, alongside the erection of 1 no. Utility Building.

Details have been submitted to indicate that the applicant has a need to be in this area and that no other sites are available in accordance with policy TR6.

As the Council is unable to demonstrate that it can deliver a 5-year supply of gypsy traveller pitches or showpersons' plots, paragraph 11(d) of the NPPF is engaged which requires that where policy is out of date or silent, permission should be granted unless:

Case No: 21/03271/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

- i. the application of policies in the Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*

The above assessment has demonstrated that, with appropriate mitigation, the development would not result in adverse impacts to habitats sites; the South Downs National Park; irreplaceable habitats; designated heritage assets; undesignated heritage assets; archaeological interests; or areas at risk of flooding or coastal change.

The assessment above has demonstrated that the benefit of providing an additional Gypsy & Traveller pitch is not outweighed by adverse impacts when assessed against the policies in the NPPF as a whole and would not result in adverse impacts to highways/transport; ecology; residential amenity; flood risk; heritage; or landscape character and visual impact.

The development is therefore recommended for approval, subject to conditions.

Recommendation

Permit subject to the following conditions:

Conditions

1. The development hereby approved shall be constructed in accordance with the following plans:

J004078-DD -01 – Location plan

Drawing Number: J004078-DD -02B –As existing site plan

Drawing number: J004078-D D -03B – Proposed site plan

J004078-DD-04-B – Proposed utility building plans and elevations

Reason: For the avoidance of doubt, to ensure that the proposed development is carried out in accordance with the plans and documents from which the permission relates to comply with Section 91 of the Town and Country Planning Act 1990.

2. The site shall not be occupied by any person other than gypsies and travellers as defined in Annex 1 of the Planning Policy for Traveller Sites.

Reason: The site is situated outside of a defined settlement boundary within a countryside location where new residential development would not normally be permitted. This proposal is an exception to countryside policy having regard to the needs and circumstances of Gypsy & Travellers.

3. Within three (3) months of the date of this permission, details of the external materials to be used in the construction of the utility building shall be submitted to, and approved in

Case No: 21/03271/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

writing by, the Local Planning Authority. The utility building shall be constructed as approved.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

4. Within three (3) months of the date of this permission the following documents shall be submitted to the Local Planning Authority for approval in writing:

- 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
- 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 habitats 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 habitats Sites, having regard to the conservation objectives for those sites; and
- c) Evidence to demonstrate that all measures forming part of that mitigation have been secured and submitted to the Local Planning Authority.

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.

5. Within three (3) months of the date of this permission, detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority. The surface water disposal details shall include a management and maintenance plan for the lifetime of the development to secure the operation of the scheme for surface water drainage throughout its lifetime. The approved details shall be implemented in full within six (6) months of the date of this permission.

Reason: To ensure satisfactory provision of surface and foul water drainage in a sustainable way.

6. Within three (3) months of the date of this permission, detailed information related to access to the following shall be submitted to, and approved in writing by, the Local Planning Authority.

- drinking water
- power supply
- disposal of household refuse

Case No: 21/03271/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Reason: To protect the amenities of the occupiers of nearby properties.

7. 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. 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). The lighting shall be installed, maintained and operated in accordance with the approved details.

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

8. Any gates shall be set back at least ten (10) metres from the edge of the carriageway of the adjoining highway and the access shall be splayed at an angle of 45 degrees from this point to the edge of the carriageway

Reason: In the interests of highway safety.

9. Visibility splays of 2.4m x 60m shall be implemented and retained in perpetuity. Nothing within the visibility splay shall be above 0.6m in height.

Reason: In the interests of highway safety.

10. No more than 2 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (as amended) shall be stationed on the site at any time of which no more than 1 shall be static caravans/mobile homes.

Reason: To define the extent of this planning permission and to prevent more intensive use of the site.

11. No commercial activities shall take place on the land, including the storage of goods or materials or other items not ancillary to residential use.

Reason: To protect the amenities of the occupiers of nearby properties.

12. No vehicle over 3.5 tonnes shall be stationed, parked or stored on this site.

Reason: To protect neighbouring amenities and the character of the countryside.

Informatives:

1. This permission is granted for the following reasons:

Case No: 21/03271/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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.

2. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Local Plan Part 1 Joint Core Strategy: DS1, MTRA3, MTRA4,
Local Plan Part 2: DM1, DM15, DM16, DM17, DM18, DM24
Regulation 19 Local Plan: SP3, D1, T2, NE5, NE6, NE9 H12, H15.

3. An agreement will need to be granted by Hampshire County council as Highway Authority to undertake the drop kerb works on the Highway. Details of this procedure can be found via the following link: <https://www.hants.gov.uk/transport/parking/droppedkerbs>

4. In accordance with paragraph 38 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,

- updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

5. Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

> For further advice on this please refer the Construction Code of Practice
<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

6. During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

7. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Flexibility of hours may be acceptable due to the Covid-19 emergency in line with the

Business and Planning Bill 2019-21 <https://services.parliament.uk/Bills/2019-21/businessandplanning.html>

Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served. Where construction site working hours are limited by a planning condition you can apply under Section 74B of the Town and Country Planning Act 1990 which provides a temporary fast track to vary existing conditions.

<https://www.gov.uk/government/publications/construction-working-hours-draft-guidance/draft-guidance-construction-site-hours-deemed-consent>

Appendix 1

Colden Common Parish Council

Comment: The site is located outside the settlement boundary of Colden Common. Traveller needs have been identified and addressed through the Gypsy and Traveller development planning document. Through this document the City Council has demonstrated that adequate suitable and available sites have been provided to exceed the identified need for gypsies and traveller.

The Village Design Statement (2022) places a high value on the rural views from roads and page 15 refers to the rural character outside of the development boundary and retaining the semi-rural nature of the village. This section of the B3354 is shown as an important view on page 10-11.

This site is adjacent to a site which is already long-stay caravan pitches for two gypsy families. Further approvals will not comply with paragraph 13 of Planning Policy for Travellers Sites because two sites on this prominent entrance to the settlement will dominate and negatively affect the rural feel of the village. Colden Common already provides another pitch (reference W011) on Highbridge Road, and a pitch (W084) very close to the Parish Boundary at Little Ranch, Fishers Pond. An application in Nobs Crooks is currently being determined which is less than 400 metres from this application site 21/00888/FUL) and the planning status of Ashdale, Nobs Crooks is unclear.

This application will have a cumulative effect to make sites over concentrated in our Parish and as there is no outstanding requirement for sites this application should be refused.

If the officer is minded to approve this application, the Parish Council requests that it should be determined by the Winchester City Council Planning Committee.

This page is intentionally left blank

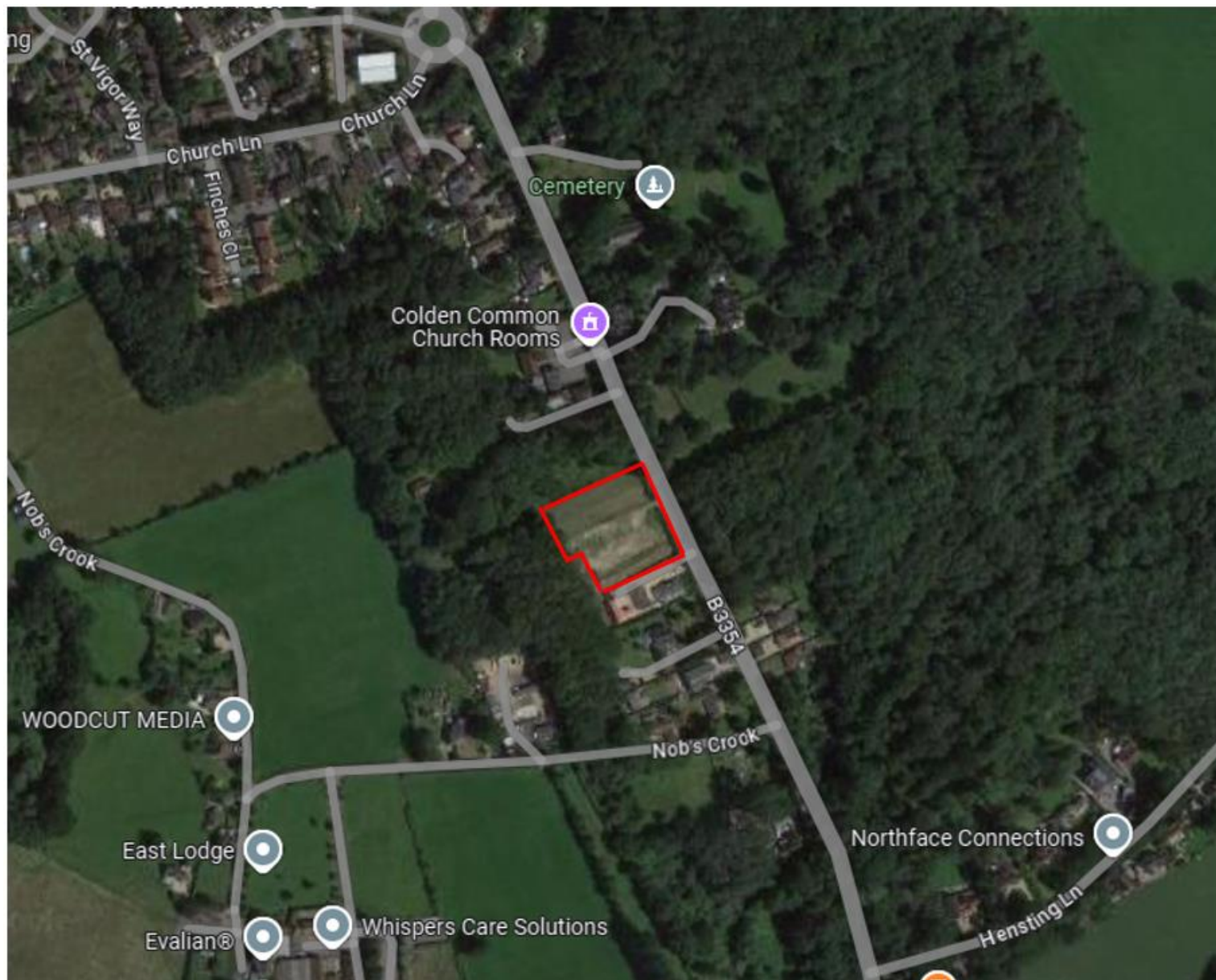
21/03271/FUL
Land Adjacent Ashbrook Stables
Main Road, Colden Common
Hampshire

Change of use of land for the formation of 1 Gypsy/Traveller Pitch comprising the siting of 1 no. Mobile Home, and 1 No. touring Caravan, alongside the erection of 1 no. Utility Building





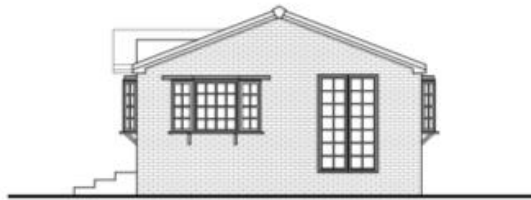
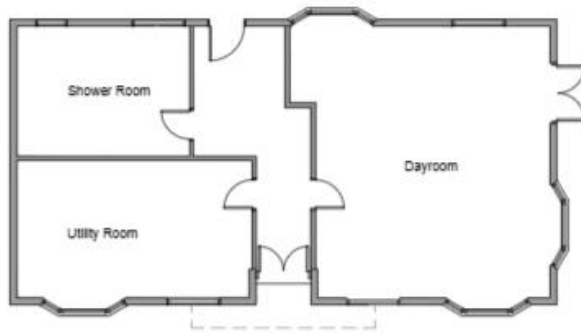




Aerial view 2021



Aerial view 2023



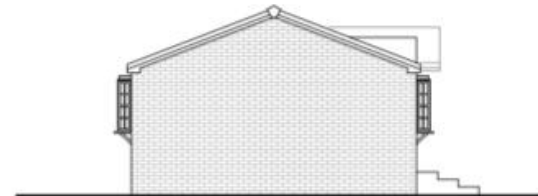
Flank Elevation



Rear Elevation



Front Elevation



Flank Elevation



Existing storage sheds to be removed (view to north-west)



View from interior of the site towards the entrance gate (looking-north east)



View of entrance gate and access, taken from Main Road (looking south-west)



View of the amenity
grassed area with
boundary fence and trees
behind (looking north-
east)



view of patio
to rear of static
mobile home
(looking north-
east)



Front (south-east) elevation of
the static mobile home

RECOMMENDATION - APPROVE

Page 45

Proposal complies with Local Plan policies as
is laid out within the report.

This page is intentionally left blank

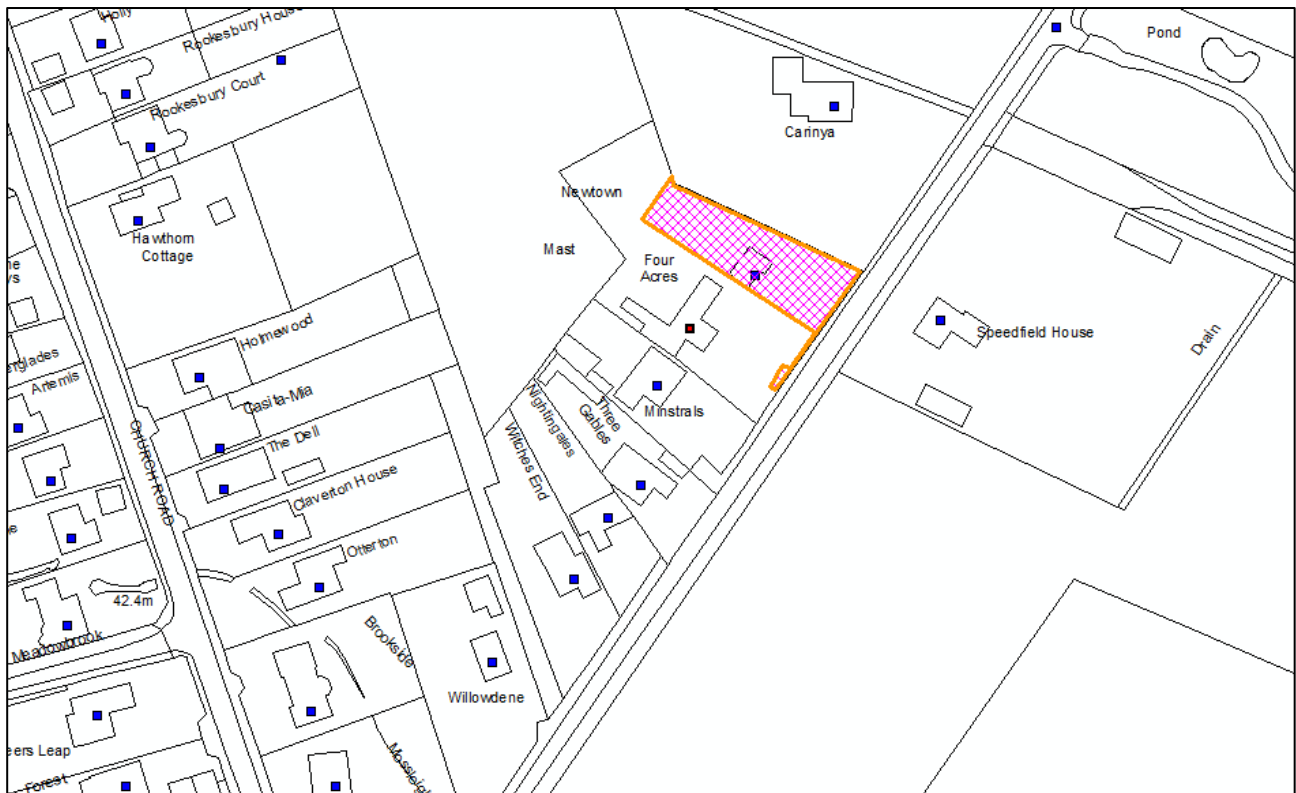
WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: 25/00572/FUL
Proposal Description: Erection of 1no. 4-bed dwelling with new access, drainage and landscaping, and provision of new access for existing bungalow (Amended Description and Amended Plans)
Address: Four Acres, Ingoldfield Lane, Newtown, Fareham, Hampshire, PO17 6LF
Parish, or Ward if within Winchester City: Soberton Parish Council
Applicants Name: Mr Wayne Johnson
Case Officer: Ethan Townsend
Date Valid: 19 March 2025
Recommendation: Application Permitted
Pre application Advice Yes

Link to Planning Documents

[Link to page – enter in reference number 25/00572/FUL](#)

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



© Crown Copyright and database rights Winchester City Council Licence 100019531

Reasons for Recommendation

Case No: 25/00572/FUL

WINCHESTER CITY COUNCIL PLANNING COMMITTEE

The proposed new dwelling is recommended for permission, as it is considered to infill a small site within continuously developed land outside the defined settlement boundary of Newtown. The proposal would be of a form compatible with the character of the area, would not involve the loss of an important gap between developed areas, and would not have a detrimental impact on neighbouring amenities.

The proposal is considered to be in accordance with the Local Plan Part 1 Policies MTRA3, CP13, CP14, CP16, CP17; the Local Plan Part 2 Policies DM1, DM2, DM15, DM16, DM17, DM18, DM21, DM23; the Emerging Local Plan Policies SP2, SP3, D4, D1, D4, D7, D8, T1, T2, T4, NE1, NE5, NE6, NE14, NE15, NE16, H1, H4, the High-Quality Places Supplementary Planning Document (2015), and the National Planning Policy Framework (2024).

General Comments

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

Amendments to Plans Negotiated

- Amended drawings were received on the 29 April 2025 that demonstrated a reduced height and depth to the dwelling, compared to the scale of the original proposal, and the dwelling's position has been set back, better aligned with the building line of the adjacent bungalow, Four Acres. Neighbour and parish notifications were sent for an additional 21-day public consultation period.
- Amended drawings were received on the 31 October 2025 that further reduced the height, depth and width of the dwelling compared to the scale of the original proposal and the amended proposal submitted on 29 April 2025. The amended proposal amends the design of the dwelling, removing the front gable element and opts for a single-storey single pitched rear element. A front porch and front bay window is proposed. The roof form has been altered. A site notice, and neighbour and parish notifications were sent for an additional 21-day public consultation period.

Site Description

Four Acres is a detached bungalow located along the north side of Ingoldfield Lane, and approximately 200m east of Church Road within Newtown. The area is semi-rural with residential dwellings positioned along the north side of the lane, with open agricultural or grazing land to the rear of the site (within the same ownership of Four Acres), with additional agricultural fields across the road. Four Acres is positioned linear with the adjacent bungalow Minstrals (west) and centrally located, with both front and rear gardens. Four Acres has a large side garden (east) that has been cleared of most of its low growth planting and smaller outbuildings prior to the application's submission. The land is fairly level and measures approximately 0.096 hectares in area. There are tall trees and hedges along the eastern boundary shared with Carinya, a 2-storey detached dwelling. A high closed-board fence is positioned along the road, back off the verge in front of the side garden. Part of the site was formerly a petrol station, and works have

Case No: 25/00572/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

been carried out to remove the storage tanks located forward of the bungalow in its side garden. There was one access into the site originally.

During the application process, works had begun to modernise the existing bungalow and the land immediately surrounding the site. The existing access to the bungalow has been formalised for current use. The bungalow has a light rendered finish with a new grey tiled roof. Other dwellings nearby are built of a mix of material finishes (render, hanging tile, brick), and two of the nearby bungalows have had extensions into the roofs.

Proposal

The proposal is to build a 2-storey, 4-bedroom dwelling within the side garden of Four Acres. The proposal also includes the creation of a new access to the Four Acres bungalow. The new dwelling will be built of red brick with clay plain tiles. Sash windows and a ground-floor front bay window are incorporated within the design. The dwelling is to be positioned on a similar building line to Four Acres (albeit set slightly further back within the plot), with a new separate access and parking within the front garden, with a side driveway on the western side of the site, through to the rear garden. The driveway allows a gap of approximately 3.9 metres to the western side boundary. The gap between the eastern side elevation and eastern side boundary narrows from 4.7 metres to 2.4 metres. A small cycle store is proposed in the rear garden and a refuse store is located within the front garden.

Relevant Planning History

None applicable to the application.

Consultations

Service Lead – Engineering (Drainage) – No objection, subject to condition

Service Lead – Sustainability and Natural Environment (Ecology) – No objection, subject to conditions

Service Lead – Sustainability and Natural Environment (Landscape) – No objection, subject to condition

Service Lead – Sustainability and Natural Environment (Trees) – no objection, subject to conditions

Service Lead – Public Protection (Environmental Health, Contaminated Land) – no objection, subject to condition

Hampshire County Council (Highway Authority) – No objection

Natural England – No objection, subject to Grampian conditions

NatureSpace – No objection subject to conditions and informative

Environment Agency – No objection, subject to condition

Case No: 25/00572/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Representations:

Soberton Parish Council (initial response):

“Soberton Parish Council (SPC) objects to this Application. Primarily it is contrary to WCC Policy MTRA3. Although this Policy does allow the principle of infilling it clearly states that development 'should be appropriate in scale and design'. The plans show that the proposal is higher than the adjoining properties, as shown on the Proposed Street Scene, Drawing 02. This is clearly out of scale particularly as Ingoldfield Lane becomes rural on travelling further north. SPC also has the following additional concerns.

There is a history of problems with foul and surface water drainage and notably this site drains into a field in Lambeth clay and has a sloping gradient to the southwest and neighbouring properties.

It should be noted that historically the site has been used as a petrol station and there is the possibility of contamination due to its previous use, see attached historic photograph. This has not been picked up by the Applicant or WCC in their standard search.

There has been clearance of the Application Site, as outlined in the planning application, as well as the field that was part of the original Four Acres property. This clearance of the whole property site, which had been left fallow for 20 years, raises concerns regarding potential breaches of wildlife legislation, and the loss of wildlife. The Parish Council also has concerns with the work that is ongoing on the site prior to the application being determined by WCC.

If WCC is minded to approve the Application we would request that conditions on these matters are included, namely;

1. Proposals for foul and surface water drainage should be submitted for approval by WCC and must not cause flooding or contamination to neighbouring properties.
2. Suitable ground investigations for pollution should be undertaken and submitted to WCC for agreement and any mitigations should be agreed and approved by WCC.
3. Proposals for replacing the ecological loss around the whole site should be submitted and approved by WCC.”

Soberton Parish Council (comment on amended drawings received 31/10/2025):

“Soberton Parish Council notes that there have been some amended plans submitted recently and we recognise that the size of the dwelling has been reduced which is more in keeping with other nearby houses. However, as we have stated before, we consider the design is uninspiring and should better reflect the Victorian property opposite the site. We would still urge that all our previously submitted concerns for the site are satisfied or addressed by condition.

In particular the Council reiterates its concerns regarding drainage, noting that a drainage field over clay would not be sufficient for the sewage management

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

system and that instead it should be directed to the roadside watercourse, as is the case for neighbouring properties. Local knowledge shows that drainage fields located on the clay substrata in Newtown simply don't work. Neighbouring properties located on this length of Ingoldfield Lane discharge directly into the watercourse which runs adjacent to the road at the front of the Application Site. We suggest that the drainage plans are resubmitted and/or covered by a condition after the applicant has completed a percolation test in accordance with best practice, ideally undertaken during the wetter winter months when the water table is high and the ground is saturated."

Eight Objecting Representations received from different addresses citing the following material planning reasons (one additional comment received out of the Winchester administrative area):

- Size and scale of proposed dwelling, dwelling's plot size not in-keeping (original and amended drawings)
- Overbearing and overshadowing, and oblique overlooking impacts on neighbouring amenity (original and amended drawings)
- Proposed access along road seems very narrow
- Site plan's access to bungalow not clear; concern to accuracy of site plan in relation to Carinya
- Concern of flooding with surface water management and foul drainage
- Potential inaccuracy of nutrient budget identifying land as urban residential
- Contaminated land concern (former petrol station) and potential impacts to environmental pollution linked to the River Wallington.
- Significant biodiversity loss from recent site clearance
- Concern to use/protection of the land behind the proposal site

A further 5 comments of objection were received on the amended plans received 31/10/2025 from 3 different addresses within the Winchester administrative area. These comments cited the following additional material planning reasons:

- Encroachment on mature hedging and impact upon trees.
- Concern over amended proposal's drainage and flooding impact.
- The character and design of the amended proposal is not in keeping with properties in the area.

There were no Supporting Representations received.

Relevant Government Planning Policy and Guidance

National Planning Policy Framework (December 2024)

Section 2. Achieving sustainable development

Section 4. Decision-making

Section 8. Promoting healthy and safe communities

Section 11. Making effective use of land

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

Case No: 25/00572/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

- Appropriate assessment
- Biodiversity net gain
- Climate change
- Consultation and pre-decision matters
- Crown development
- Design: process and tools
- Flood risk and coastal change
- Land affected by contamination
- Light pollution
- Natural environment
- Planning obligations
- Renewable and low carbon energy
- Rural housing
- Use of planning conditions
- Water supply, wastewater and water quality

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

DS1 – Development Strategy and Principles

MTRA3 – Other Settlements in the Market Towns and Larger Villages

CP2 – Housing Provision and Mix

CP13 – High Quality Design

CP14 – Effective Use of Land

CP16 - Biodiversity

CP17 – Flooding, Flood Risk and Water Environment

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

DM1 - Location of new development

DM2 – Dwelling Sizes

DM15 – Local Distinctiveness

DM16 – Site Design Criteria

DM17 – Site Development Principles

DM18 – Access and Parking

DM21 – Contaminated Land

DM23 – Rural Character

DM24 – Special Trees, Important Hedgerows and Ancient Woodlands

Local Plan (Regulation 19) 2020 – 2040

Strategic Policy SP2 - Spatial Strategy and Development Principles

Strategic Policy SP3 - Development in the Countryside

Policy D1 - High Quality, well designed and inclusive places

Policy D4 - Design Principles for Market Towns and Rural Villages

Policy D7 - Development Standards

Policy D8 - Contaminated Land

Policy T1 - Sustainable and Active Transport and Travel

Policy T2 - Parking for New Developments

Policy T4 - Access for New Developments

Policy NE1 - Protecting and enhancing Biodiversity and the Natural Environment in the district

Policy NE5 - Biodiversity

Case No: 25/00572/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Policy NE6 - Flooding and Flood Risk

Policy NE14 - Rural Character

Policy NE15 - Special Trees, Important Hedgerows and Ancient Woodlands

Policy NE16 - Nutrient Neutrality Water Quality Effects on the Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites of the Solent and The River Itchen

Policy H1 – Housing Provision

Policy H4 - Development Within Settlements

Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

Residential Parking Standards 2009

Soberton and Newtown 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

Biodiversity Action Plan 2021

Position Statement on Nitrate Neutral Development – February 2020

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.

In December 2025, the Government published proposed reforms to the National Planning Policy Framework. However, as this document is a draft for consultation purposes, it carries little weight in the current application.

The Regulation 19 Local Plan has been agreed by Full Council, and the examination is now subject to public consultation on the Proposed Main Modifications. Therefore, the emerging policies can be given moderate to significant weight in the assessment of development proposals in advance of Adoption.

To establish the principle of development, the proposal site must comply with the relevant policies in this area. Policy DM1 of the LPP2 sets the spatial strategy for development across the district. DM1 allows development within defined settlement boundaries in the first instance and allows restricted development in areas outside of the settlements, mainly governed by policies MTRA3 and MTRA4 of the LPP1.

The application site is outside of a defined settlement boundary and therefore countryside policies apply. Policy SP3 of the Emerging Local Plan allows for development consisting of the infilling of existing settlements without a settlement boundary in line with policy H4. Policy MTRA3 of the LPP1 and policy H4 of the Emerging Local Plan allow for the infilling of a small site within a continuously development road frontage where it would be of a form

Case No: 25/00572/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

compatible with the character of the village and not involve the loss of important gaps between developed areas. These policies identify Newtown as a settlement with no defined settlement boundary where the principle of infilling is acceptable.

With regards to the application site, there is a continuous line of development along this part of the northern side of Ingoldfield Lane from Fir Trees to Carinya. The residential curtilage to Four Acres, including its side garden, provides a small gap toward the residential curtilage of the detached dwelling Carinya where the infilling of a residential dwelling is considered appropriate. The proposal would not involve the loss of an important gap.

The principle of development is therefore considered to be acceptable subject to compliance with the Development Plan as a whole and all other Material Planning Considerations.

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

Ingoldfield Lane begins off of Church Road in Newtown. The triangular land north of the junction is considered semi-rural with its continuous residential development along Church Road and Ingoldfield Lane's northwest side. The dwellings are positioned in a linear form and are a mix of 2-storey houses and bungalows, with a some chalet bungalows. Beyond the Four Acres site, is a 2-storey detached dwelling (Carinya) in a large plot that results in a break in the pattern of the dwellings' linear positions along the lane. Across from Four Acres is another large 2-storey dwelling and sizeable curtilage (Speedfield). South of Ingoldfield Lane is open agricultural land. Along the lane, there is a mix of hedges and low post-and-rail fencing. Four Acres has enclosed part of its original curtilage with a close-board fence. The dwellings along the lane are built of a mix of finishing materials (brick, render, hanging tile, etc).

Four Acres has had its former curtilage cleared of planting and smaller outbuildings. As the site was a former petrol station, contamination mitigation works have occurred to remove storage tanks that were previously located near the front of the proposal site. Refurbishment of the bungalow has occurred (including new light render and grey roof tiles) and the site sub-divided for the potential new dwelling.

The proposed new 2-storey dwelling is positioned on a similar building line to Four Acres, but set slightly further back within the plot. The proposed dwelling is to be finished with red multi brick and heritage plain clay tile (with samples of the materials to be controlled by Condition 3). The Authority's High Quality Places SPD identifies these materials as being acceptable as they are commonly used within the district. The roofline will be hipped, similar to nearby dwellings. The hedge and trees along the border with Carinya are to be pruned but maintained, and the site is to have a front boundary hedge planted after the removal of the closed board-fence. Although the site is a narrower than the adjacent Four Acres curtilage, there are other curtilages within the road of a similar size (i.e. Witches End, Nightingales). The front and rear garden to the proposed dwelling is sufficient for outdoor living space and suitable for the rural surroundings.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

The site is in semi-rural surroundings and to ensure that tranquillity is preserved, a condition is recommended on external lighting to guarantee that any lighting is appropriate and does not harm the street scene and wider environment.

The amended plans have reduced the scale and size of the dwelling, though, the proposed dwelling is still two storeys in height. There are other two storey dwellings within the area, notably Carinya, the adjacent property to the northeast, and Speedfield House which is located to the east of the site, on the opposite side of Ingoldfield Lane. To the west of the site, the properties from Witches End to Four Acres are bungalows and chalet bungalows. There is a variety in the style and form of the bungalows along this road. Given the site's context and the variety in the style, form and scale of dwellings, the proposed dwelling is not considered to be harmful to the character and appearance of the area. The proposed dwelling has a fairly standard design that would not be harmful to the rural character. Some design cues have been taken from surrounding historic properties, such as, sash windows, a front porch and the use of facing brickwork.

Due to the siting, size and design of the proposal, it is considered that it will not have a harmful impact on the wider context of the area to the detriment of its rural character. The proposal therefore complies with policy CP13 of the LPP1, policies DM15, DM16 and DM23 of the LPP2 and D1 and NE15 of the Emerging Local Plan.

Development affecting the South Downs National Park

The application site is located 0.41 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 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.

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 and D1 of the Emerging Local Plan identify Site Development Principles that must be followed, including that the proposal must not have an unacceptable adverse impact on adjoining land or neighbouring amenities by reasons of overlooking, overshadowing or overbearing, or any other adverse impact to primary amenity spaces. Furthermore, paragraph 135 (f) of the NPPF (2024) requires planning decisions to ensure that developments create places that are safe, inclusive and

Case No: 25/00572/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

The new dwelling was designed to have greater depth than width due to the tapering of the site. Its dimensions are approximately 9.1 metres wide, 10.4 metres in length and 7.35 metres at ridge height. The proposed dwelling is positioned approximately 3.4m back from the side boundary shared with Four Acres to allow for driveway access. There is one first floor window along the southwest (side) elevation of the proposed dwelling, facing towards Four Acres. This window would serve a stairwell. In order to ensure that neighbouring amenity is preserved, it will be conditioned to be obscure-glazed (see condition 10). As Four Acres does not have any side-facing windows and the side garden is used for access only, and the fact that the proposed dwelling is located north-east of the site, the proposed dwelling is not expected to have any further harmful overlooking, overshadowing or overbearing impact on Four Acres.

Carinya is a large 2-storey dwelling located to the northeast of the site. Its rear elevation is approximately 27m from its southern (rear) boundary that it shares with the application site's side boundary. The proposed dwelling has a first-floor window that serves the upstairs bathroom. This window may have the potential to provide views toward the outdoor residential amenity space of Carinya. Even though a bathroom is not considered a primary living space, to reduce any potential harmful impacts, a condition will be added to ensure the window is obscure-glazed (see condition 10). Due to the distance from the proposed dwelling and the boundary screening, the proposed development would not give rise to an adverse overbearing or overshadowing impact upon this neighbouring property.

Carinya has a rear terrace within its garden near its rear elevation, and this is considered to be primary outdoor amenity space. The proposed dwelling will be approximately 30m from the rear elevation and its rear terrace.

It is considered that the proposed dwelling does not have an adverse impact on the residential amenity of the adjacent properties. Therefore, the proposed development is considered to accord with Policy DM17 of LPP2, D1 of the Emerging Local Plan and paragraph 135 of the NPPF (2024).

Sustainable Transport

The proposal includes a new vehicle access from Ingoldfield Lane for Four Acres' use. A new access is also proposed for the new dwelling, although one has been created temporarily. The visibility splays are consistent with other dwellings along the road and HCC Highways has recommended that the access be clear of any hard or soft landscaping features over 600mm in height (which can be controlled by condition 4). Both former accesses are to be removed as noted within the site plan.

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. HCC Highways, as a statutory consultee on highway matters, have raised no concerns regarding the traffic generation associated with the proposed development. It is considered that the volume of trips likely to be generated by the proposed development would not have a material impact on the operation of the road network or on road safety.

Case No: 25/00572/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

The proposed dwelling and existing dwelling would have three parking spaces each with access to electric vehicle charging point. A cycle store is also provided for the new dwelling, to promote active and sustainable modes of transport. Each dwelling will have sufficient off-road parking as well, that meets the WCC Parking Standards. The Highway Authority have no concerns over the development's potential to lead to overspill parking on the local highway. The proposal is therefore considered in compliance with Policy DM18 of the LPP2, and T1, T2 and T4 of the Emerging Local Plan.

Ecology and Biodiversity

The site had been cleared of grassland, shrubs and trees prior to the application's submission. The land to the rear of the site (outside the red-edge but within the same ownership) had also been partially cleared. As part of the proposal, a preliminary ecological survey had been provided that summarised that there are no great crested newts within 1km of the site and given the location of the ponds, the current state of the site is considered negligible for this group due to the absence of foraging and shelter. No other wildlife sites have been recorded within 1km of the site. However, there were concerns raised from the WCC Ecologist and our district licensing partner NatureSpace if there may be impact and had requested further investigation into this likelihood. To address this concern, the applicant has engaged with NatureSpace's district licensing scheme, which is evidenced by a provided certificate NSP992WINC, dated 1st July 2025. A condition will be attached to ensure that the works are in accordance with the licence. Subject to this condition, the works will adequately mitigate any potential impact upon great crested newts.

It is acknowledged that 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 the proposal would require Biodiversity Net Gain (BNG), an Ecological Assessment was submitted. To offset the projected biodiversity net loss, 0.53 habitat units are required. The Council's Ecologist confirmed that the calculations for BNG are correct in order to proceed with the standard conditions to secure its implementation (conditions 6 and 7). For clarity, the Biodiversity Net Gain calculation includes pre-development value (prior to site clearance taking place).

In addition, Section 5.5 of the amended Preliminary Ecological Appraisal provides biodiversity enhancements in the form of an Ibstock bat brick, one Ibstock swift brick, one hedgehog house and one insect block. Their implementation will be secured by condition. Therefore, the proposal would comply with policy CP16 of the LPP1 and NE5 of the Emerging Local Plan.

Appropriate Assessment.

The proposal is for Development within, bordering or in close proximity to a European Protected Site (i.e. River Itchen SAC, The Solent SAC, SPAs, Ramsar Sites) and is for overnight accommodation affecting Nitrates.

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 of 0.74 Kg/N/year is made. The authority has concluded that the adverse effects arising from the proposal are wholly consistent with, and inclusive of the effects

Case No: 25/00572/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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. Natural England have been consulted and have no objection subject to the imposition of a Grampian condition. 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 (2024).

Sustainable Drainage

The application is located within Flood Zone 1 and therefore is considered to be at low risk of flooding via rivers and sea. The site is also subject to very low surface water (pluvial) flood risk. However, the site is in a Source Protection Zone 4 (SPZ4) for a public water supply abstraction. A consultation with the Environment Agency has been undertaken and as a precaution, a condition will be included requiring development to cease if undiscovered contamination is identified during the course of development.

Numerous objections have been raised regarding the drainage strategy at the site. A drainage strategy has been submitted with a soakaway to the front of the site and a package treatment plant with drainage to the field located near the rear of the site. The Authority's Drainage Engineer has been consulted on the proposed drainage strategy and notes that the arrangement is acceptable in principle provided that the detailed design is based on appropriate infiltration and percolation testing. A pre-commencement condition securing details of foul and surface water drainage has been recommended by the Authority's Drainage Engineer (condition 5).

Therefore, subject to the above conditions, the proposal complies with policy CP17 of the LPP1 and DM15 of the LPP2 and NE6 of the Emerging Local Plan.

Trees and Landscape

Policy DM24 of the LPP2 and NE15 of the Emerging Local Plan allow 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. The application site does not contain any trees.

However, there are trees and hedges along the northeast boundary. The Authority's Tree Officer has been consulted and notes that protective measures are sufficient, and provided the development is carried out in accordance with these protective measures, the application would not have a harmful impact on arboriculture. This will be secured by condition 11. In addition, in order to provide an appropriate planting result within the rural setting, a hard and soft landscaping plan will be requested as part of the decision (condition 4). With these conditions in place, the proposal will therefore comply with policy DM24 and NE15 of the Emerging Local Plan.

Case No: 25/00572/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Contaminated Land

As aforementioned, the site was once a former petrol station and included storage tanks in situ but have since been removed. With the tank removal (procedure approved by the WCC Environmental Health Officer), some additional contamination mitigation works were required. Its progress and results have been detailed within a Mains Investigation Report and Tank Removal Validation Report (both June 2025) by Soils Limited Ltd. The results have been concluded as acceptable in order to proceed with future groundworks, and the WCC Environmental Health Officer has recommended the standard contaminated land condition (condition 12) to address any further undiscovered findings within the proposed development. The proposal therefore complies with policy DM21 of the LPP2 and policy D8 of the Emerging Local Plan.

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 proposed new dwelling is recommended for permission, as it considered to infill a small site within continuously developed land outside the defined settlement boundary of Newtown. The proposal would be of a form compatible with the character of the area, would not involve the loss of important gaps between developed areas, and would not have a detrimental impact on neighbouring amenities. Subject to appropriate conditions, the development would be acceptable from an arboricultural, drainage, ecological and highways perspective. The proposal is in accordance with the Local Plan Part 1 Policies MTRA3, CP13, CP14, CP16, CP17; and the Local Plan Part 2 Policies DM1, DM2, DM15, DM16, DM17, DM18, DM21, DM23; and the Emerging Local Plan Policies SP2, SP3, D4, D1, D4, D7, D8, T1, T2, T4, NE1, NE5, NE6, NE14, NE15, NE16, H1, H4, the High-Quality Places Supplementary Planning Document (2015), and the National Planning Policy Framework (2024).

The proposal accords with the NPPF and Development Plan policies of the Local Plan Part 1 and 2 and does not raise any material matters of sufficient weight to outweigh it or that would weigh against the granting of planning permission.

Recommendation

Permit subject to the following conditions

Timeframe

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

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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

Approved Plans

2. This permission shall be carried out in accordance with following approved plans and documents, unless otherwise agreed in writing with the local planning authority prior to the change being implemented:

- Proposed Site Plan, drawing no 01 revision 06, received 31/10/2025
- Proposed Floor Plans, Elevations, Site Plan drawing no 01, received 31/10/2025

Reason: To clarify which plans have been approved as part of this application

Pre-commencement conditions

3. No development above foundation level shall take place until a material schedule (and samples, if requested) demonstrating materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority.

Development must be carried out in accordance with the approved details.

Reason: To ensure that the development presents a satisfactory and high-quality appearance in the interests of the amenities of the area.

4. A detailed scheme for hard and soft landscaping, including details on any proposed hard surfacing and planting, shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify the type and extent of any hard surfacing and the species, density, size and positioning of any planting. The soft landscaping 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 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.

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 before development commences.

Reason: To ensure satisfactory provision of foul and surface water drainage.

6. Development may not be begun on site unless:

- (i) a biodiversity gain plan has been submitted to the planning authority; and

Case No: 25/00572/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

- (ii) The planning authority has approved the plan.

In making an application to discharge the biodiversity gain condition the following information shall be provided:

- a. information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- b. the pre-development biodiversity value of the onsite habitat;
- c. the post-development biodiversity value of the onsite habitat;
- d. any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- e. any biodiversity credits purchased for the development; and
- f. any such other matters as the Secretary of State may by regulations specify.

Reason: 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).

7. 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 6 has been submitted to and approved in writing by the Local Planning Authority (LPA). The HMMP shall include the following details:

- a. the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- b. any necessary legal mechanism or covenant for securing the monitoring over the relevant period;
- c. the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- d. the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;
- e. a proposed definition of 'completion of development' in respect of the development hereby approved.
- f. The approved Biodiversity Gain Plan shall be maintained for at least 30 years after the development is complete.

The approved habitat creation and enhancement works shall be implemented in full within six months of the date of their written approval and shall be maintained for at least 30 years after the development is completed. Notice in writing shall be given to the LPA once the habitat creation and enhancement works as set out in the HMMP have been completed

Reason: 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)

Prior to Occupation Conditions

8. The development hereby permitted shall NOT BE OCCUPIED until:

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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; and

c) All measures forming part of that mitigation have been secured and submitted to the Local Planning Authority.

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. The Habitat Enhancements identified within Section 5.5 of the 'Preliminary Ecological appraisal Survey Report' (document reference 5420.6) dated 28th May 2025 by Daniel Ahern Ecology shall be sited prior to the development coming into its intended use and retained thereafter.

Reason: To ensure biodiversity enhancement in accordance with Policy CP16.

Miscellaneous

10. The first-floor window on the southwest elevation (facing towards Four Acres) and the first-floor window on the northeastern elevation (facing towards Carinya) must use obscure glazing to Pilkington Privacy Level 4 and be thereafter retained in that condition.

Reason: To preserve residential amenity by preventing a potential overlooking impact into the private amenity space of neighbouring properties.

11. Protective measures, including e.g.: fencing, ground protection, supervision, working procedures and special engineering solutions shall be carried out in strict accordance with the supporting arboricultural method statement, ref: 1400.bjh.Mar25.

Reason: To ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself, in accordance with the National Planning Policy Framework (2024) and policy DM15 of the adopted Winchester District Local Plan Part 2 2017.

12. 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

Case No: 25/00572/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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.

13. 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 tranquillity of the area from light pollution and to minimise the impact on surrounding habitats.

14. No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR134, or a 'Further Licence') and with the proposals detailed on plan "Four Acres: Impact plan for great crested newt District Licensing (Version 1)", dated 1st July 2025.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the organisational licence (WML-OR134, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

Informatives:

1. 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.

2. 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.

3. It is recommended that the NatureSpace Best Practice Principles are taken into account and implemented where possible and appropriate.

Informative: It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority which permits the development to proceed under the District Licence (WML-OR134, or a 'Further Licence') are not licensed under the great crested newt District Licence. Any such works or activities have no legal protection under the great crested newt District Licence and if offences

Case No: 25/00572/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

against great crested newt are thereby committed then criminal investigation and prosecution by the police may follow.

Appendix 1 – Parish Response – Original consultation (with photos)

PUBLIC RESPONSE

From: Cheryl Gosling (Soberton Parish Council)

Sent: 17 April 2025 17:46

To: Planning Mailbox Account

Subject: RE: Planning Consultation Response 25/00809/HOU

Good afternoon

Please see the response from Soberton Parish Council on the recent application:

Case No: 25/00572/FUL

Proposal: Erection of 1no. 3-bed dwelling with new access, drainage and landscaping and provision of new access for existing bungalow.

Location: Four Acres Ingoldfield Lane Newtown Fareham Hampshire PO17 6LF

Comments:

Soberton Parish Council (SPC) objects to this Application. Primarily it is contrary to WCC Policy MTRA3. Although this Policy does allow the principle of infilling it clearly states that development 'should be appropriate in scale and design'. The plans show that the proposal is higher than the adjoining properties, as shown on the Proposed Street Scene, Drawing 02. This is clearly out of scale particularly as Ingoldfield Lane becomes rural on travelling further north. SPC also has the following additional concerns.

There is a history of problems with foul and surface water drainage and notably this site drains into a field in Lambeth clay and has a sloping gradient to the southwest and neighbouring properties.

It should be noted that historically the site has been used as a petrol station and there is the possibility of contamination due to its previous use, see attached historic photograph. This has not been picked up by the Applicant or WCC in their standard search.

There has been clearance of the Application Site, as outlined in the planning application, as well as the field that was part of the original Four Acres property. This clearance of the whole property site, which had been left fallow for 20 years, raises concerns regarding potential breaches of wildlife legislation, and the loss of wildlife. The Parish Council also has concerns with the work that is ongoing on the site prior to the application being determined by WCC.

If WCC is minded to approve the Application we would request that conditions on these matters are included, namely;

Case No: 25/00572/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

1. Proposals for foul and surface water drainage should be submitted for approval by WCC and must not cause flooding or contamination to neighbouring properties.
2. Suitable ground investigations for pollution should be undertaken and submitted to WCC for agreement and any mitigations should be agreed and approved by WCC.
3. Proposals for replacing the ecological loss around the whole site should be submitted and approved by WCC.

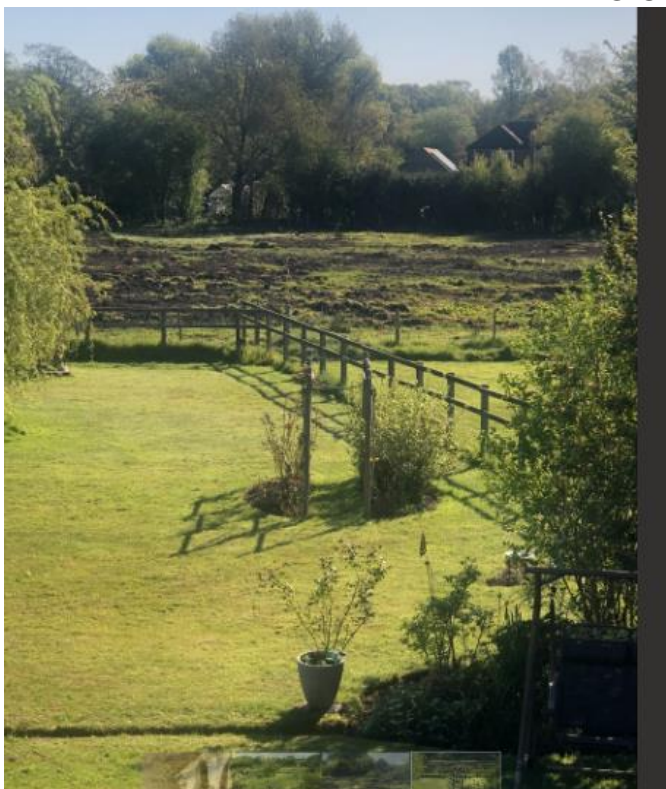
Thank you for consulting the Parish Council on this application.

Kind regards
Cheryl Gosling
Parish Clerk
Soberton Parish Council



Photo above – land to the rear of Four Acres prior to clearance.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE



Photos above – site to the rear of proposal site that has been cleared

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

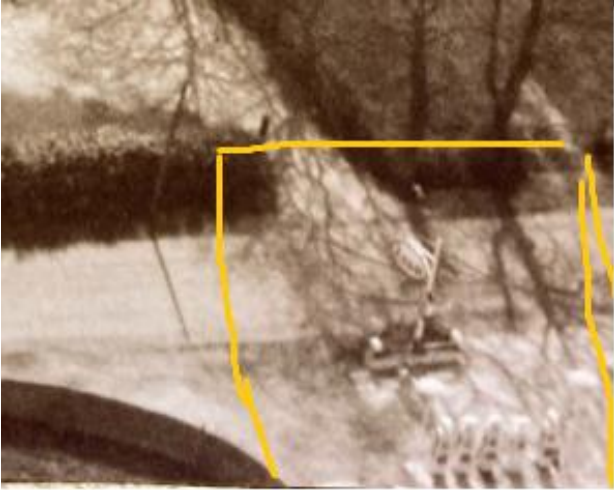


Photo above (viewing toward the south) displays former petrol station within proposal site along the front.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE
Appendix 2 – Parish Response – Amended drawings consultation

PUBLIC RESPONSE

From: Cheryl Gosling (Soberton Parish Council)

Sent: 27 May 2025

To: Planning Mailbox Account

Subject: RE: Planning Consultation Response 25/00809/HOU

Case No: 25/00572/FUL

Proposal: Erection of 1no. 3-bed dwelling with new access, drainage and landscaping, and provision of new access for existing bungalow (amended plans)

Location: Four Acres Ingoldfield Lane Newtown Fareham Hampshire PO17 6LF

Comments: Objection

Soberton Parish Council maintains its objection to this application due to concerns on the amended design of the residential dwelling. SPC would like to see a design that is in keeping with the character of the area. For example, the design could reflect the Victorian villa opposite the application site as an example of a simple design symmetry which lends itself to be developed in a contemporary way. We would encourage the applicant to look at the local housing stock and provide a more sympathetic solution.

SPC also notes that a Preliminary Investigative Soils Report has now been commissioned and expect that WCC will check the findings of this study. Nevertheless, given the history of the site and problems regarding drainage in the area SPC request that the conditions as identified before are applied. These relate to drainage, notably that foul water and surface water will not affect neighbouring properties, and also to ensure that there are no contamination issues during and after construction. Additionally, SPC wishes to see acceptable ecological mitigation for biodiversity loss when the adjoining land was cleared.

Thank you for consulting the Parish Council on this application.

Kind regards
Cheryl Gosling
Parish Clerk
Soberton Parish Council

Appendix 3 – Parish Response – Amended drawings consultation

The Soberton Parish Council would like to make comment on the amended plan for the recent planning application:

Case No: 25/00572/FUL (Amended)

Proposal: Erection of 1no. 3-bed dwelling with new access, drainage and landscaping, and provision of new access for existing bungalow (amended plans)

Location: Four Acres Ingoldfield Lane Newtown Fareham Hampshire PO17 6LF

Objection raised in May 2025

Further comment: Soberton Parish Council notes that there have been some amended plans submitted recently, and we recognise that the size of the dwelling has been reduced

Case No: 25/00572/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

which is more in keeping with other nearby houses. However, as we have stated before, we consider the design is uninspiring and should better reflect the Victorian property opposite the site. We would still urge that all our previously submitted concerns for the site are satisfied or addressed by condition.

In particular the Council reiterates its concerns regarding drainage, noting that a drainage field over clay would not be sufficient for the sewage management system and that instead it should be directed to the roadside watercourse, as is the case for neighbouring properties. Local knowledge shows that drainage fields located on the clay substrata in Newtown simply don't work. Neighbouring properties located on this length of Ingoldfield Lane discharge directly into the watercourse which runs adjacent to the road at the front of the Application Site. We suggest that the drainage plans are resubmitted and/or covered by a condition after the applicant has completed a percolation test in accordance with best practice, ideally undertaken during the wetter winter months when the water table is high and the ground is saturated.

Kind regards
Cheryl Gosling
Parish Clerk
Soberton Parish Council

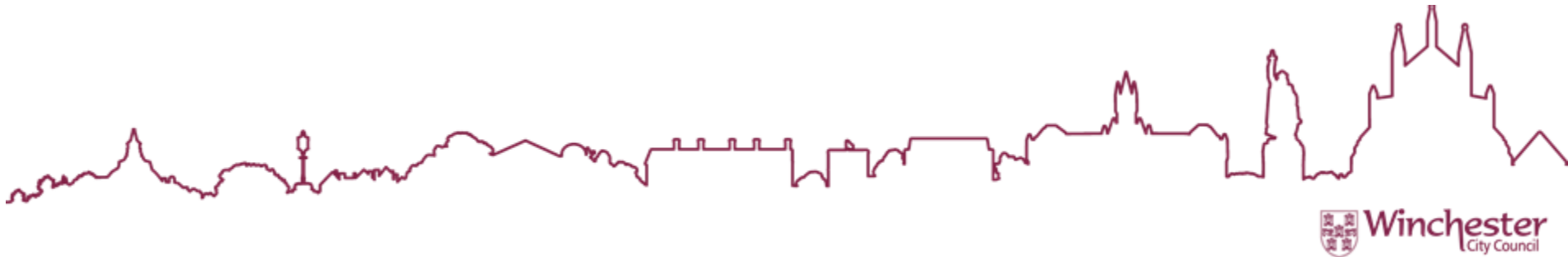
This page is intentionally left blank

Four Acres, Ingolfeld Lane, Newtown, Fareham, Hampshire, PO17 6LF

Erection of 1no. 4-bed dwelling with new access, drainage and landscaping,
and provision of new access for existing bungalow (Amended Description and
Amended Plans)

Page 71

Application Number: 25/00572/FUL



Location Plan

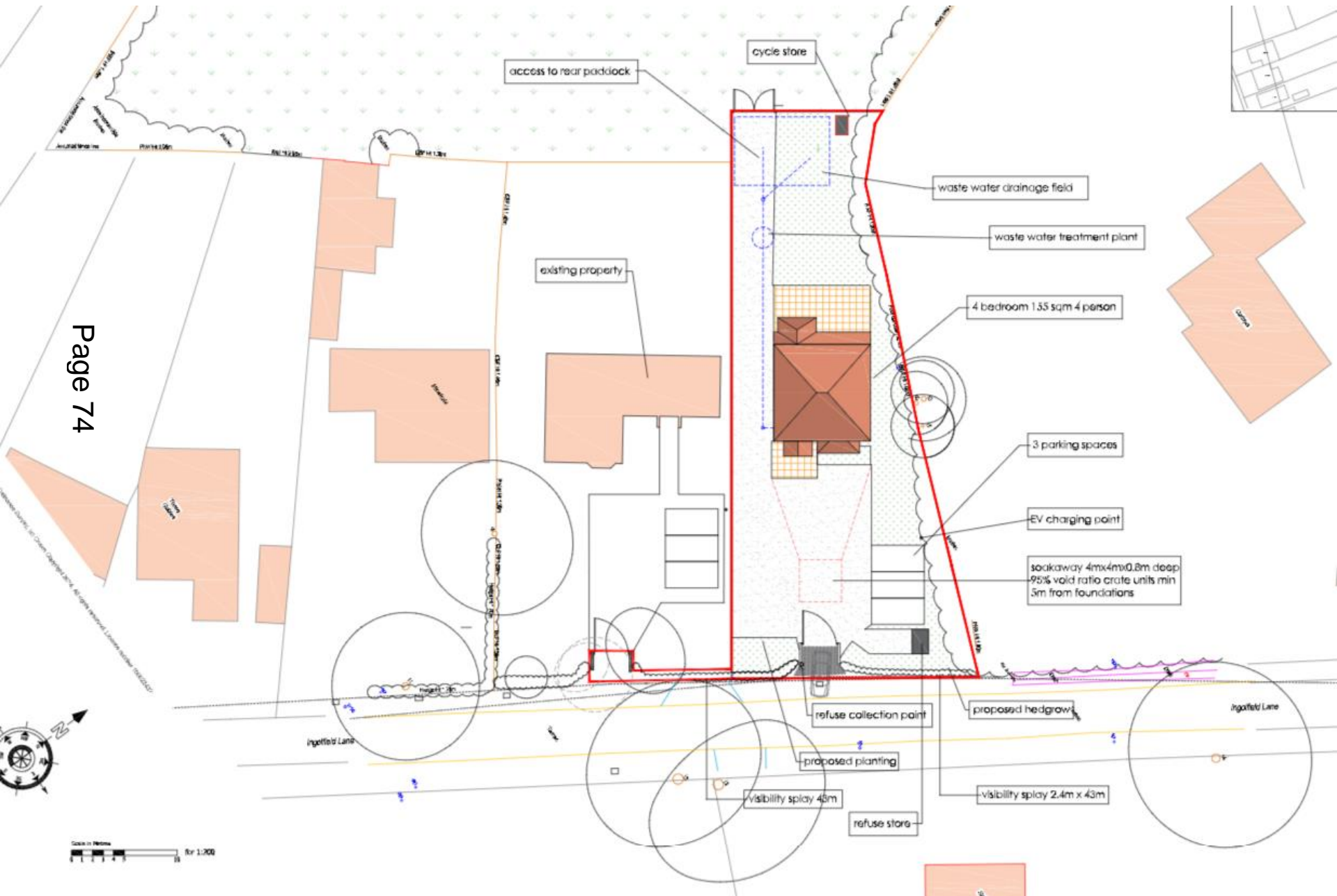


Aerial Photograph



Proposed Site Plan

Page 74



Previous Elevation Plans (Superseded)



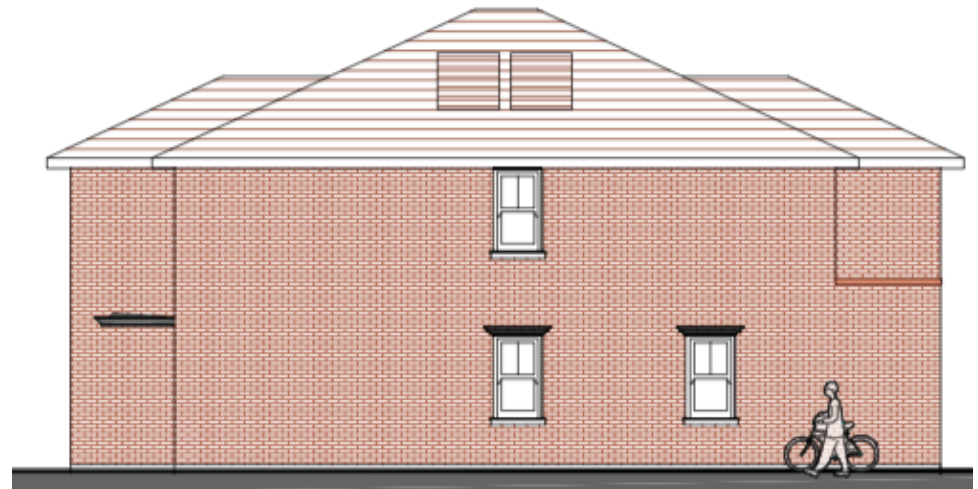
Front



Side (southwest)

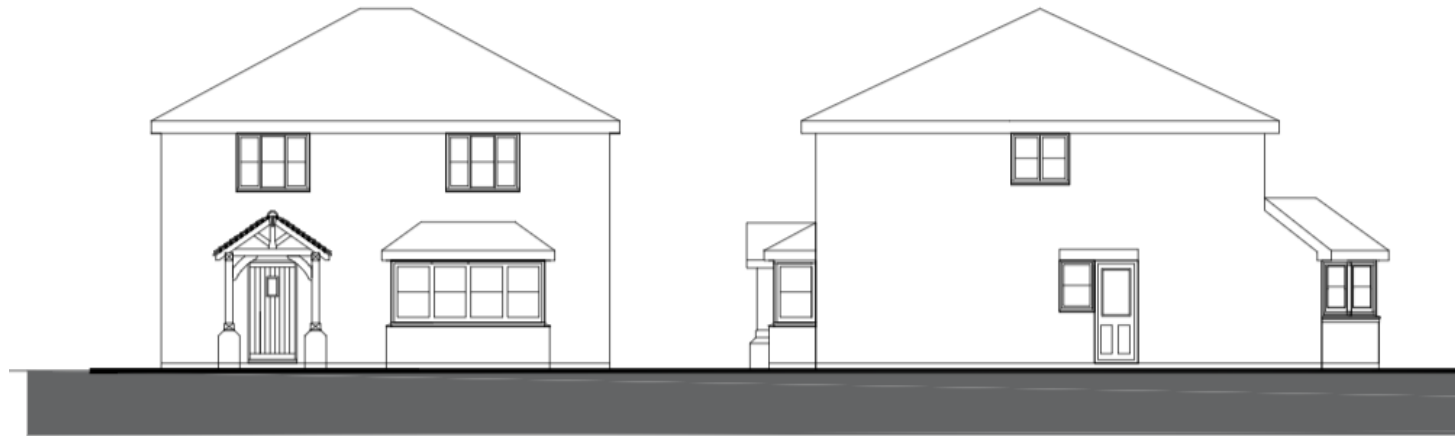


Rear



Side (northeast)

Amended Elevation Plans



South East Elevation

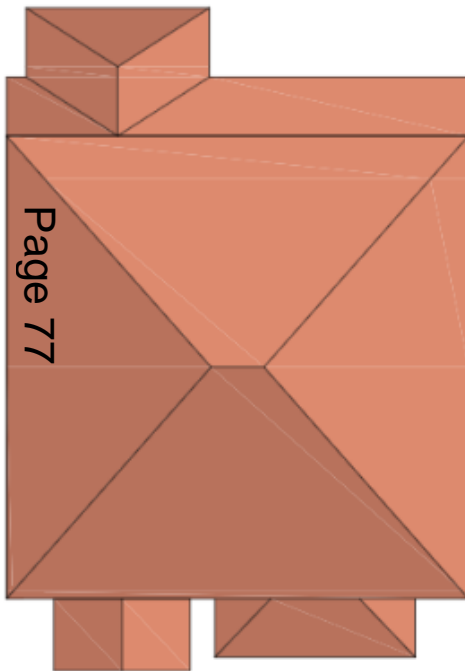
East Elevation



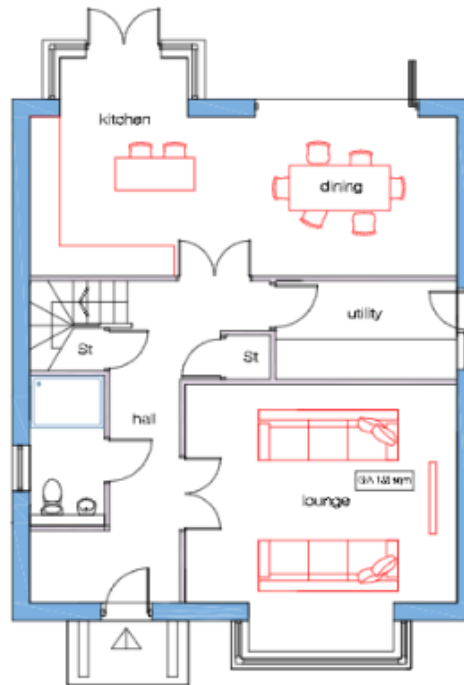
West Elevation

North East Elevation

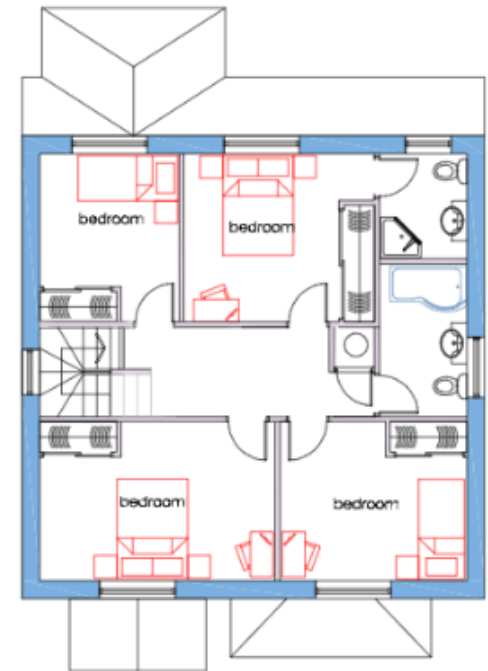
Proposed Floor Plans



Roof Plan



Ground Floor Plan



First Floor Plan

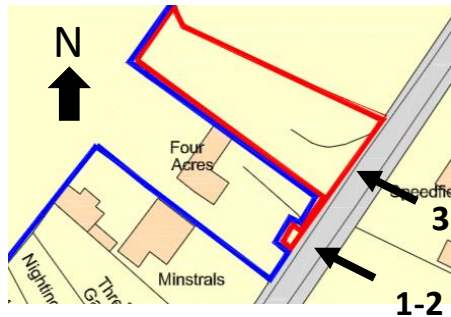
Proposed Street Scene





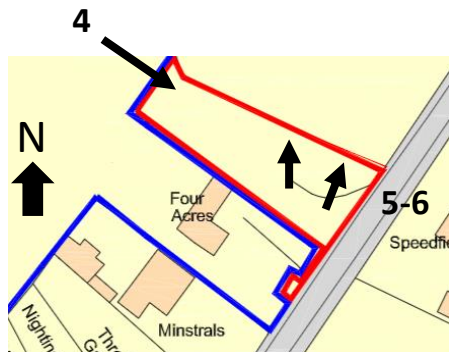
Page 7
Photos from June 2025

- 1- Four Acres with its existing access
- 2- Existing driveway to be closed off
- 3- Proposed dwelling site





4- View of proposal site toward road
5-6- Views toward side boundary





7- View toward Four Acres
8- View toward road with
Speedfield House in background

7

Page 81



8



9

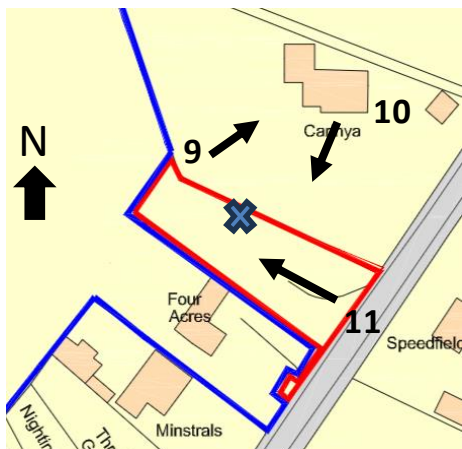


11

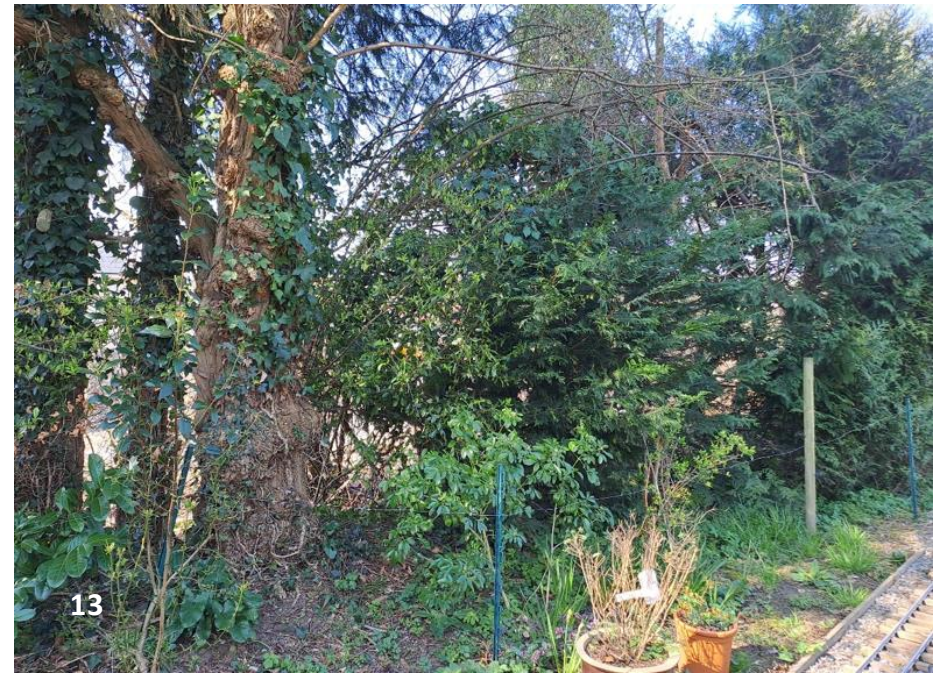
Neighbour Photos from April 2025

9-10- Views of Carinya's rear garden

11- Telephone pole from site for perspective
(marked with x below)

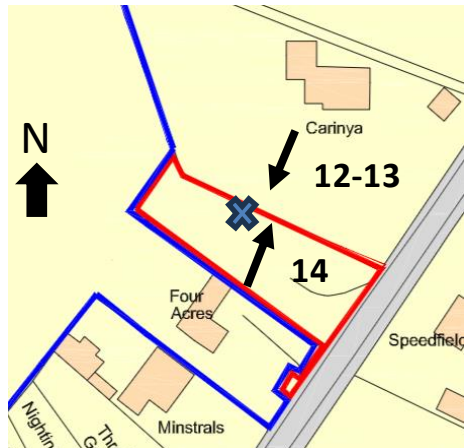


10



12-13- Carinya's side of the planted boundary (taken in April)

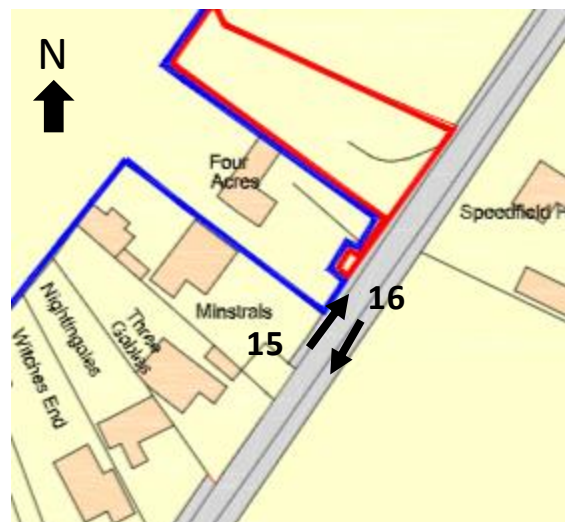
14- Proposal site boundary to be pruned, protected and maintained





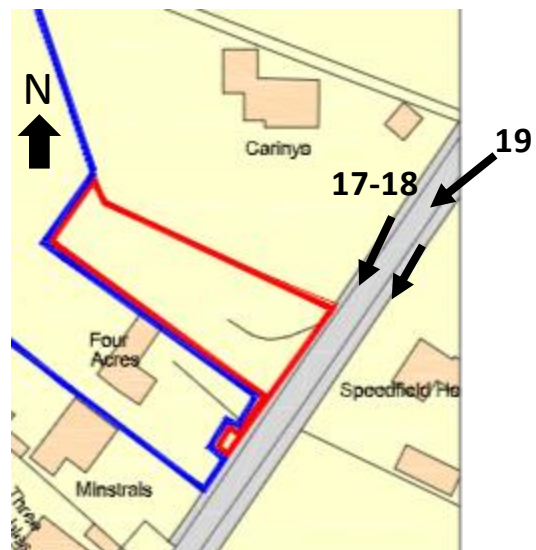
15-16 Views from
Ingoldfield Lane

Page 84





Page 85
17-19 Views from Ingoldfield Lane





RECOMMENDATION - APPROVE

Proposal complies with Local Plan policies as set out within the report.

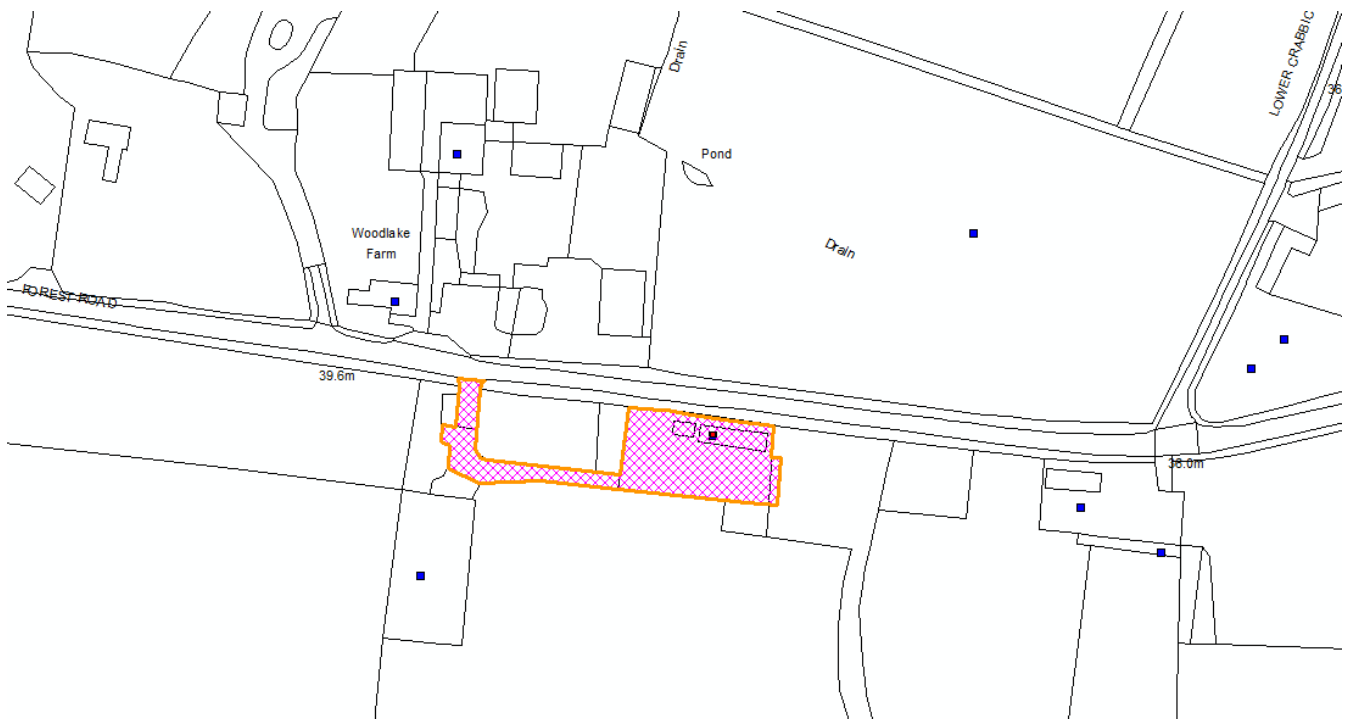
This page is intentionally left blank

WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: 25/01836/FUL
Proposal Description: Material change of use of land to a mixed-use for the keeping of horses and the stationing of caravans for residential purposes, and the erection of a dayroom ancillary to that use.
Address: Willow Tree Stables Forest Road Denmead Waterlooville Hampshire
Parish, or Ward if within Winchester City: Denmead Parish Council
Applicants Name: Mr. Quey Williams
Case Officer: Ethan Townsend
Date Valid: 8 September 2025
Recommendation: Application Permitted
Pre Application Advice No

Link to Planning Documents

[Link to page – enter in reference number 25/01836/FUL](https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple)
<https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple>



© Crown Copyright and database rights Winchester City Council Licence 100019531

Reasons for Recommendation

The development is recommended for permission, as it is considered that while the proposal would result in limited harm in terms of landscape impact, this would be outweighed by the need for Gypsy and Traveller pitches within the district.

General Comments

Case No: 25/01836/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

The application is reported to the Planning Committee due to the number of Objections received, that are contrary to the Case Officer's recommendation.

Amendments to Plans Negotiated

None.

Site Description

The application site covers approximately 0.13 hectares and is situated to the south of Forest Road. Its northern boundary is defined by established trees and hedgerows. Within the site, an existing access track and area of hard surfacing lead to a forecourt, which accommodates a stable building, a storage container, a small store, and a dog-grooming unit.

Beyond the red line boundary, the wider land comprises a menage and grass paddocks. The surrounding stretch of Forest Road features a dispersed pattern of residential properties, agricultural and equestrian uses, as well as some commercial premises.

Proposal

This application seeks full planning permission for the material change of use of the land to a mixed-use for the keeping of horses and the stationing of caravans for residential purposes (mobile home and tourer), the erection of a dayroom ancillary to that use and a small refuse store. The proposal includes 1No. residential pitch to accommodate a Gypsy/Traveller lifestyle.

Relevant Planning History

- 23/01498/DIC - Discharge of Condition 4 of planning permission 23/00063/FUL – Permitted 06/07/2023
- 23/00063/FUL - Continued use of storage building as a dog grooming salon (sui generis) – Permitted 14/06/2023
- 22/02109/LDC – Retention of partial business storage use (Class B8) of stable building and hardstanding area – Permitted 13/12/2022
- 22/02107/LDC – Retention of storage building (Class B8) – Permitted 05/12/2022
- 15/02549/FUL – To allow the siting of 2x secure containers on the land (for secure storage in association with the permitted private equestrian) – Permitted 13/01/2016
- 12/02139/FUL – Variation of condition no.6 of planning permission 10/01864/FUL; to allow 1no. caravan on site – Refused 12/04/2013
- 11/03068/FUL - Construction of 20 metre x 40 metre ménage with removable flood lighting – Permitted 15/03/2013
- 10/01864/FUL – Change of use of agricultural land to equestrian to include a hardstanding, stables, tack room, storage and facilities to store two horse trailers – Permitted 22/10/2010

Consultations

Case No: 25/01836/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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

- Recommend pre-commencement condition to identify drainage strategy.

Service Lead – Sustainability and Natural Environment (Ecology) – No objection

- Request condition on external lighting and wildlife enhancements.
- BNG does not apply due to being exempt.

Service Lead – Sustainability and Natural Environment (Landscape) – No objection

- Proposal is low key and small scale; its visual harm is likely to be limited.
- Request condition on floodlighting.

Natural England – No objection

- No objection subject to securing appropriate mitigation

Representations:

Denmead Parish Council

After discussion, Denmead Parish Council raised UNANAMOUS STRONG OBJECTION to this application due to possible further development in the future. Furthermore, it was decided to request that the application should be heard by WCC Committee should the officer be minded to approve the application.

6 Objecting Representations received from different addresses citing the following material planning reasons:

- Principle of development is contrary to policy MTRA4 of the LPP1, DM1 of the LPP2 and the Denmead Neighbourhood Plan
- Harm to the countryside through noise and light pollution.
- Harm to rural tranquillity.
- Concern over flooding impacts and drainage concerns due to proximity to flood zone.
- Concern over safety of access to the site.
- Concentration of traveller's sites in the area.

No supporting representations received.

Relevant Government Planning Policy and Guidance

National Planning Policy Framework (NPPF)

- 2. Achieving sustainable development
- 4. Decision-making
- 5. Delivering a sufficient supply of homes
- 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

Case No: 25/01836/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

National Planning Practice Guidance (NPPG)

- Appropriate assessment
- Biodiversity net gain
- Consultation and pre-decision matters
- Design: process and tools
- Determining a planning application
- Effective use of land
- Housing needs of different groups
- Housing for older and disabled people
- Housing: optional technical standards
- Housing supply and delivery
- Light pollution
- Natural environment
- Noise
- Rural housing
- Use of planning conditions
- Waste
- Water supply, wastewater and water quality

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

DS1 – Development Strategy and Principles

MTRA1 – Development Strategy Market Towns and Aural Area

MTRA4 – Development in the countryside

CP5 – Sites for Gypsies, Travellers and Travelling Showpeople

CP10 – Transport

CP16 – Biodiversity

CP17 - Flooding, Flood risk and the water environment

CP20 – Heritage and Landscape Character

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

DM1 – Location of New Development

DM4 – Gypsies, Travellers and travelling Showpersons

DM15 – Local Distinctiveness

DM16 – Site design Criteria

DM17 – Site Development Principles

DM23 – Rural Character

Local Plan (Regulation 19) 2020 – 2040

Strategic Policy SP2 - Spatial Strategy and Development Principles

Strategic Policy SP3 - Development in the Countryside

Strategic Policy D4 - Design Principles for Market Towns and Rural Villages

Policy D1 - High Quality, well designed and inclusive places

Policy T1 - Sustainable and Active Transport and Travel

Policy T2 - Parking for New Developments

Policy T4 - Access for New Developments

Policy NE1 - Protecting and enhancing Biodiversity and the Natural Environment in the district

Policy NE5 - Biodiversity

Case No: 25/01836/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Policy NE6 - Flooding and Flood Risk
Policy NE9 - Landscape Character
Policy NE14 - Rural Character
Policy NE15 - Special Trees, Important Hedgerows and Ancient Woodlands
Policy NE16 - Nutrient Neutrality Water Quality Effects on the Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites of the Solent and The River Itchen
Policy H1 – Housing Provision
Policy H12 - Provision for Gypsies, Travellers and Travelling Showpeople
Policy H13 – Safeguarding Traveller Sites
Policy H15 - Authorised New / Expanded Traveller Sites

Denmead Neighbourhood Plan

1 – Spatial Strategy
Annex 1, proposal 5 – Traveller Accommodation

Supplementary Planning Document

National Design Guide 2019
High Quality Places 2015
Air Quality Supplementary Planning Document 2021
Residential Parking Standards 2009
Gypsy, Traveller and Travelling Showpeople Development Plan Document

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
Waste Management Guidelines and Bin Arrangements
Position Statement on Nitrate Neutral Development – February 2020
National Planning Policy Framework: proposed reforms and other changes to the planning system – December 2025
Planning Policy for Traveller Sites

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) require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

In December 2025, the Government published proposed reforms to the National Planning Policy Framework. However, as this document is a draft for consultation purposes, it carries little weight in the current application.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

The Regulation 19 Local Plan has been agreed by Full Council, and the examination is now subject to public consultation on the Proposed Main Modifications. Therefore, the emerging policies can be given moderate to significant weight in the assessment of development proposals in advance of Adoption.

Policy DS1 of the Local Plan Part 1 sets out the overarching Development Strategy for the District. Amongst various other requirements this policy states that development proposals will be expected to make efficient use of land within existing settlements and prioritise the use of previously developed land in accessible locations in accordance with the Development Strategy set out in Policies WT1, SH1 and MTRA1. This strategy is continued within the LPP2 by Policy DM1 which states that development that accords with the Development Plan will be permitted within the defined boundaries of the settlements it refers to (including Winchester). It states that outside of these areas, countryside policies will apply and only development appropriate to a countryside location will be permitted.

The application site is located outside of the defined settlement Boundary of Denmead. Therefore, the application site lies within the countryside and countryside policies apply.

Policy MTRA4 of the LPP1 restricts development in the countryside subject to a number of justified cases. In terms of housing, this is restricted to affordable housing exemption sites and agricultural workers dwellings that have an operational need. The current proposal has not been promoted to meet any of these justified cases and is contrary to policy MTRA4. The Emerging Local Plan, Strategic Policy SP3 concerns development in the countryside. This policy identifies that traveller accommodation in accordance with H12 and H13 would be acceptable.

Policy H12 of the Emerging Local Plan concerns the provision of Gypsies, Travellers and Travelling Showpeople whereas policy H13 concerns safeguarding existing sites. As such, H13 does not apply as this seeks to provide a new site.

Policy CP5 of LPP1 is a criteria-based policy that will be used in conjunction with Policy DM4 to determine planning applications and to assist in allocating sites through the Gypsy and Traveller Site Allocations DPD. Policy H12 of the Emerging Local Plan and Policy CP5 of the LPP1 set out the criteria for new pitches including the following:

- Sites should be well related to existing communities to encourage social inclusion and sustainable patterns of living, while being located so as to minimise tension with the settled community and avoiding sites being over concentrated in any one location or disproportionate in size to nearby communities.
- Be accessible to local services
- Avoid harmful impacts upon nearby residential properties
- Sites should be clearly defined by physical features, where possible, and not unduly intrusive

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

- Capable of accommodating the proposed uses to an acceptable standards (water supply, play space for children, storage and equipment space, safe vehicular access, permanent structures restricted to what is required in rural locations).
- Safe vehicular access from the public highway and provision for parking.
- In rural locations, any permanent built structures should be restricted to essential facilities such as a small amenity block.
- No commercial activities should take place on the land, including the storage and sorting of materials, other than as necessary for a site's use as a travelling showpersons site.
- Minimise external lighting to avoid a detrimental impact on the surrounding locality;
- Proposals should be consistent with other policies such as on design, flood risk, contamination, protection of the natural and built environment or agricultural land quality and protect areas designated for their local, national or international importance, such as Gaps and the South Downs National Park.

In this instance, the application site is located within the countryside, outside the defined settlement of Denmead. It is not within a settlement gap or the South Downs National Park. It is considered that the site would be well related to the existing community. Denmead facilities are available with access to schools, healthcare and community groups. The proposed site would not lead to an overconcentration, whilst there are other sites within the countryside area of Denmead, the proposal seeks one pitch, and given its modest scale, would not be detrimental to character of the area. This is explored further within Sections 2 and 3 of this report. The application site is located within an area of paddocks that is well-screened from the road by the northern boundary hedge and served by an existing access. Compliance with the other criterion set out under policy H12 of the Emerging Local Plan and Policy CP5 of the LPP1 are discussed in the relevant subsections of this report.

Policy DM4 of LPP2 requires that new gypsy and traveller accommodation should meet the requirements of policy CP5 and applicants should meet the definition of gypsies or travellers under Annex 1 of the Planning Policy for Traveller Sites (PPTS).

The 'Traveller' Development Plan Document (DPD) was adopted in February 2019. Policy TR6 addresses sites outside of those that have a permanent or temporary permission as identified within the DPD. The policy allows for new sites to be considered provided certain criteria are met. These include:

- Applicants being identified as gypsies and travellers or travelling show people as identified through Annex 1 of Planning Policy for Traveller Sites 2015 or subsequent revision;
- A statement has been provided detailing that the applicants/future occupiers meet the definition under Annex 1 of the PPTS. The PPTS definition of Gypsies and Travellers has also been updated (December 2023) to include settled status following the Smith Judgement.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

The application is for one gypsy pitch, and it is therefore accepted that the site will be occupied by individuals who meet the definition of gypsies and travellers as set out in Annex 1 of the Planning Policy for Traveller Sites. This requirement will be secured through the application of the Planning Inspectorate's standard condition, which states: *"The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1 of the Planning Policy for Traveller Sites."* This ensures compliance with policy by way of condition.

Policy TR7 sets out the requirements of new pitches and plots in regard to Access and Parking, Environmental impacts, and General provisions (drainage, waste, external lighting). These are addressed in the relevant sections below in this report.

The Winchester Gypsy and Traveller Accommodation Assessment (2022) has identified a need for gypsy and traveller and travelling showpeople accommodation for the period 2022-2038.

The 2024 Authority Monitoring Report (AMR) sets out the most recent 5-year position on gypsy and traveller and travelling showpeople needs and supply. It sets out a position as of 2024 and takes into account unmet needs remaining since the publication of the GTAA in 2022.

The position as of 2024 is as follows:

Calculation	Gypsy Travellers	& Travelling Showpeople
a. 2024-2029 requirement (2022-2026 requirement from table above + 3/5ths of 2027-2031 requirement)	60	25
b. Completions 2022-2024	0	0
c. Remaining 5-year requirement 2024-2029 (a-b)	60	25
d. Supply 2024 – 2029	38	15
e. Years pitch / plot supply	3.2	3.0

Planning Policy for Traveller Sites ("the PPTS") is the current National Policy in relation to provision for gypsy and traveller sites. Paragraph 28 of the PPTS states the following: "If a local planning authority cannot demonstrate an up-to-date 5-year supply of deliverable sites, the provisions in paragraph 11(d) of the National Planning Policy Framework apply".

It is acknowledged that it is not currently possible for the Local Plan to demonstrate a deliverable 5-year supply of gypsy traveller pitches or showpersons' plots. As such, paragraph 11(d) of the NPPF is triggered and the tilted balance engaged. This paragraph requires that, where policy is out of date or silent, permission should be granted unless:

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

- i. the application of policies in the Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

The policies referred to are those in the Framework (rather than those in development plans) relating to:

- a. habitats sites (and those sites listed in paragraph 189) and/or
- b. designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast;
- c. irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and
- d. areas at risk of flooding or coastal change.

These requirements are assessed in turn under the relevant headings in this report below.

The Denmead Neighbourhood Plan Annex 1 proposal 5 states that development of two new sites for travellers accommodation would be supported provided that:

- I. Each pitch is a self-contained site of no more than two or three pitches or plots;
- II. Are located on land in close proximity to the settled traveller community in Old Mill Lane and adjacent to the existing site at West Fork in Bunns Lane and;
- III. Will accord with all the relevant policies of the Neighbourhood Plan and the Winchester Development Plan.

In this case, the application is for 1 pitch and would be self-contained. Therefore, part I of the policy is met. The application site is located close to the existing lawful site at Bunns Lane, therefore criterion 2 is met. Criterion 3 is assessed under the relevant headings below. However, it should be noted that this is not an adopted policy within the Neighbourhood Plan.

The application site is considered to meet the definition of previously developed land ('PDL') as the planning history identifies that the commercial use (dog groomers and B8 storage) and existing hardstanding are lawful. Annex 2 of the NPPF defines PDL as

"Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape”.

Paragraph 61 of the National Planning Policy Framework (2024) identifies the Government's objective of significantly boosting the supply of homes. It states that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. Furthermore paragraph 63 of the National Planning Policy Framework (2024) expressly identifies that the need, size, tenure of housing needed for different groups in the community are assessed, specifically identifying travellers as a relevant group.

This application provides an opportunity to address part of the unmet need through a previously developed windfall site. With the Council's new Local Plan still emerging, windfall sites offer a timely solution to the shortfall. The tilted balance is engaged, and the principle of development is acceptable, subject to any adverse impacts of granting planning permission significantly and demonstrably outweighing the benefits (when assessed against the policies in the National Planning Policy Framework, taken as a whole).

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

Policy DM23 of the LPP2 and NE14 of the Emerging Local Plan require development within the countryside to avoid harmful visual and physical impacts, as well as the loss of tranquillity. Policy CP5 of the LPP1 requires that development should not be unduly intrusive and avoids the introduction of incongruous features.

The application site has changed character in recent years, as set out by the planning history. There is an existing stable and tack room on site, although these are small-scale and comprised of wood. There is also a long, hardscaped access and turning area within the site, a storage container, and a dog groomers. The wider site comprises a menage and grass paddocks. Beyond the site, the wider area is comprised of agricultural land, residential properties and commercial land.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Public views of the site are limited, with the only potential vantage point being from Forest Road. There are no public rights of way within or near the site. While views from Forest Road are possible at the site's access point, they remain restricted due to the mature roadside planting that provides effective screening. Although glimpses may be possible through gaps in the roadside planting when travelling along Forest Road, these would be minimal. Furthermore, the proposed site plan identifies that the tourer, mobile home, and dayroom would be positioned near the southern edge of the existing hardstanding. This layout ensures that existing structures (the store, storage container, dog grooming unit, and stable block) located near the northern roadside boundary will act as an additional buffer between the road and the proposed caravans.

Policy H12 of the Emerging Local Plan states that, in rural locations, permanent built structures should be limited to essential facilities, such as a small amenity block. In this case, the only permanent structures proposed are the refuse store and day room. The store is modest in scale, measuring approximately 2.1 metres in width, 1.28 metres in depth, and 1.2 metres in height. It will be constructed from timber, which is an appropriate material for a rural setting, and will be screened from public view by its position behind existing roadside boundary planting. The dayroom is similarly modest in size, being 6.5 metres in width, 3.5 metres in depth and 3.6 metres in ridge height. The dayroom would be sited behind the existing development on site and not visible from public realm. It would be comprised of timber cladding and have a pitched slate roof. The Authority's High Quality Places SPD supports the use of slate and timber cladding, as they are natural materials that are commonly used within the district.

The Authority's Landscape team has been consulted on the application and concluded that, due its small and low-key scale, the proposal would have only a limited impact on the character of the area. The Landscape Officer has recommended that external lighting is conditioned to prevent harm to rural character through light pollution. The proposed change of use would result in an impact upon tranquillity through noise, light and traffic generation. However, when considering the existing lawful uses at the site, and proposed condition on external lighting, the impact upon rural tranquillity is not considered to be materially harmful.

Concerns have been raised regarding a potential overconcentration of gypsy and traveller sites in the area. The nearest site is a multi-pitch traveller site located to the rear of the Chairmaker Arms which lies approximately 800 metres to the west and is subject to a temporary planning permission. In addition, the lawful site at Bunns Lane is situated around 1.1 kilometres to the northwest. The current proposal is small-scale (being for 1no. traveller pitch) and the introduction of this pitch is not expected to result in a significant material increase in activity at the site. Given the separation distances from other sites, the development is not considered to create an overconcentration of traveller pitches that would adversely affect the character or appearance of the area.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

It is acknowledged that the stationing of the caravans (mobile home and tourer) and the day room would give the site a more cluttered appearance. While such development can have a suburbanising effect on rural plots, in this case, the impact is considered limited due to the existing lawful uses, hardstanding, and buildings already present on the site.

The proposed pitch has been designed to remain within the existing developed area on the hardcore forecourt, rather than extending onto grass paddocks, which would have a greater impact on rural character. Furthermore, Woodlake Farm, directly to the north of the site, is used as a domestic caravan and mobile home storage. Given this context and the effective screening from public vantage points, the proposed development is not considered to result in significant harm to the character or appearance of the area. The proposal is considered to comply with policies CP5 of the LPP1, DM15, DM16, DM17, DM23 of the LPP2, and H12, D1, and NE15 of the Emerging Local Plan.

Policy TR7 of the Winchester District: Gypsy, Traveller and Travelling Showpeople Development Plan Document (2019) sets out the environmental requirements for potential new pitches:

- avoid boundary treatment that has a detrimental visual impact on the character of the site and locality
- provide landscaping to reinforce the boundary of the site and to provide screening of views into/out of the site
- provide an area of open space within the site for safe children's play, located to avoid conflict with vehicles on the site
- contribute to the Solent Recreation Mitigation Strategy where required
- ensure that the site and the layout proposed on it would not cause harm to the significance or setting of heritage assets or biodiversity interests.

In relation to the requirements of Policy TR7, the application site benefits from established landscaping along its boundaries, providing effective screening. Although the proposed site plan does not specifically allocate an area for children's play, the wider holding (within the blue line) comprises grass paddocks, which offer adequate open play space away from vehicular access and driveways. The site is also located outside the 5.6 km buffer zone for the Solent Recreation Mitigation Partnership. Further details on heritage and ecological considerations are addressed in the relevant sections below. Overall, the proposal is considered to comply with the environmental requirements of Policy TR7 within the Winchester District Gypsy, Traveller and Travelling Showpeople Development Plan Document (2019).

Development affecting the South Downs National Park

The application site is located 1.56 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

Case No: 25/01836/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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.

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 identifies Site Development Principles that must be followed, including that the proposal must not have an unacceptable adverse impact on adjoining land or neighbouring amenities by reasons of overlooking, overshadowing or overbearing, or any other adverse impact to primary amenity spaces. Policy D1 of the Emerging Local Plan shares these requirements.

The closest residential property, Woodlake Farm, lies 87 metres to the north-west of the location of the proposed mobile home. Due to the separation distance between the site and neighbouring properties along with the intervening landscaping it is considered there is sufficient space to ensure that the proposal would not be materially harmful to neighbours' amenities in terms of loss of outlook, light or privacy.

Concern has been raised in regard to neighbouring amenities, specifically with regard to noise. The wider site has lawful equestrian, storage and dog grooming business use. It is not considered that the creation of 1No. gypsy pitch would result in a materially harmful increase in noise at the application site. The site is well screened and a sufficient distance from neighbouring properties to ensure that noise associated with the residential use of the site would not cause adverse harm to neighbouring amenity.

Therefore, it is considered that the proposal complies with policies DM17 of the LPP2 and D1 of the Emerging Local Plan.

Sustainable Transport

Paragraph 115 of the National Planning Policy Framework (2024) notes that when assessing sites for development, it should be ensured that (b) safe and suitable access to the site can be achieved for all users.

Case No: 25/01836/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Paragraph 116 of the National Planning Policy Framework (2024) states 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.

The existing access, which this application proposes to retain, was originally approved under application 10/01864/FUL for an equestrian use comprising five loose-box stables. The proposed use is not likely to result in a higher volume of trips or involve vehicles larger than those previously associated with the equestrian/stable use of the site. It is considered that the creation of 1no. gypsy pitch on the site would generate a minimal amount of traffic and therefore not result in harm to highway users. The existing hard surfacing on site is of a sufficient size to allow vehicles to turn and manoeuvre within the site, to allow for vehicles to exit the site in a forward gear. Furthermore, it is considered that there is sufficient space within the site to allow for parking of vehicles associated with the residential use.

The proposal complies with policies CP5 and CP10 of the LPP1, DM18 of the LPP2 and T1, T2 and T4 of the Emerging Local Plan.

Ecology and Biodiversity

Paragraph 193 of the National Planning Policy Framework requires Local Authorities to apply the following principles when determining an application:

- A. if significant harm to biodiversity resulting from a development 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;
- B. development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- C. development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- D. development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

The application site is not subject to any ecological designations and is predominantly comprised of existing hardstanding. Accordingly, it is not considered to provide suitable habitat features for protected species. The Authority's Ecologist has reviewed the proposal and confirms that, as the mobile home, touring caravan and dayroom will be located on existing hardstanding, the development would have minimal direct ecological impacts. However, in view of the rural setting, the Authority's Ecologist has recommended a condition to control external lighting to safeguard rural character and local ecology, particularly nocturnal species. This accords with the Institute of Lighting Professionals (ILP) and the Bat Conservation Trust (BCT) bats and artificial lighting guidance note 08/23.

Policies CP16 of the Winchester District Local Plan Part 1 and NE5 of the Emerging Local Plan require development proposals to deliver ecological and biodiversity enhancements, independent of the statutory Biodiversity Net Gain requirement. To secure these enhancements, a condition has been imposed requiring the submission of details on wildlife measures and ensuring their implementation. Subject to the above conditions, the proposal is considered to accord with Policies CP16 and NE5 and with paragraph 193 of the National Planning Policy Framework (2024).

Biodiversity Net Gain

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. Regulation 4 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 be sited on existing hardstanding that was approved under application (22/02109/LDC). The existing hardstanding has a biodiversity value of zero and therefore the development would be considered to be de minimis.

Appropriate Assessment

The proposal is for Development within, bordering or in close proximity to a European Protected Site (i.e. River Itchen SAC, The Solent SAC, SPAs, Ramsar Sites) and is for overnight accommodation affecting Nitrates.

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 of 1.92 kg/TN/year is 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.

Case No: 25/01836/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

The Authority's Appropriate Assessment is that the application, coupled with a mitigation package secured by way of a Grampian condition (condition 4), 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.

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).

Sustainable Drainage

The application site is located within Flood Zone 1, which is classified as having a low probability of flooding (specifically, less than a 1 in 1,000 annual chance of flooding from rivers or the sea). An extensive area to the east of the site, outside the application boundary, is identified as being at high risk of both fluvial and pluvial flooding. A review of the Environment Agency's surface water flood maps confirms that the majority of the site is not prone to surface water flooding. However, the proposed dayroom would be positioned in a section identified as being at risk of surface water flooding. The Authority's Drainage Engineer has assessed the application and raised no objection, subject to the implementation of an appropriate Sustainable Drainage System (SuDS).

In respect of foul drainage, the details submitted with the application note that a package treatment plant (PTP) is proposed. The Authority's Drainage Engineer notes that this is acceptable where connection to the public sewer is not feasible. However, no details regarding effluent disposal have been provided. Therefore, a condition has been recommended which would require details of the surface water and foul drainage schemes to be submitted and approved prior to development commencing. Subject to this pre-commencement condition, the proposal is considered to comply with policies CP17 of the LPP1 and NE6 of the Emerging Local Plan.

Trees

A group of trees are located to the northwest of the proposed mobile home. All of these trees lie outside the application site's red line boundary. Given the separation distance between the trees and the proposed mobile home and touring caravan, together with the fact that these units will be positioned on existing hardstanding, it is considered that the development will not result in any adverse impact on these trees.

In addition, a small refuse store is proposed close to the vehicular access to the site. Three trees are situated near this access point and hardstanding; however, the refuse store is modest in scale and will also be sited on existing hardstanding. As such, it will not encroach upon or harm the root protection areas of these trees.

Case No: 25/01836/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Accordingly, the proposal is considered to comply with Policy DM24 of the Winchester District Local Plan Part 2 and Policy NE15 of the Emerging Local Plan.

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 application would result in 1 gypsy pitch outside of the settlement boundary of Denmead. It is acknowledged that the Council cannot demonstrate a 5-year land supply for gypsy and traveller sites and therefore paragraph 11(d) of the NPPF is engaged.

As set out above, Officers consider that the proposals would not result in harm to neighbouring amenities, trees or highways users. Whilst no information has been included regarding ecology or drainage, the relevant consultees have identified that ecological enhancements and drainage information can be secured by way of planning conditions.

The proposal is not considered to cause any adverse harm to the rural character of the area due to the character of the existing site and the development's limited visibility from the public realm.

Ultimately, there is a current shortfall in available gypsy and traveller sites within the district and there is an identified need for windfall development to address this issue. The site is defined as previously developed land and would provide an efficient use of this land. Overall, officers conclude that there are no adverse impacts associated with the development that would significantly and demonstrably outweigh the benefits of providing an additional Gypsy and Traveller pitch. Therefore, the application is recommended for approval.

Recommendation

Permit 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: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Case No: 25/01836/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

2. The site shall not be occupied by any person other than gypsies and travellers as defined in Annex 1 of the Planning Policy for Traveller Sites (or its equivalent in replacement national policy).

Reason: To ensure the development continues to meet the objectively assessed accommodation needs of gypsies and travellers as required by Policy DM4 of the Winchester District Local Plan Part 2 – Development Management and Site Allocations (LPP2).

3. 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 before development commences.

Reason: To ensure satisfactory provision of foul and surface water drainage.

4. The development hereby permitted shall NOT BE OCCUPIED until:

a) ~~OBJ~~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) ~~OBJ~~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; and

c) All measures forming part of that mitigation have been secured and submitted to the Local Planning Authority.

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.

5. No more than 1 no. gypsy pitch shall be formed on the site. A maximum of 2 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (as amended), of which no more than 1 shall be a mobile home, shall be stationed on the site at any time, the dimensions of which shall not exceed those shown for the mobile home on Drawing Number 25_1372-003 Rev P01 (Proposed Site Plan).

Reason: To define the extent of this planning permission and to prevent more intensive use of the site and to preserve the character and amenities of the area in accordance with Policies DM16, DM17 and DM23 of the Winchester District Local Plan Part 2 – Development Management and Site Allocations (LPP2).

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

6. This permission shall be carried out in accordance with following approved plans and documents, unless otherwise agreed in writing with the local planning authority prior to the change being implemented:

- Proposed Site Plan, drawing number 25_1372-003 Rev P01, received 08/09/2025
- Proposed Standard Dayroom – Plans and Elevations, drawing number 25_1372-006 Rev P01, received 08/09/2025
- Proposed Refuse Store – Plans and Elevations, drawing number 25_1372-007 Rev P01, received 08/09/2025

Reason: To clarify which plans have been approved as part of this application

7. Details of any external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. 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). The lighting shall be installed, maintained and operated in accordance with the approved details.

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

8. Within 3 months of the date of this decision a Biodiversity Enhancement Strategy shall be submitted to the Local Planning Authority for approval in writing. The agreed measures shall be implemented in full no later than the first planting season following their approval in writing.

The strategy shall include provision for bat and bird boxes.

Details shall include the materials, size and design of the bird & bat boxes, the identification of the trees 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. Thereafter, the agreed measures shall be installed in fully accordance with the details so approved.

Reason: In the interests of ensuring biodiversity net gain as required by Policy CP16 of the Winchester District Local Plan Part 2 (2017).

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.

2. 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

Case No: 25/01836/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

* Update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions

In this instance

* a site meeting was carried out with the applicant

* the application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application

3. 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 is below the de minimis threshold.

Willow Tree Stables, Forest Road, Denmead, Waterlooville, Hampshire, PO7 6UG

Material change of use of land to a mixed-use for the keeping of horses and the stationing of caravans for residential purposes, and the erection of a dayroom ancillary to that use.

Page 109

Application Number: 25/01836/FUL



Location Plan

Page 110



Aerial Photograph



Existing Site Plan



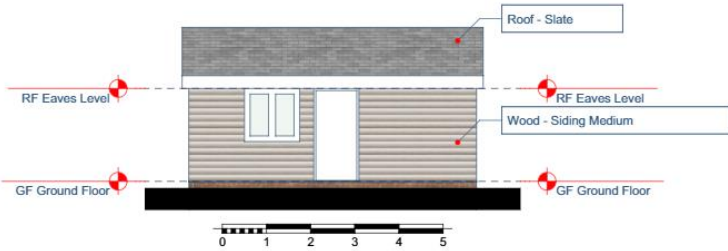
Existing Site Plan



Proposed Site Plan

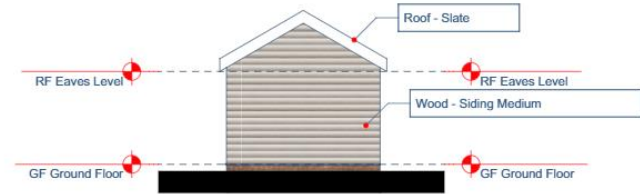


Proposed Day Room (Elevations)



Front Elevation

1:100



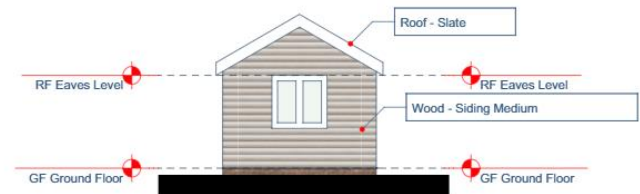
Right Side Elevation

1:100



Rear Elevation

1:100



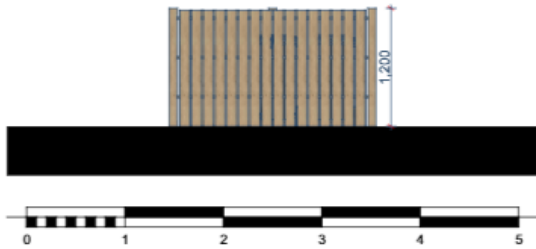
Left Side Elevation

1:100

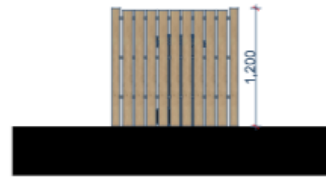
Proposed Day Room (Floorplans)



Proposed Refuse Store



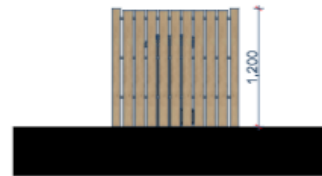
BIN-01 Front Elevation 1:50



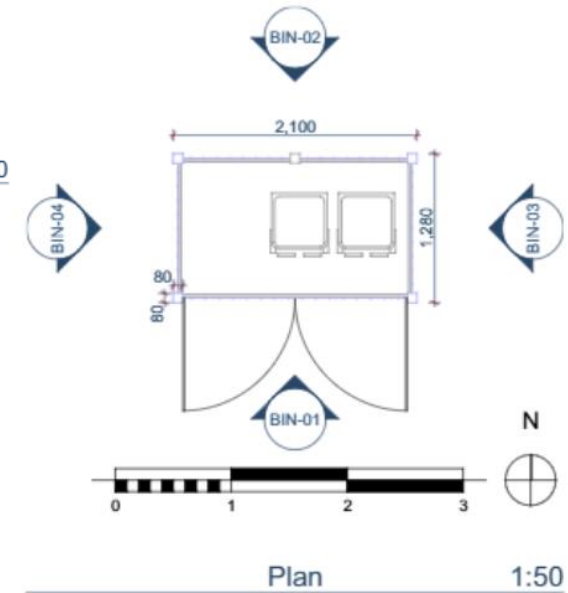
BIN-03 Right Side Elevation 1:50



BIN-02 Rear Elevation 1:50



BIN-04 Left Side Elevation 1:50



Plan 1:50

Google Street View Photographs (Forest Road – Eastbound Approach to the Site)

Page 118



Google Street View Photographs (Forest Road – Westbound Approach to the Site)



Site Visit Photographs

Page 120



Site Visit Photographs



Site Visit Photographs



RECOMMENDATION - APPROVE

Proposal complies with Local Plan policies as set out within the report.

This page is intentionally left blank

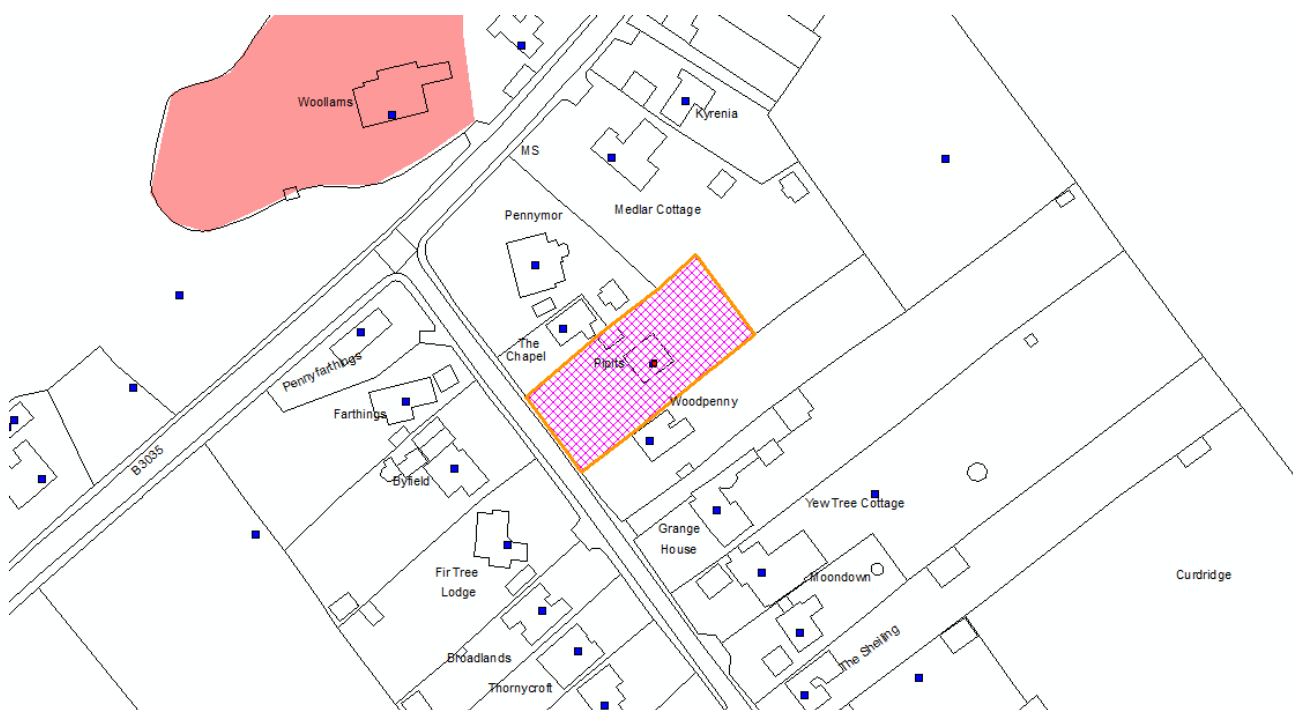
WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: 25/01924/HOU
Proposal Description: Two-storey and single storey extension to house and erection of detached garage with annexe
Address: Pipits Chapel Lane Curdridge Southampton Hampshire
Parish, or Ward if within Winchester City: Curdridge
Applicants Name: Mr and Mrs A Small
Case Officer: Ethan Townsend
Date Valid: 19 September 2025
Recommendation: Application Permitted
Pre Application Advice Yes

Link to Planning Documents

[Link to page – enter in reference number 25/01924/HOU](#)

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



© Crown Copyright and database rights Winchester City Council Licence 100019531

Reasons for Recommendation

The development is recommended for permission as it is considered that it will not have an impact on the character of the area in accordance with Policies DM15 and DM16 of the LLP2 and would not harm neighbouring residential amenity in accordance with policy DM17 of the LPP2.

General Comments

Case No: 25/01924/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

The application is reported to committee as the applicant is an elected Member.

Amendments to Plans Negotiated

None.

Site Description

Pipits is a residential dwelling located within a generously sized plot on Chapel Lane in Curdridge. The application site comprises a detached dwellinghouse which sits centrally within the plot and a detached garage situated near the northwestern boundary. The land slopes gently upwards from the road, with the house being sited on higher ground than Chapel Lane. The application site falls outside of any defined settlement boundary. For the purposes of the Local Plan, the site falls within countryside. The character of the surrounding area is semi-rural; the dwelling sits among other residential dwellings with fields and small holdings found within the wider surrounding area. There is significant variety in the design and form of surrounding properties.

Proposal

The proposal includes the demolition of the existing garage located to the north-west of the dwelling. A two-storey side extension is proposed to the north-west the property, measuring approximately 9.5 metres in width and 6.5 metres in depth. The extension would match the existing eaves height, with a slightly reduced ridge height, and feature a hipped roof on the north-western elevation. Materials would comprise roof tiles and render. To the rear, a single-storey element would adjoin the extension.

Additionally, a detached outbuilding is proposed within the front garden, near the southern corner of the site. This structure would be finished in timber cladding with a pitched tiled roof. At ground floor level, it would accommodate a three-bay garage, while the first floor would provide annexe accommodation. Three dormer windows are proposed on the north-western roof slope, and an external staircase would be positioned on the north-eastern elevation. The outbuilding would be 9.5 metres in width, 6.5 metres in depth, 3.17 metres in height to the eaves and 6.1 metres in height to the ridge.

Relevant Planning History

- 86/01562/OLD - Two houses and garages – Permitted 19/05/1986
- 86/01563/OLD - Double garage and porch – Permitted 22/08/1986

Consultations

Service Lead – Sustainability and Natural Environment (Ecology)

- No objections subject to conditions

Representations:

Curdridge Parish Council – No objections

Case No: 25/01924/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

No objecting representations received.

1 supporting representation received citing the following material planning reasons:

- Supports the annexe and provision for ancillary accommodation.

Relevant Government Planning Policy and Guidance

National Planning Policy Framework (NPPF)

2. Achieving sustainable development

12. Achieving well-designed places

14. Meeting the challenge of climate change, flooding and coastal change

15. Conserving and enhancing the natural environment

National Planning Practice Guidance (NPPG)

- Biodiversity net gain
- Use of planning conditions

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

DS1 – Development Strategy and Principles

MTRA3 - Other Settlements in the Market Towns and Rural Area

CP13 – High Quality Design

CP16 - Biodiversity

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

DM1 – Location of New Development

DM3 – Small Dwellings in the Countryside

DM15 – Local Distinctiveness

DM16 – Site Design Criteria

DM17 – Site Development Principles

DM18 – Access and Parking

DM23 – Rural Character

DM24 - Special Trees, Important Hedgerows and Ancient Woodlands

Local Plan (Regulation 19) 2020 – 2040

SP1 - Vision and Objectives

SP2 - Spatial Strategy and Development Principles

SP3 - Development in the Countryside

CN 1 - Mitigating and adapting to climate change

D1 - High Quality, well designed and inclusive places

D4 - Design Principles for Market Towns and Rural Villages

D7 - Development Standards

T1 - Sustainable and Active Transport and Travel

T2 - Parking for New Developments

T4 - Access for New Developments

NE1 - Protecting and enhancing Biodiversity and the Natural Environment in the district

NE5 - Biodiversity

NE6 - Flooding and Flood Risk

NE14 - Rural Character

Case No: 25/01924/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

NE15 - Special Trees, Important Hedgerows and Ancient Woodlands
HE1 - Historic environment
HE2 - All heritage assets (both designated & non-designated)
HE3 - Designated heritage assets
H4 - Development Within Settlements
H8 - Small Dwellings in the Countryside

Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

Air Quality Supplementary Planning Document 2021

Residential Parking Standards 2009

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

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 (2024) require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The Regulation 19 Local Plan has been agreed by Full Council, and the examination is now subject to public consultation on the Proposed Main Modifications. Therefore, the emerging policies can be given moderate to significant weight in the assessment of development proposals in advance of Adoption.

Policy DM3 of the LPP2 and Policy H8 of the Emerging Local Plan concerns small dwellings in the countryside. For the purposes of these policies, a small dwelling is a property with a gross external floorspace of up to 120 sq.m as of April 2017, or as originally constructed (whichever is the later). The property has an existing gross external floorspace above 120 square metres. Therefore, the dwelling is not a small dwelling and the floorspace restrictions set out under Policy DM3 of the LPP2 and H8 do not apply.

The principle of development such as that proposed is acceptable subject to compliance with the Development Plan as a whole and all other Material Planning Considerations.

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 existing dwelling is not of any notable interest; although, it sits comfortably in its setting and has a traditional design and form. Both the dwelling and garage are of a

Case No: 25/01924/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

relatively modest scale, considering the size of the plot, and are set back from the road. The scale, scale, design and form of neighbouring dwellings varies significantly, with the surrounding dwellings comprising a mixture of chalet bungalows, modest detached dwellings and large detached dwellinghouses. The character of the surrounding area is semi-rural in nature.

Paragraph 131 of the NPPF (2024) identifies that good design is a key aspect of sustainable development, as it creates better places in which to live and work and helps make development acceptable to communities. Paragraph 139 of the NPPF (2024) states that significant weight should be given to development which reflects local design policies and government guidance on design, and supplementary planning documents such as design guides and codes.

The proposal seeks to extend the dwellinghouse to the side by virtue of a two-storey extension. A single-storey element would protrude to the rear of this two-storey extension. This extension would result in a notable increase in the property's footprint, bulk, and overall mass. The plot is generously sized and therefore it can accommodate an extension of this size without the dwelling appearing cramped or contrived. While the two-storey extension would not appear subservient, given its comparable ridge height to the host property and sizeable plan form, it adopts a design and form that is consistent with and sympathetic to the existing dwelling. The extension would successfully relate to the host dwelling, with the rear elevation aligned to the existing rear wall and the front elevation set marginally behind the principal façade. The proposed extensions would also have some variety in heights, buildings depths, form (with a two-storey element, hipped roof on the northwest elevation, flat roofed single-storey element). These elements would help break down the mass of the dwelling.

The extension would be visible from public vantage points from Church Lane. The front boundary of the site is well screened by boundary hedging. Furthermore, the extension is set well back from the highway, which helps mitigate its visual impact within the street scene. Similar increases in scale and mass are evident in other properties along Church Lane. Therefore, given the context of the site, this increase in scale and mass is considered appropriate.

The proposed extension is sympathetic to the design and appearance of the existing dwellinghouse. The fenestration to the front and rear matches the existing fenestration of the property. Similarly, the material palette would match that of the existing dwellinghouse and thus would provide a more coherent appearance. It is considered that the design form and material palette of the proposed two-storey extension corresponds with the wider context of the surrounding area.

The proposal seeks to provide an outbuilding to the front of the site, near the southern corner. This outbuilding would serve as a three-bay car garage at ground-floor level and provide annexe accommodation at first-floor level. The proposed garage employs a traditional design and utilises natural materials (such as timber and roof tiles) which is suitable in a semi-rural context.

Three dormers are proposed on the northwest elevation. The Authority's High-Quality Spaces SPD (2015) notes at 6.59 and 6.60 that dormers should not dominate the roof and should complement the overall composition of the building(s) in terms of proportion, size, position, detailing and materials. Dormer windows should generally be aligned with the

Case No: 25/01924/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

windows below and be kept well away from the ridge and edges of the roof. In this instance, three dormer windows would be sited in the northern roof slope of the outbuilding. These dormer windows are modest in size; they are set below the ridge line and kept well away from the eaves. The windows are clearly proportionate to the outbuilding, and they would be comprised of appropriate materials.

Several properties along Church Lane, including Farthings, Yew Tree Cottage, and Moondown, feature outbuildings located to the front of their plots, although these are generally single-storey structures. In this case, the proposed outbuilding would be one and a half storeys in height; however, there is no established front building line to maintain, and the building would be partially screened by existing boundary vegetation, reducing its visual prominence within the street scene. The design and form of the outbuilding are considered appropriate for its semi-rural context, employing traditional materials such as timber cladding and tiled roofing that are deemed to be sympathetic to the character of the area. The generous size of the plot ensures that the development would not result in overdevelopment or a cramped appearance. Furthermore, the building would remain ancillary to the host dwelling and within its curtilage, and its use can be controlled by condition to prevent independent occupation. For these reasons, the proposed outbuilding is considered acceptable in planning terms, as it would not cause adverse harm to the character or appearance of the area.

Overall, when considering the context of the site, the proposal is considered to be of an acceptable scale and design, that would not cause adverse harm to the character and appearance of the area. The proposal would comply with policies CP13 of the LPP1, DM15, DM16 and DM23 of LPP2, and D1, D4 and NE14 of the Emerging Local Plan.

Development affecting the South Downs National Park

The application site is located 3.8 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 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.

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

A Grade II listed building, Wollams, situated approximately 70 metres to the northwest of the application site, is a late 18th-century property located on the western side of the B3035 (Botley Road). The proposal has been assessed under Section 16 (2) and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act which notes that planning decisions 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.

Case No: 25/01924/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Given the separation distance and the intervening features (two residential properties and their respective curtilages and the highway), the proposed development is not considered to have any impact on this listed building or its setting.

The site is not situated within, nor in proximity to, a Conservation Area, any archaeological site, or a non-designated heritage asset, nor does it affect their respective settings.

Neighbouring amenity

Policy DM17 of the LPP2 identifies Site Development Principles that must be followed, including that the proposal must not have an unacceptable adverse impact on adjoining land or neighbouring amenities by reasons of overlooking, overshadowing or overbearing, or any other adverse impact to primary amenity spaces. Policy D1 of the Emerging Local Plan shares these requirements. Paragraph 135 (f) of the NPPF (2024) requires development to have a high standard of amenity for future and existing users.

The site is bordered by residential properties: Medlar Cottage to the north, The Chapel and Pennymoor to the northwest, and Woodpenny to the south. The proposed extension is located to the northwest of the existing dwelling. Three windows are included on the rear elevation of the extension; however, due to the separation distance from Medlar Cottage, no harmful overlooking impact would occur. Similarly, the positioning of the extension relative to The Chapel and Pennymoor ensures that these windows would not create intrusive views into their gardens. No windows are proposed on the northwest elevation of the extension. It is not considered necessary to impose a restrictive condition on any new first-floor window on this elevation, as Schedule 2, Part 1, Class A of the General Permitted Development Order would only permit the installation of an obscure-glazed window in this location.

Due to the positioning of the extension on the northwest elevation, and the separation distance, an adverse overbearing or overshadowing impact upon Woodpenny (to the south) would not occur. The proposed extension would be visible from the gardens of The Chapel and Pennymoor. Whilst visible from these properties, due to the positioning of the extension in relation to neighbouring properties private amenity space, the proposed extension would not result in a significantly adverse overshadowing or overbearing impact.

The proposed outbuilding includes three dormer windows within the northwestern roof slope. With a separation distance of over 18 metres from The Chapel (to the northwest of the proposed outbuilding) and given that the windows would only provide views of this neighbouring property's front garden which is an area that is already visible from the public realm, the development is not considered to result in any harmful overlooking impact.

The proposed outbuilding is positioned adjacent to the eastern boundary of the application site, approximately 1.8 metres from the side boundary, in proximity to the neighbouring property known as Woodpenny. While the structure will be visible from the front garden of this neighbouring dwelling, its siting and scale are considered acceptable. The outbuilding is located adjacent to the front garden of Woodpenny. The front garden is largely visible from the road and less sensitive in terms of amenity compared to the private rear garden. Furthermore, the presence of intervening vegetation will assist in mitigating its visual impact from this neighbouring property's front garden. Consequently, the proposal is not anticipated to result in an unacceptable degree of overbearing or overshadowing impact upon neighbouring amenity.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

The proposed outbuilding would be used as a garage and annexe building. The use of this outbuilding in association with the host dwelling is not considered to give rise to significant adverse impacts upon noise levels beyond what could be reasonably expected within the domestic curtilage of a property.

It is acknowledged that the proposed development would be a visible addition from the perspective of neighbouring properties, yet when weighing the above factors into consideration, it is not considered that the level of impact would be materially harmful that would justify a reason for refusal on these grounds. As such, the proposal would comply with the requirements of Policy DM17.

Sustainable Transport

Paragraph 116 of the National Planning Policy Framework (2024) notes 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.

The proposed development will not impact the vehicular access to the site. Whilst the proposal seeks to enlarge the existing dwelling, it is not considered that it will lead to a material increase in traffic entering/existing the highway.

The proposed garage provides three parking spaces for the application site. This complies with the Authority's Residential Parking Standards SPD.

Therefore, the proposal complies with policy DM18 of the LPP2 and T1 and T2 of the Emerging Local Plan.

Ecology and Biodiversity

Nutrients

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) and it is not for additional overnight accommodation affecting Nitrates.

Protected Species

With regards to protected species, Government Circular 06/2005 advises that the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. It also states that it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. Guidance states that planning authorities need to consider the potential impacts of development on protected and priority species, and the scope to avoid or mitigate any impacts when considering planning applications.

The application has been accompanied by a Phase 2 Bat Survey Report by Nature's Cousins. The preliminary roost assessment identifies that there were multiple potential

Case No: 25/01924/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

roosting features for bats on the main property and thus the dwelling was identified as having moderate suitability for supporting bat roosts. The garage was also surveyed, and a small quantity of bat droppings were identified. Following this, further Phase 2 bat emergence surveys were carried out. No bats were recorded emerging from the dwellinghouse, and none were recorded emerging from the garage. However, the droppings confirmed evidence that the garage building is a temporary day roost for a low number of bats.

The Authority's Ecologist is content with the survey efforts undertaken, and that they are in accordance with best practice guidance.

In England and Wales, all bat species and their roosts are legally protected under the European Habitats Directive (1992); the Conservation of Habitats and Species Regulations (2017); the Wildlife and Countryside Act (1981) (as amended); the Countryside and Rights of Way Act, 2000; and the Natural Environment and Rural Communities Act (NERC, 2006).

The demolition of the garage will require a licence from Natural England. In response to a request from the Authority's Ecologist, a Bat Mitigation Strategy was submitted to ensure that the proposed measures are appropriate and that the relevant EPS licence from Natural England is likely to be granted. The Ecologist has confirmed that the mitigation measures are satisfactory and has recommended that they be secured by condition.

Subject to implementing the mitigation measures and biodiversity enhancements outlined in the Bat Mitigation Strategy and Phase 2 Bat Survey Report, the proposal is considered to comply with policies CP13 of the Local Plan Part 1 and NE1 and NE5 of the Emerging Local Plan.

Biodiversity Net Gain

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. Regulation 5 sets out that householder applications are exempt from the biodiversity net gain requirement. A householder application is defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. This application is a householder application, as defined within the Order and therefore is exempt from providing biodiversity net gain.

Trees

Two trees were located near the proposed garage, near the southwestern corner of the plot. A large dead oak tree (in the southwestern corner) and a small Hawthorne (by the eastern boundary). These trees were proposed to be removed. The Authority's tree team has confirmed that there are no Tree Preservation Orders or Conservation Area jurisdictions in place at the site. There is no concern with the removal of these trees given their condition and/or size.

The two-storey side extension would be sited in an area that is already developed (garage and hardstanding). There is shrubbery along the side boundary of the site, which will likely

Case No: 25/01924/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

need to be pruned to accommodate this extension. However, given the existing extent of hardstanding and built form (garage), it is not considered that this shrubbery would be adversely impacted by the development.

The willow tree within the front garden is to remain and is a sufficient distance from the proposed development to ensure that it would not be adversely impacted.

The proposal is considered to comply with policies DM24 of the LPP2 and NE15 of the Emerging Local Plan.

Sustainable Drainage

The Environment Agency flood maps have been reviewed, and the site lies 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. Furthermore, the site has not been identified as being at risk of surface water flooding.

The proposal is expected to use the existing surface water and sewage as the existing dwelling. Therefore, the proposal complies with policy DM17 of LPP2 and NE6 of the Emerging Local Plan.

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

This application proposes a development which cumulatively would result in an increase in site coverage. However, the proposed extension and outbuilding have been designed to be in keeping with the style and form of the existing dwelling and surrounding area. It is acknowledged that the proposal would be visible from neighbouring properties however the proposal has not been identified as resulting in any adverse harm to neighbouring properties. Subject to conditions, the proposal would not result in harm to biodiversity.

Recommendation

Permit 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: 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:

Case No: 25/01924/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

- Plans & Elevations – As Proposed, drawing no 101, received 19/09/2025
- Garage/Annexe Plans & Elevations -As Proposed, drawing no 102, received 19/09/2025

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed in the Materials section of the associated application forms and also as indicated within the permitted drawings.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

4. No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by Winchester City Council.

The lighting must then be installed in accordance with these approved details.

5. The outbuilding hereby permitted shall not be used at any time other than for purposes ancillary to the existing dwelling. At no time shall the outbuilding be occupied as an independent unit of accommodation.

Reason: To accord with the terms of the application and to prevent the creation of inappropriate units of accommodation, leading to over intensive use of the site.

6. Works shall be carried out in full accordance with the mitigation measures set out in the submitted Phase 2 Bat Survey Report by Nature's Cousins (June 2025) and Technical Note – Pipits by Pro Vision (December 2025), unless varied by a European Protected Species (EPS) license.

Reason: To ensure the favourable conservation status of bats and to ensure biodiversity enhancement in accordance with Policy CP16 of the LPP1 and NE5 of the Emerging Local Plan.

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 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.

2. 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 is for a householder application

Case No: 25/01924/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Please be advised that Building Regulations approval may be required for this development. Please contact WCC Building Control Department for more information (T: 01962 848176, E: buildingcontrol@winchester.gov.uk)

Pipits, Chapel Lane, Curdridge, Southampton, Hampshire, SO32 2BB

Two-storey and single storey extension to house and erection of
detached garage with annexe

Application Number: 25/01924/HOU



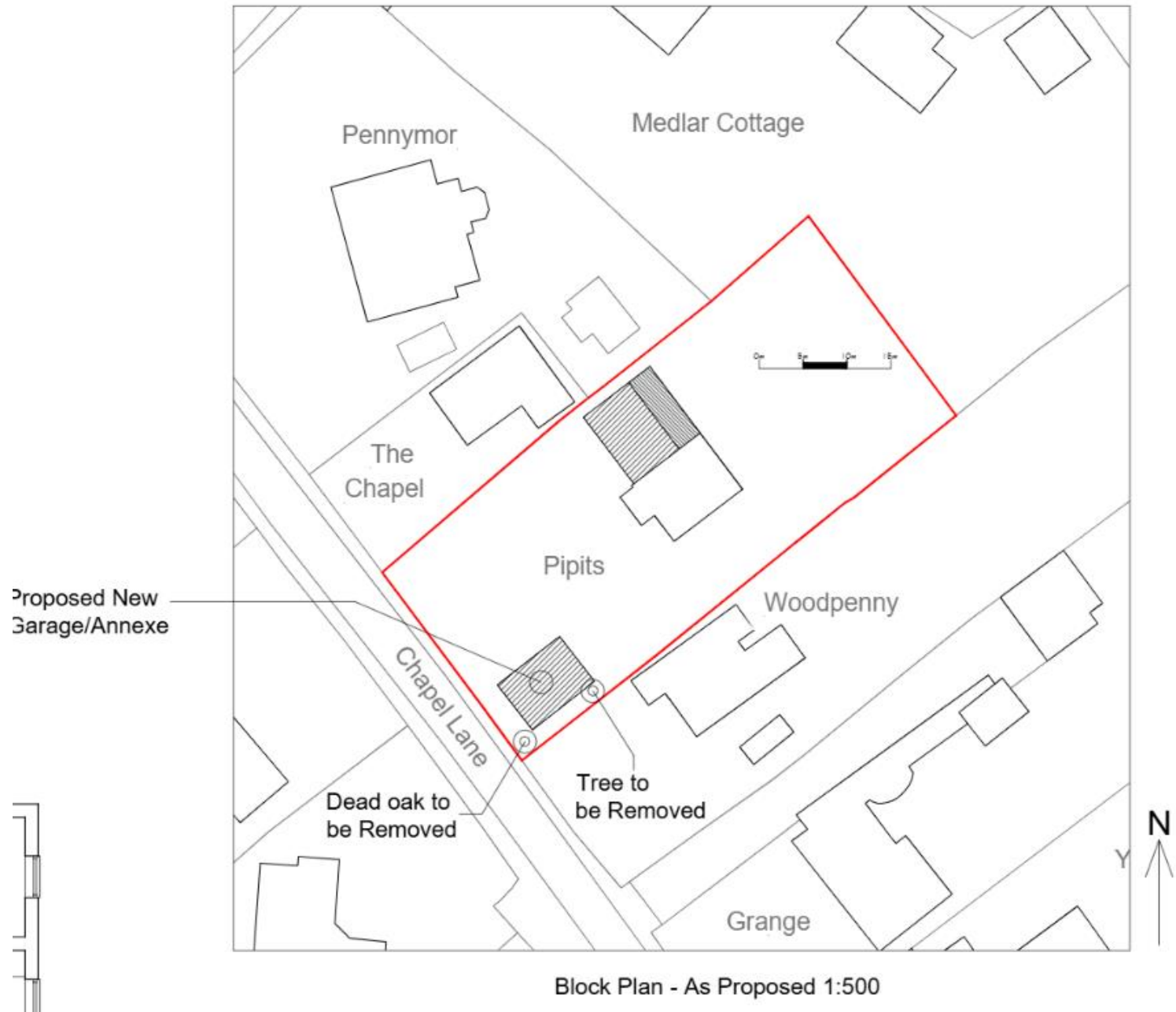


Aerial



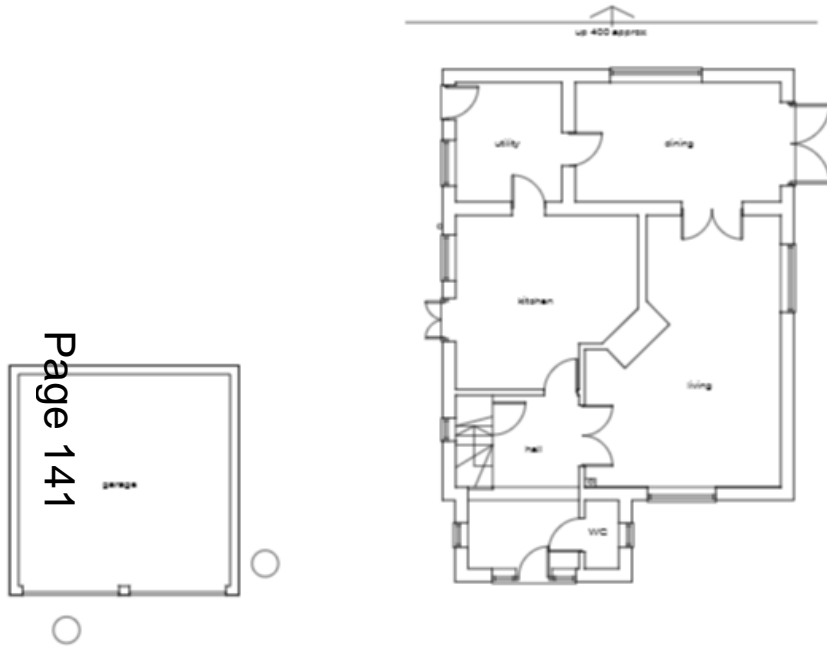
Block Plan

Page 140

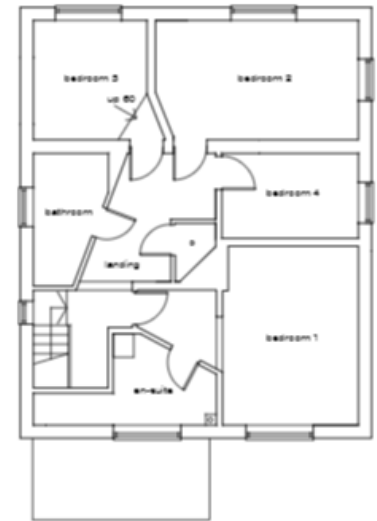


Block Plan - As Proposed 1:500

Existing Floor Plans

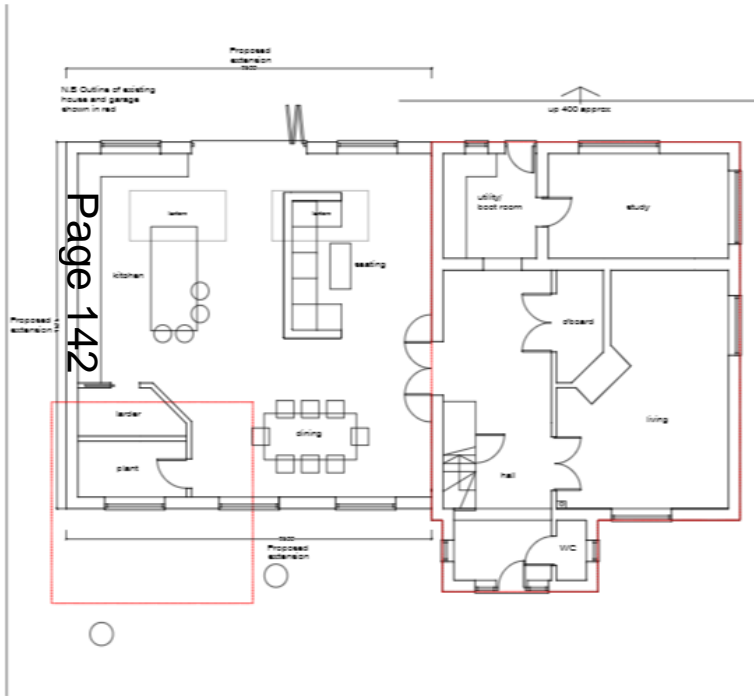


Ground Floor Plan - As Existing

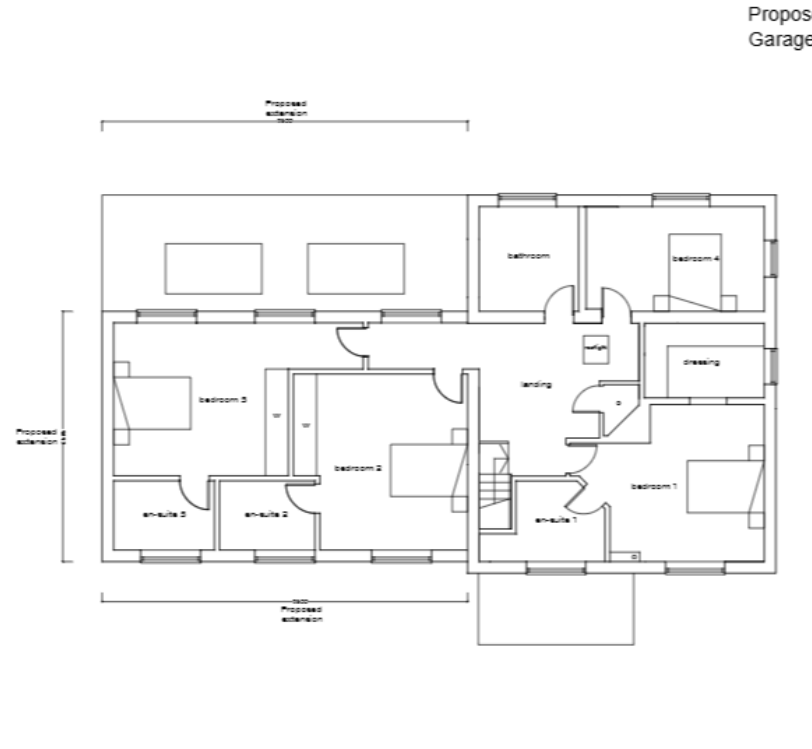


First Floor Plan - As Existing

Proposed Floor Plans



Ground Floor Plan - As Proposed



First Floor Plan - As Proposed

Existing and Proposed Front Elevation

Page 143



South-West (Front) Elevation - As Existing



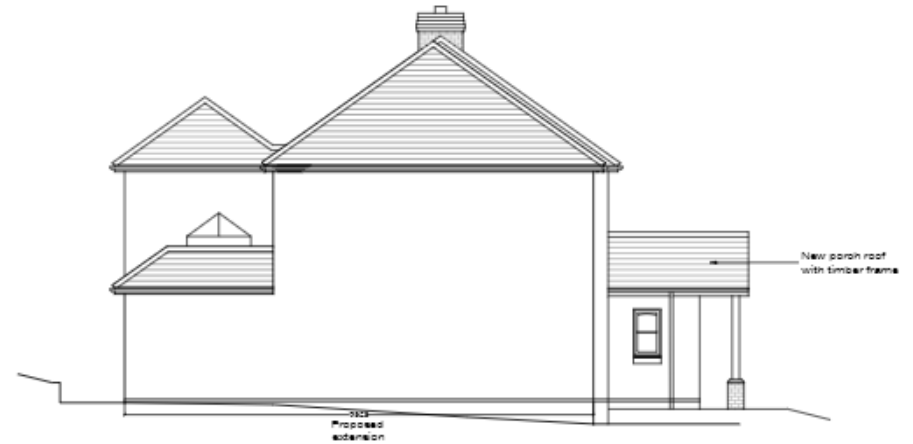
South-West (Front) Elevation - As Proposed

Existing and Proposed Side (north-west) Elevation

Page 144



North-West (Side) Elevation - As Existing



North-West (Side) Elevation - As Proposed

Existing and Proposed Rear Elevation

Page 145



North-East (Rear) Elevation - As Existing



North-East (Rear) Elevation - As Proposed

Existing and Proposed Side (south-east) Elevation

Page 146

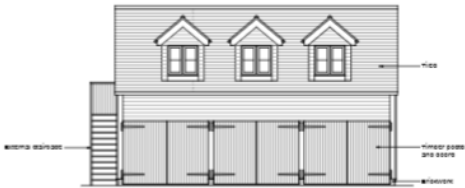


South-East (Side) Elevation - As Existing



South-East (Side) Elevation - As Proposed

Proposed Outbuilding Plans



North-West Elevation - As Proposed



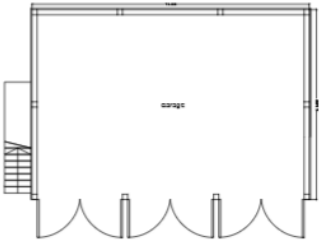
North-East Elevation - As Proposed



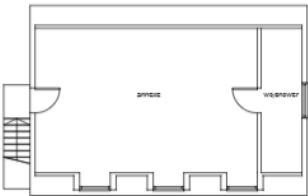
South-East Elevation - As Proposed



South-West Elevation - As Proposed



Ground Floor Plan - As Proposed



First Floor Plan - As Proposed



View towards site (northbound Chapel Lane)



Site Photographs



Site Photographs



Site Photographs

Page 152



Site Photographs from The Chapel



RECOMMENDATION - APPROVE

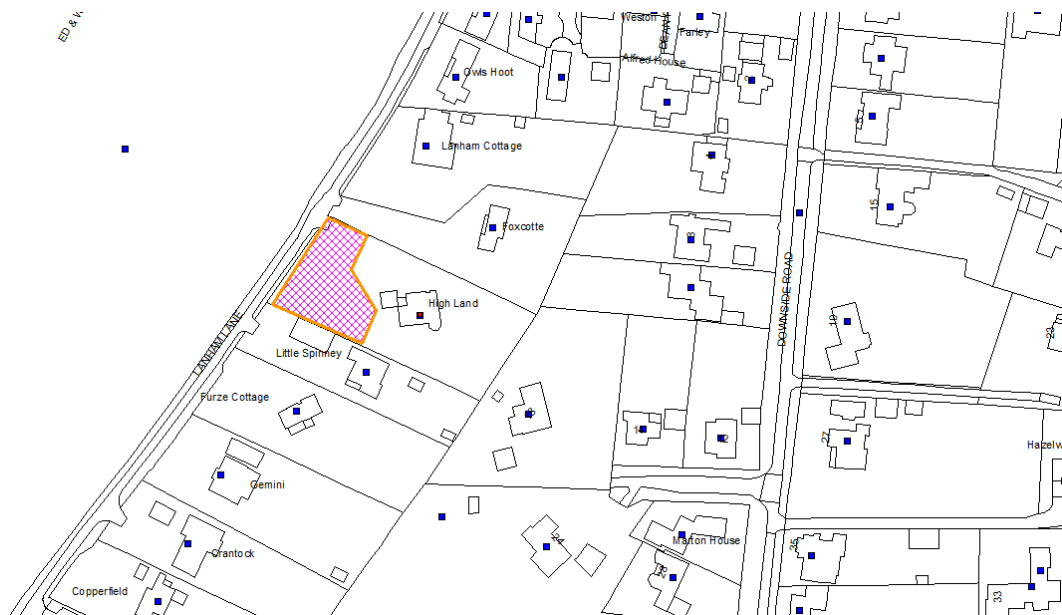
Proposal complies with Local Plan policies as set out within the report.

WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: 25/01287/FUL
Proposal Description: The proposal is for the construction of a new two storey detached dwelling at High Land, Lanham Lane.
Address: High Land Lanham Lane Winchester Hampshire SO22 5JS
Ward: St Barnabas
Applicants Name: Mr Julian Griffith
Case Officer: Matthew Rutledge
Date Valid: 26 June 2025
Recommendation: Application Permitted
Pre Application Advice: Yes

Link to Planning Documents

[Link to page – enter in reference number 25/01287/FUL](https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple)
<https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple>



© Crown Copyright and database rights Winchester City Council Licence 100019531

Reasons for Recommendation

The development is recommended for permission as it is considered that it would not have a harmful impact on the character and appearance of the surrounding area and does not result in harmful impacts on neighbouring residential amenity that would justify refusal of the application. The applicant has been able to satisfactorily demonstrate that the proposal is in accordance with the development plan as a whole and all other material planning considerations.

General Comments

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

Case No: 25/01287/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Amendments to Plans Negotiated

The initial plans submitted showed the new dwelling with a linked two bay car port. The house and car port were considered to be quite substantial, and the car port was positioned in front of the site entrance so that it would have likely been the dominant feature of the site, blocking views through to the original house and remainder of the site. As such, this led to a sense of overdevelopment of the site. These concerns were raised with the applicant and revised drawings were subsequently received.

The revised drawings, as being considered in this assessment, have moved the car port to the north of the site and have altered its orientation. Its size and height have also been slightly reduced. This has resulted in the structure appearing less dominant from the street and has opened views into the site, reducing the sense of overdevelopment. The height of the proposed new dwelling has also been reduced by over 700mm, and the ground level at its position has also been reduced slightly, meaning the proposed new dwelling is now much closer in height to the existing house to be retained.

Site Description

Lanham Lane is a narrow, unclassified, adopted road set to the north west of the centre of Winchester, on the edge of Weeke. The road forms the edge of the Winchester Settlement Boundary, with land to the west predominantly being open agricultural fields.

The properties on Lanham Lane are set along its eastern side. Development is varied in style, form and layout. Towards the middle of the lane, where the application site is positioned, these properties are predominantly substantial detached dwellings in good size plots. Development is somewhat denser towards the ends of the lane, with an example of infill development to the south, on land formerly part of Crabtrees.

The site itself is surrounded by vegetation of some form, with some small to medium sized trees along the boundary with Lanham Lane. Access to the site is from its north west corner, with views into the site broken up by the vegetation. It should be noted that some vegetation appears to have been removed from the site prior to submission of the application. The existing house, High Land, is set back some distance from the entrance to the site and is positioned at a slightly unusual orientation, facing towards the north.

The existing dwelling has received several extensions over the years, including a double garage and first floor extension above. The property features a light brick with tile hanging under pitched roofs.

The closest neighbours are Foxcotte positioned to the north, Little Spinney to the south, and 18 Downside Road at the rear of the site in the east. Foxcotte would be some 40m north east of the proposed new dwelling and 18 Downside Road is over 60m to the east. Little Spinney is the nearest dwelling to the position of the proposed new dwelling (barring the existing property on site) and is approximately 14m to the south east, although its detached garage is much closer at circa 5m. The retained dwelling, High Land, would be roughly 10m east of the new dwelling at their closest points.

Proposal

Case No: 25/01287/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

The proposal is for the construction of one new, two storey, residential dwelling within the curtilage of the existing dwelling, High Land. High Land will be retained. The new dwelling will be positioned to the west of the existing house, closer to Lanham Lane. A new detached car port is also proposed, and this will be positioned to the north of the site nearer to the entrance and will be accessed using the existing driveway.

Proposed materials include clay roof tiles, red brickwork and hanging clay tile cladding. The design has a traditional feel and incorporates details such as a projecting brick course, brick plinth, traditional style casement windows and stone cills, along with exposed rafters to the eaves and gables. The car port will have matching materials and is predominantly open sided with an oak frame.

The new dwelling will connect to the existing foul drainage arrangement although, as part of the development, this system will be upgraded from a septic tank to a more efficient package treatment plant.

The car port provides parking for two vehicles while the driveway would allow for an additional one to two vehicles if needed. The existing dwelling retains its double garage and the parking area in front of this, which is capable of accommodating at least two vehicles. All vehicles would be able to turn on site and exit in a forward gear.

The access to the site as a whole is retained and unchanged.

Relevant Planning History

None relevant.

Consultations

Service Lead – Built Environment (Archaeology)

- Recent archaeological surveys and investigations in the vicinity of the site have shown potential for archaeological remains. Considering the lowering of the ground level, excavations for foundations etc, it is considered that a programme of archaeological excavation and subsequent report on the findings is secured by suitable conditions.

Service Lead – Engineering (Drainage)

- In flood zone 1 so no objection on flood risk grounds. Surface water will need to be managed, and a SuDS based strategy should be adopted. A pre-commencement condition requiring the submission and approval of detailed foul and surface water drainage designs is required.

Service Lead – Sustainability and Natural Environment (Ecology)

- Preliminary Ecological Appraisal concludes limited suitability for birds and reptiles in particular. The report sets out appropriate mitigation measures which should be conditioned. The report also recommends several enhancements such as bird and bat boxes which should be secured by condition.
- It was noted that the Biodiversity Net Gain metric originally submitted to establish the baseline habitat position on site did not include a number of trees and

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

vegetation removed before submission of this application. After discussion with the applicant the Biodiversity Net Gain calculation was updated to include this removed vegetation. The baseline position is now considered acceptable.

Service Lead – Sustainability and Natural Environment (Trees)

- No objection subject to the addition of recommended conditions to secure the tree protection as set out in the accompanying arboricultural report.

Natural England -

- No objections subject to the appropriate mitigation being secured by condition.

Representations:

Councillors – N/A

City of Winchester Trust

- Neutral. 'No comments'.

9 Objecting Representations received from different addresses citing the following material planning reasons:

- Impact on character of the area including overdevelopment of the site
- Overlooking of neighbouring properties
- Biodiversity and ecology concerns
- Traffic and road safety
- Sustainability

Relevant Government Planning Policy and Guidance

National Planning Policy Framework (NPPF)

1. Introduction
2. Achieving sustainable development
3. Plan-making
4. Decision-making
5. Delivering a sufficient supply of homes
12. Achieving well-designed places
15. Conserving and enhancing the natural environment

National Planning Practice Guidance (NPPG)

- Appeals
- Appropriate assessment
- Before submitting an application
- Biodiversity net gain
- Climate change
- Community Infrastructure Levy
- Consultation and pre-decision matters
- Design: process and tools
- Determining a planning application
- Effective use of land
- Environmental Impact Assessment
- Housing supply and delivery

Case No: 25/01287/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

- Making an application
- Natural environment
- Neighbourhood planning
- Planning obligations
- Renewable and low carbon energy
- Use of planning conditions
- Viability
- Waste
- Water supply, wastewater and water quality
- When is permission required?

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

Policy DS1 – Development Strategy and Principles

Policy CP1 - Housing Provision

Policy CP11 - Sustainable Low and Zero Carbon Built Development

Policy CP13 – High Quality Design

Policy CP16 – Biodiversity

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

Policy DM1 – Location of New Development

Policy DM2 – Dwelling sizes

Policy DM15 – Local Distinctiveness

Policy DM16 – Site Design Criteria

Policy DM17 – Site Development Principles

Policy DM18 – Access and Parking

Policy DM24 – Special Trees, Important Hedgerows and Ancient Woodlands

Local Plan (Regulation 19) 2020 – 2040

Strategic Policy SP2 – Spatial Strategy and Development Principles

Policy CN3 – Energy Efficiency Standards to Reduce Carbon Emissions

Policy CN4 – Water Efficiency Standards in New Developments

Strategic Policy D1 – High Quality, Well Designed and Inclusive Places

Strategic Policy D2 – Design Principles for Winchester Town

Policy D7 – Development Standards

Strategic Policy T1 – Sustainable and Active Transport and Travel

Policy T2 – Parking for New Developments

Policy T4 – Access for New Developments

Strategic Policy NE1 – Protecting and Enhancing Biodiversity and the Natural Environment in the District

Policy NE5 – Biodiversity

Policy NE6 – Flooding, Flood Risk and the Water Environment

Policy NE15 – Special Trees, Important Hedgerows and Ancient Woodlands

Strategic Policy H1 – Housing Provision

Policy H4 – Development Within Settlements

Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

Air Quality Supplementary Planning Document 2021

Case No: 25/01287/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Residential Parking Standards 2009

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

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) require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The Regulation 19 Local Plan has been agreed by Full Council and the examination is now subject to public consultation on the Proposed Main Modifications. Therefore, the emerging policies can be given moderate to significant weight in the assessment of development proposals in advance of Adoption.

The application site is within the defined settlement boundary of Winchester where the principle of development such as that proposed is acceptable subject to compliance with the Development Plan as a whole and all other Material Planning Considerations.

Following a decision by the Court of Appeal (May 2016) the Government has implemented its November 2014 policy that sites of 10 homes or fewer (or no more than 1000 square metres gross floorspace) will be exempt from policies seeking affordable housing provision or contributions. This has been confirmed by changes to Planning Practice Guidance (paragraph 023).

While policy CP3 remains part of the Development Plan, and the Council still aspires to achieve its provisions (40% affordable housing provision where viable on all sites), Government policy currently prevents this for sites of 10 or fewer dwellings. Therefore, for applications determined after 19 May 2016, Local Plan policy CP3 will be applied in compliance with current Government advice.

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 site is quite well screened from the public realm by vegetation along the boundary with Lanham Lane. Views of the new dwelling would be apparent through the site access and glimpsed between the vegetation along the west boundary. The existing house would likely remain the dominant feature in views directly through the site access.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Existing dwellings on the street are varied in design and scale, with traditional properties such as Furze Cottage and Little Spinney contrasting with the more modern appearances of Owls Hoot and Foxcotte. It is not considered that there is a strong building line along Lanham Lane, although it could be argued that the majority of properties are positioned closer to the road than High Land (and Foxcotte). As such, it is not considered that the new dwelling would look out of place in its proposed location.

The proposed design of the new dwelling features two forward projecting gables and a central covered porch, not dissimilar to the designs at Gemini and Crantock further south on Lanham Lane. The proposed new dwelling is closely comparable in both footprint and height to the existing house, High Land.

It is considered that the proposed design incorporates high quality materials in the form of the clay roof tiles and tile hanging, and also includes a number of features that add detail and interest to the property. Such features include exposed rafters, a brick plinth, a projecting brick course between ground and first floor, traditional windows with soldier course heads etc.

The main views into the site from the public realm are likely to feature the north and south elevations of the new house and car port respectively, with the existing dwelling visible between the two further into the site.

The existing curtilage to High Land is quite substantial and it is thought that, considering the size of High Land and the new dwelling together, along with their respective garden areas, the proposal would not result in overdevelopment of the site.

Overall, it is not considered that the proposal would have a substantially detrimental impact on the character of the site or surrounding area to the extent that would justify refusal of this application. The proposal is considered to comply with policy CP13 of the LPP1 and policies DM1, DM2, DM15, and DM16 of the LPP2. The proposal is also considered to comply with policies SP2, D1, D2, H1, and H4 of the Emerging Local Plan 2020-2040.

A number of the objections received to the proposed development have referenced overdevelopment of the site and claimed that the development is out of character with the surrounding area. These objections have been reviewed, however, for the reasons described above they are not considered to hold sufficient weight to justify the refusal of this application.

Development affecting the South Downs National Park

The application site is located 2.74km 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.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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

The neighbours to the north and east of the site, Foxcotte and 18 Downside Road, are over 40m from the nearest part of the proposed dwelling with vegetation providing at least some element of screening. Considering this, along with the orientation of these properties and the extent of their own plots, it is not considered that the proposed dwelling would be capable of having a substantial negative impact on their residential amenity to an extent that could justify the refusal of this application.

The neighbouring dwellings that could be most impacted are Little Spinney to the south and the retained dwelling, High Land.

Little Spinney is a chalet style bungalow with a steep pitched roof and two dormer windows in the principal elevation. Its north elevation, facing the proposed dwelling features two roof lights. At ground floor level there are windows facing towards the application site, however, the boundary treatment, a closeboard fence that has been reinforced with planting within the curtilage of High Land, obscures these. An existing tree, which is to be retained, on the southern boundary of the application site will provide some screening. It is proposed to add an additional two trees along the boundary adjacent to Little Spinney which would provide further screening.

The existing dwelling, High Land, will be retained in its existing form. There is a first floor window above the double garage which will face west towards the proposed new dwelling. This window could conflict with the closest first floor rear elevation window on the new dwelling, being only around 10m distant, with both windows possibly providing views into the other. In addition, this window in High Land would likely provide views into the main amenity garden areas of the new dwelling, and possibly into the ground floor rooms considering the substantial glazing proposed at the rear of the new dwelling. This issue is between the existing and proposed dwelling and therefore does not impose any new overlooking on existing neighbours. As such, the applicant is clearly aware that there may be an overlooking issue between the first floor windows of the property. Further to this, potential buyers of the new property would be able to assess any overlooking from this window before deciding to buy the property. The site plan indicates a tree is proposed to be planted between the two windows, and other screening could be considered when preparing a landscaping plan. Based on this, it is thought that the relationship between this window and the new property could be acceptable. It is felt, however, that more could be done to improve this relationship. Having discussed with the applicant, they have indicated they would be willing to obscure glaze or completely remove this window, which would be a preferred outcome. The bedroom within High Land that this window serves already benefits from two windows in the north elevation. As High Land itself is not within the red

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

line boundary for this application, the requirement for this window to be obscured or removed would need to be secured by a legal agreement.

The proposed new dwelling is angled to present its rear elevation to the gap between High Land and Little Spinney. Views from the first floor windows of the new dwelling would be of its own rear garden, the north side elevation of Little Spinney, the west side elevation of High Land, and a strip of the curtilage to High Land at its rear.

Tree planting is proposed to add screening to these views. High Land would retain a substantial garden space to its east, behind its roof form, that would not be overlooked by the new dwelling. The north elevation of Little Spinney has minimal windows that would be in view, and these are rooflights presenting at an angle that is unlikely to allow for views into the dwelling, particularly at the distance involved.

The proposed new dwelling is north of Little Spinney and a substantial distance from Foxcotte, as such, it is not considered that the new dwelling would overshadow these properties. High Land and the new dwelling are positioned east – west relative to each other and therefore, even if any overshadowing were to occur at this distance, each property would only be overshadowed by the other for a small number of hours at either the beginning or end of the day. This is considered acceptable.

Having had regard to the distances between the proposed new property and the neighbours Foxcotte and Little Spinney, considering also existing and proposed screening from vegetation, it is not considered that the new dwelling would be substantially overbearing on the residential amenity of either neighbour. High Land will be in much closer proximity to the new dwelling, however, considering the distance, screening, orientation of the properties (with High Land's garage and driveway being the closest point to the new dwelling), it is not considered that the new dwelling would be substantially overbearing upon High Land to an extent that would justify the refusal of this application.

Overall, it is considered that due to the distances between all affected properties, the existing and proposed screening from vegetation, and the way that the new dwelling has been orientated to avoid direct views of any neighbour, the proposed dwelling would not result in a substantially harmful impact on the residential amenity of any nearby dwelling to an extent that would justify the refusal of this application. The proposal therefore complies with policy DM17 of the LPP2 along with policies D1 and D7 of the Emerging Local Plan.

Sustainable Transport

The proposal adds one new dwelling on an existing residential site accessed from an unclassified road, and does not make any alteration to that existing site access. Hampshire County Council as Highway Authority has issued standing advice that states for 'residential development creating from 1 to 5 new dwellings, the LHA only wishes to be directly consulted where the development proposals will be accessed directly from an A, B, or C classification of road.' Further, the guidance states 'For applications for which the standing advice applies, where a new point of access is created or an existing one amended, the local planning authority shall consult the LHA on this specific aspect of the application.' As such, there is no requirement to consult the Highways Authority and the standing advice is followed.

The proposal provides sufficient parking for at least three vehicles for both the new dwelling and High Land. The driveway and turning areas are considered sufficient to allow

Case No: 25/01287/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

for vehicles to manoeuvre such that they can enter and exit the site in a forward gear. The proposal for the new dwelling includes bin storage within 10m of the site access, allowing for bins to be easily moved for roadside collection. The proposal includes pedestrian access onto Lanham Lane separate from the main vehicle access. The recommended planning condition relating to vehicles turning will be included on any permission given (Condition 13). As such, it is considered that the proposal meets the standing advice of the Highways Authority.

The site is a 12 minute walk to the supermarkets and shops on Stockbridge Road and Stoney Lane. The railway station is approximately a 30 minute walk from the site. As such, the site is considered to be in a sustainable location.

Based on the above, it is considered that the proposals are in accordance with policy DM18 of the LPP2, along with policies T1, T2, and T4 of the Emerging Local Plan.

Ecology and Biodiversity

A Preliminary Ecological Appraisal was submitted in support of this application, which concluded that the site has limited suitability for birds and reptiles in particular. The Council's Ecologist has been consulted in regard to the proposal and has confirmed that the report is reasonable and appropriate. The report sets out various mitigation measures which the Ecologist has confirmed are appropriate and should be a planning condition of any permission granted. The report also recommends several enhancements such as bird and bat boxes which the Ecologist also recommends are secured by condition. (Condition 4).

A full landscaping plan to include details of all proposed planting will be secured by condition. (Condition 5).

At present, there are a number of trees on site, none of which are protected. Some of these are to be removed to allow for the proposed development. An arboricultural report has been submitted in support of the application which concludes that of sixteen trees, tree groups, or hedges identified in the report, five will be removed. The report states that those to be removed are either small in size with little amenity value or are in poor condition. The report states that there will be no development work within the root protection area of the retained trees, and details tree protection measures to ensure their health.

The Council's Tree Officer has been consulted on this report and has confirmed no objections subject to the inclusion of recommended conditions on any permission granted, to ensure the appropriate tree protection measures are carried out. (Condition 16).

Biodiversity Net Gain

The proposal falls under the Biodiversity Net Gain requirements and will need to demonstrate a gain of at least 10% above the baseline habitat assessed prior to development. As identified by the Council's Ecologist and Tree Officer, the Biodiversity Net Gain calculator originally submitted to establish the baseline habitat position on site did not include a number of trees and vegetation removed from site before submission of this application. After discussion with the applicant the Biodiversity Net Gain calculation was updated to include this removed vegetation. The updated baseline position has been reviewed by the Ecologist and is now considered acceptable.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Whilst some additional trees and hedgerow units are proposed to be added on site, there is still an overall deficit that will need to be met. It is proposed to meet the 10% net gain requirement by the purchase of offsite credits

Government guidance is that, while planning applications should establish the baseline of biodiversity that exists on site and a strategy for delivering a 10% net gain, the delivery of this net gain is to occur after planning permission has been granted with details such as the Biodiversity Gain Plan and Habitat Management and Monitoring Plan to be approved prior to works commencing. In these circumstances the application has met these requirements and conditions are therefore attached (condition 11 & 12) to ensure the submission of a suitable Biodiversity Gain Plan, Habitat Management and Monitoring Plan and an appropriate s106 legal agreement to secure funding relating to the monitoring of the off-site Biodiversity Net Gain.

Nutrient Neutrality

The proposal is for Development within, bordering or in close proximity to a European Protected Site (i.e. River Itchen SAC, The Solent SAC, SPAs, Ramsar Sites) and is for overnight accommodation affecting Nitrates.

Please refer to the Appropriate Assessment Statement at the link below:

[Habitat Regulation Assessment \(HRA\) screening matrix](#)

Foul drainage for the existing dwelling on site is served by a septic tank. Calculations submitted in support of the application indicate that the existing sewage system results in a nutrient discharge of 9.92kgTN/yr and 1.42kgTP/yr. As part of the proposal, the existing sewage system is to be upgraded to a more efficient package treatment plant. The new package treatment plant will serve both the existing/retained dwelling and the proposed new dwelling. Calculations submitted based on the new sewage system serving both properties indicate a nutrient discharge of 1.24kgTN/yr and 0.34kgTP/yr. This represents a significant improvement over the existing situation and means that the proposed development is considered nitrate neutral.

It is considered that a legal agreement will be required to ensure that the package treatment plant is installed in accordance with the details provided in this application and is appropriately maintained and replaced (if/when needed). The proposed heads of terms for the legal agreement can be read at the end of this report. Any permission granted will be subject to the completion of this legal agreement.

The application will have a likely significant effect in the absence of avoidance and mitigation measures on European and internationally protected sites. 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 assessment is that the application has demonstrated nitrate neutrality, which is secured by way of legal agreement, complying with the Council's strategy and resulting 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.

This represents the authorities Appropriate Assessment as Competent Authority in accordance with requirements under Regulation 63 of the Conservation of Habitats and
Case No: 25/01287/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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

Developments should achieve the lowest level of carbon emissions and water consumption which is practical and viable. Policy CP11 expects new residential developments to achieve Level 5 for the Energy aspect of the Code for Sustainable Homes and Level 4 for the water aspect. Condition 7a secures the submission of design-stage data prior to the commencement of development to ensure this is complied with.

Condition 7b then requests as-built data prior to the occupation of the unit to ensure that the requirements have been met.

The submitted design & access statement indicates that the new dwelling will incorporate solar panels and an electric car charging point, amongst other sustainability measures.

The proposal therefore complies with policy CP11 of the Local Plan Part 1.

The emerging Local Plan will require developers to do more to tackle carbon emissions in new development through policies CN1, CN3, and CN4, but as the emerging plan has not yet been adopted these policy requirements cannot be insisted upon.

Sustainable Drainage

The application site is within Flood Zone 1 and therefore has a low risk of pluvial flooding.

The proposed new dwelling will be serviced by a package treatment plant as described above.

The Council's Drainage Engineer has been consulted and has confirmed they have no objections subject to a standard pre-commencement drainage condition (Condition 8) for foul and surface water drainage and to ensure surface water is managed by a SuDS based strategy system.

Therefore, the proposal complies with policy CP17 of the LPP2 and Policy NE6 of the Emerging Local Plan.

Archaeology

The application site is in an area where recent archaeological surveys and investigations in its vicinity have shown potential for archaeological remains. These nearby surveys have identified evidence of probable settlement dating to the Late Iron Age and Roman periods as well as potential Neolithic activity. The Council's Archaeologist has been consulted with regard to the possibility of archaeological remains being present on the site.

The Archaeologist has confirmed that, whilst there are no overriding archaeological concerns in respect of the current application, given the proposal involves the lowering of the ground level, excavations for foundations etc, it is considered that a programme of archaeological excavation and a subsequent report on the findings is required. This will be secured by a suitable pre-commencement condition (Conditions 14 & 15).

Case No: 25/01287/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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 application will result in an additional dwelling. The application site is within the defined settlement boundary of Winchester where the principle of development is acceptable subject to compliance with the Development Plan and material planning considerations.

Based on the above assessment the proposal would conserve the character and appearance of the immediate area and does not result in adverse impacts to neighbouring residential amenity that would justify refusal of the application. The proposal demonstrates its compliance with other relevant planning considerations and the conditions and legal agreements described above provide the required certainty that the development will be carried out in accordance with those considerations.

Planning Obligations/Agreements

In seeking the planning obligations and/or financial contributions for the installation and ongoing maintenance & monitoring of the proposed package treatment plant, along with the requirement to obscure or remove the first floor window above the garage in the west elevation of High Land, the Local Planning Authority has had regard to the tests laid down in para 57 of the NPPF which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

Approve subject to completion of the following legal agreement and subject to the following conditions:

Legal Agreement – Heads of Terms

1. Details of the PTP mitigation package addressing the additional nutrient input arising from the development
2. Consideration of the PTP maintenance and monitoring plan;
3. Implementation and adherence to the agreed PTP plan;
4. Monitoring of the performance of the PTP in perpetuity
5. Step-in rights for the LPA if the PTP is failing, allowing the LPA to remedy and recover costs;
6. Requirement to replace with a PTP of equal or higher standard at end of life or as otherwise required.
7. Prior to the occupation of the approved new dwelling the first floor west elevation window above the garage to High Land will be appropriately obscured or removed.

Conditions

Case No: 25/01287/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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

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:

Proposed Block Plan 8383/D02/A
Proposed Site Plan 8383/D01/RevA
Proposed Ground Floor Plan 8383/D03RevA
Proposed First Floor Plan 8383/D04/RevA
Proposed West and North Elevations 8383/D05/A
Proposed East and South Elevations 8383/D06/A
Existing and Proposed Site Sections 8383/D07RevA
Proposed Carport Plans and Elevations 8383/D08

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

3. No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

4. The development shall be carried out in accordance with the measures, conclusions and recommendations set out within the Preliminary Ecological Appraisal dated May 2025, written by Emma Bennett of Pro Vision and submitted to the Local Planning Authority on 26 June 2025. This shall include the required mitigation as set out in section 5 and the recommended enhancements summarised at paragraph 5.13 of the above-mentioned report. Thereafter, the enhancement measures shall be permanently maintained and retained in accordance with the approved details.

Reason: To provide adequate mitigation and enhancement for protected species.

5. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include:

Hard Landscape Works:

- All boundary treatment;
- Hard surfacing materials;
- Existing and proposed finished levels or contours;
- Means of enclosure, including any retaining structures;
- Car parking layout;
- Other vehicle and pedestrian access and circulation areas;

Case No: 25/01287/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

- Minor artefacts and structures (e.g. street furniture, play equipment, refuse or other storage units, signs, lighting etc);
- Proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.): The approved hard landscape works shall be completed prior to the first occupation of the dwellings hereby approved.

The scheme of hard landscaping works approved shall be completed prior to the occupation of the hereby approved dwelling.

Soft landscaping works shall include:

- Planting plans (for new trees, hedges and other planting);
- Written specifications (including cultivation and other operations associated with plant and grass establishment);
- Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- Implementation programme.

The scheme of soft landscaping works 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 ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

6. No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

7.a. Prior to the commencement of the development hereby permitted, detailed information demonstrating that the development will achieve a dwelling emission rate (DER) at least 19% lower than the 2013 Part L Target Emission Rate (TER) (Equivalent of Code for Sustainable Homes Level 4 for Energy) and no more than

105 Litres per person per day predicted internal water use (110 Litres per person per day total) (Equivalent of Code for Sustainable Homes Level 3 / 4) in the form of a 'design stage' Standard Assessment Procedure (SAP) calculation and a water

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

efficiency calculator shall be submitted to and approved in writing by the Local Planning Authority.

7.b. 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 all homes 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 occupied in accordance with these findings.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2019 and to accord with the requirement of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

8. 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 before occupation of the development hereby permitted.

Reason: To ensure satisfactory provision of foul and surface water drainage.

9. 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.

10. No development shall take place until a Construction Management Plan (CMP) has been submitted to and approved by the Local Planning Authority, to include details of:

- i. construction traffic routes in the local area
- ii. parking and turning of operative, construction and visitor vehicles
- iii. deliveries, loading and unloading of plant and materials
- iv. storage of plant and materials
- v. programme of works (including measures for traffic management) Only the approved details shall be implemented during the construction period.

Reason: To ensure that development should not prejudice highway safety nor cause inconvenience to other highway users or result in any other significant harm to the amenity of local residents, or to existing natural features.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

11. Development may not be begun on site unless:

- (i) a biodiversity gain plan has been submitted to the planning authority; and
- (ii) The planning authority has approved the plan.

In making an application to discharge the biodiversity gain condition the following information shall be provided:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development; and
- (f) any such other matters as the Secretary of State may by regulations specify.

Reason: 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).

12. 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 11 has been submitted to and approved in writing by the Local Planning Authority (LPA). The HMMP shall include the following details:

- (a) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- (b) any necessary legal mechanism or covenant for securing the monitoring over the relevant period;
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;
- (e) a proposed definition of 'completion of development' in respect of the development hereby approved.
- (f) the approved Biodiversity Gain Plan shall be maintained for at least 30 years after the development is complete.

The approved habitat creation and enhancement works shall be implemented in full within six months of the date of their written approval and be shall be maintained for at least 30 years after the development is completed. Notice in writing shall be

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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)

13. Prior to occupation the area shown on the approved plan for the parking and turning of vehicles 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.

14. 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 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)
- 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.

15. 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.

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.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

16. Works shall be carried out in accordance with the Arboricultural Implications Assessment and Method Statement Ref:- 241621- AIA 3 written by Barrie Draper on behalf of Eco Urban Arboricultural, and the following measures:

- a) 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.
- b) 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:- 241621- AIA 3. Any deviation from works prescribed or methods agreed shall be agreed in writing to the Local Planning Authority.
- c) Protective measures, including fencing and ground protection, in accordance with the Arboricultural Implications Assessment and Method Statement ref:- 241621- AIA 3 written by Barrie Draper on behalf of Eco Urban Arboricultural and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.
- d) 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 Arboricultural Implications Assessment and Method Statement Ref:- 241621- AIA 3 and Tree Protection Plan ref:- Eco 4 Tree Protection for High Land Winchester. Telephone Tree Officer. 01962 848360.
- e) 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. Telephone 01962 848360

Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

Informatives:

1. 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: 25/01287/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

2. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Local Plan Part 1 - Joint Core Strategy: DS1, CP1, CP11, CP13, CP16

Local Plan Part 2 – Development Management and Site Allocations: DM1, DM2, DM15, DM16, DM17, DM18, DM24

Emerging Local Plan 2020-204 – SP2, CN3, CN4, D1, D2, D7, T1, T2, T4, NE1, NE5, NE6, NE15, H1, H4

High Quality Places SPD

Parking Standards SPD

3. 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.

4. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

5. Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

For further advice, please refer to the Construction Code of Practice

<https://www.considerateconstructors.com/resources/the-code-of-considerate-practice/>

6. Any modifications to the approved drawings, whether for Building Control or any other reason, or any departure on site from what is shown, may constitute a criminal offence under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The applicant is required to draw this and other conditions on the Consent to the attention of any contractors or sub-contractors working on site and furnish them with a copy of the consent and approved drawings.

7. 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

Case No: 25/01287/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

(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)

8. Before undertaking any work which affects a public highway (including a public right of way) you must obtain specific written approval from the Director of Economy, Transport and Environment at Hampshire County Council and enter into or secure any necessary legal agreements or consents to enable the works on a public highway to proceed. It is an offence to carry out unauthorised works on a public highway. This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or other works on or to the public highway. For further information, please contact highways.development.control@hants.gov.uk

This page is intentionally left blank

25/01287/FUL

THE PROPOSAL IS FOR THE CONSTRUCTION OF A NEW
TWO STOREY DETACHED DWELLING AT HIGH LAND,
LANHAM LANE.

HIGH LAND
LANHAM LANE
WINCHESTER
SO22 5JS



Page 178

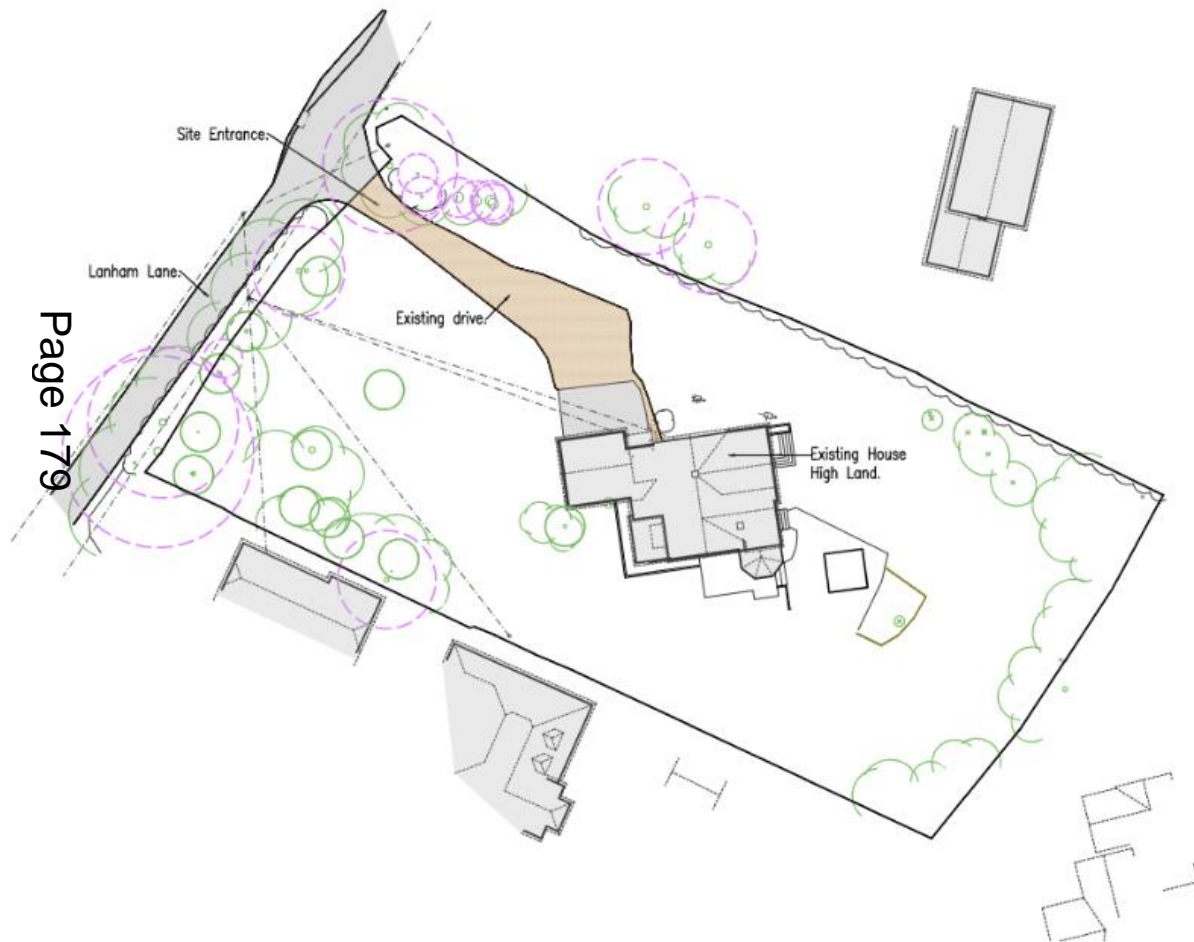


EXISTING BLOCK PLAN

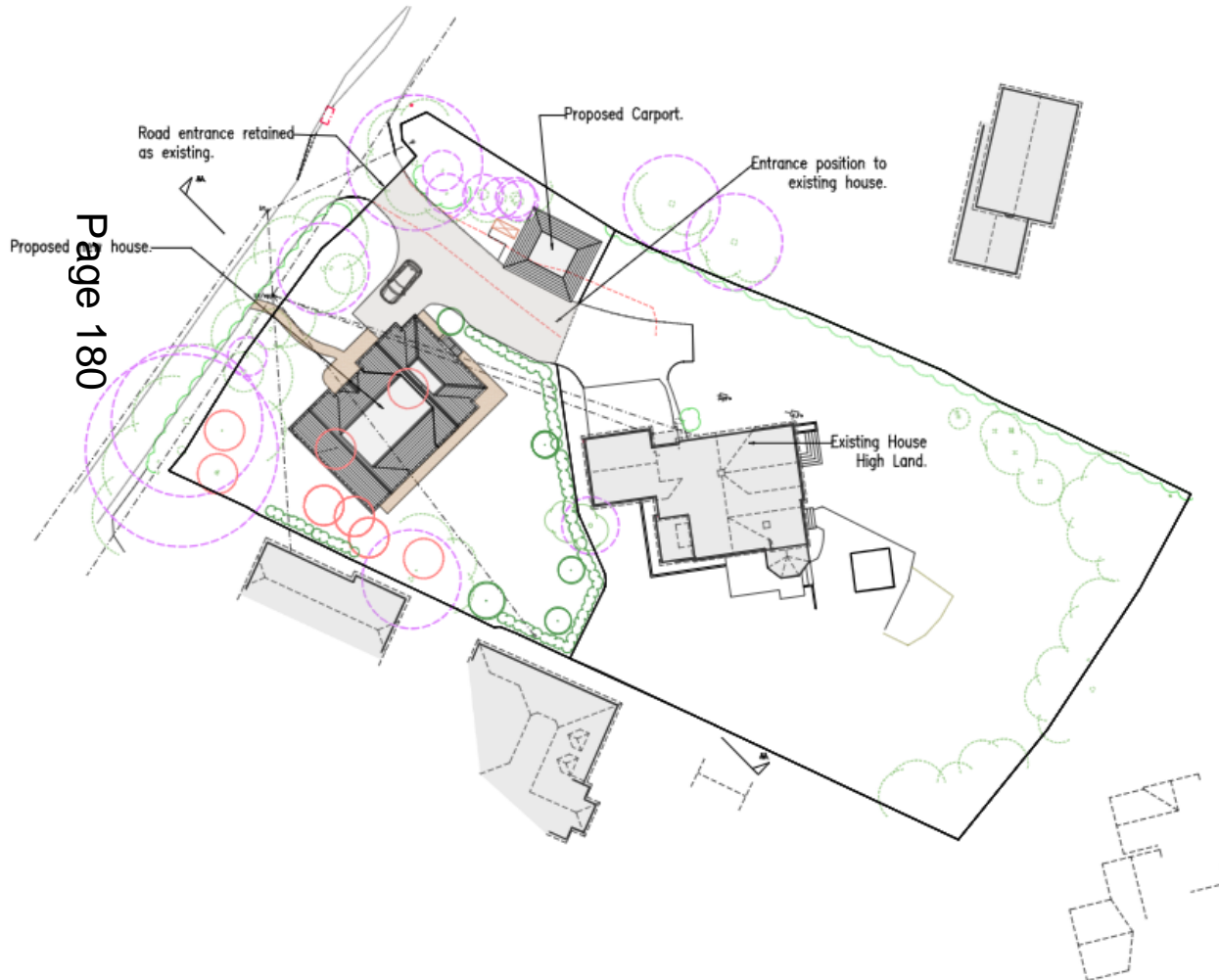


LEGEND

 TREE ROOT PROTECTION AREA.



PROPOSED BLOCK PLAN



Legend

- Tree Root protection area
- Trees removed
- Proposed trees
- New hedge
- Item Removed
- Bin Storage.

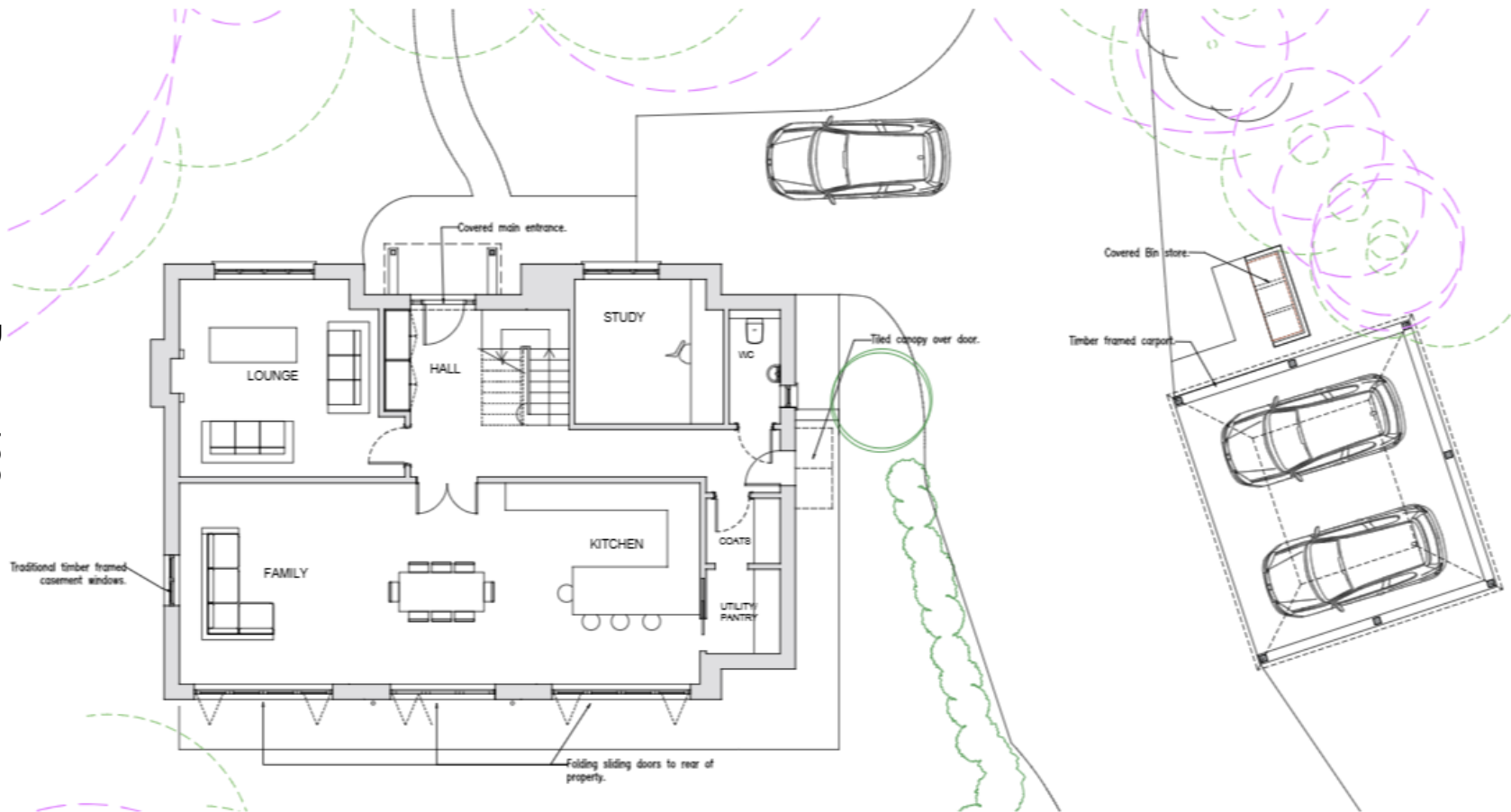
PROPOSED SITE PLAN



PROPOSED GROUND FLOOR PLAN



Page 182



1. PROPOSED GROUND FLOOR PLAN
SCALE 1:100.

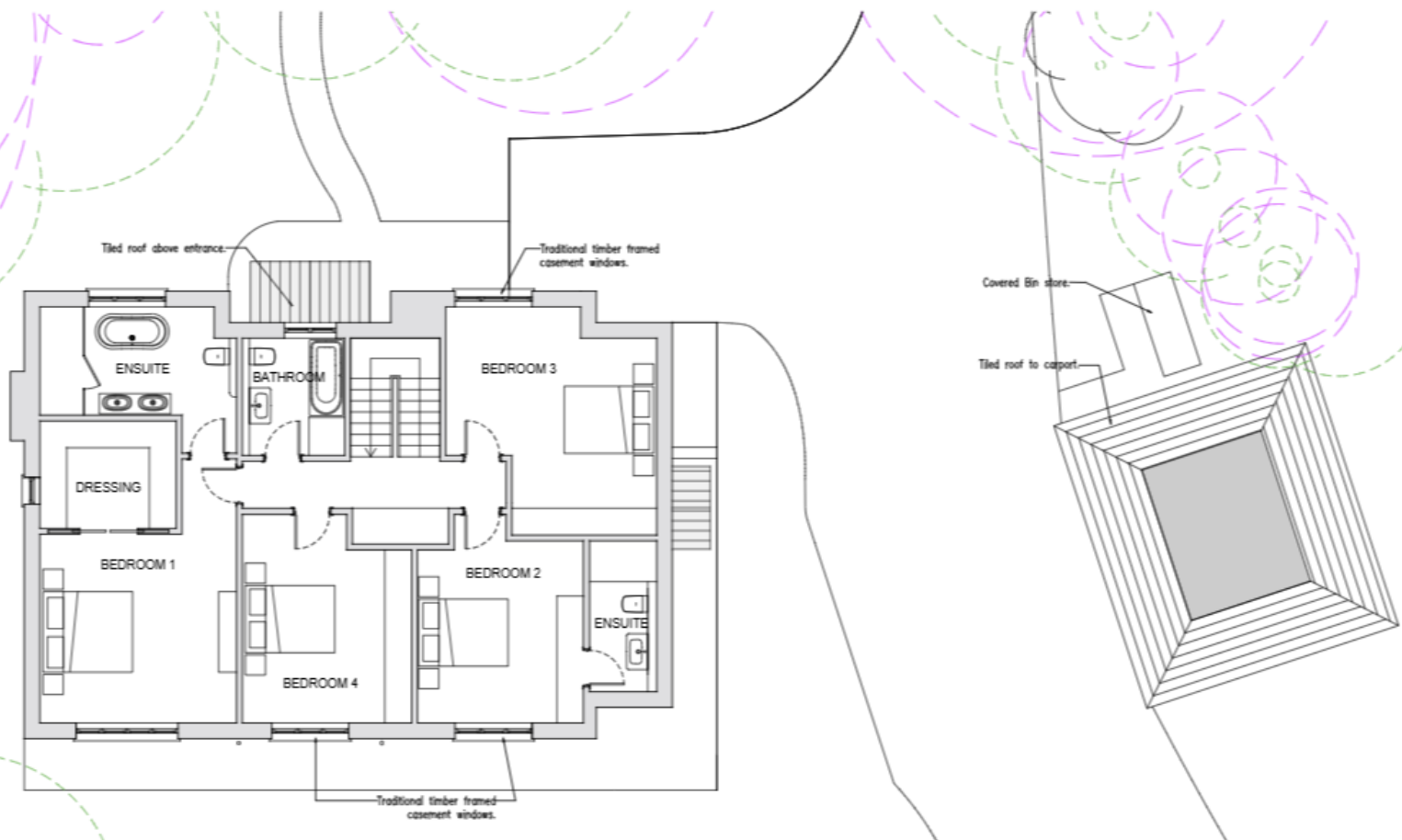
AREAS
GROUND FLOOR - 122sqm
FIRST FLOOR - 122sqm
TOTAL - 244sqm.



PROPOSED FIRST FLOOR PLAN



Page 183



1. PROPOSED FIRST FLOOR PLAN.
SCALE 1:100



AREAS
GROUND FLOOR - 122sqm
FIRST FLOOR - 122sqm
TOTAL - 244sqm.

PROPOSED FRONT (WEST) ELEVATION

Page 184



1. PROPOSED FRONT (WEST) ELEVATION (AA)

PROPOSED NORTH SIDE ELEVATION

Page 185



2. PROPOSED NORTH ELEVATION (BB)

PROPOSED REAR (EAST) ELEVATION

Page 186



3. PROPOSED REAR (EAST) ELEVATION (CC)

PROPOSED SOUTH SIDE ELEVATION

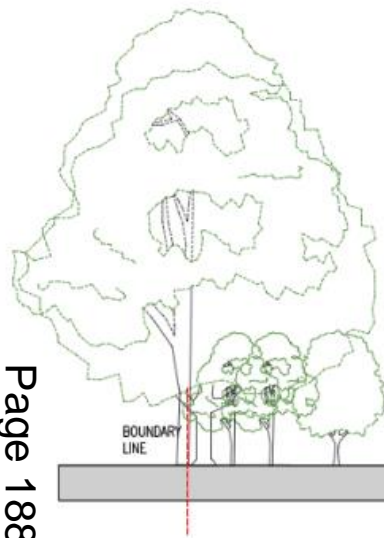
Page 187



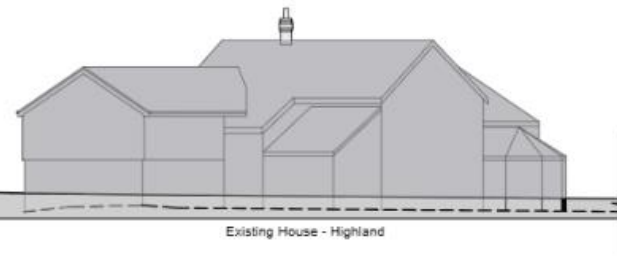
4. PROPOSED SOUTH ELEVATION (DD)

SITE SECTIONS

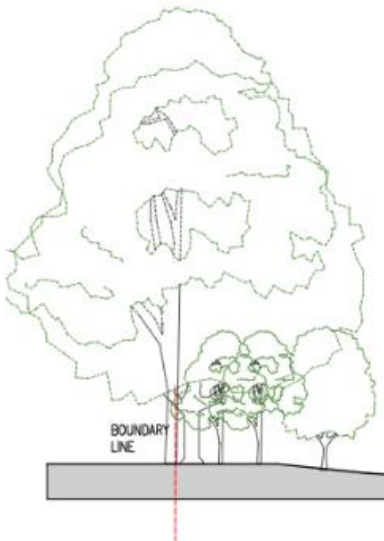
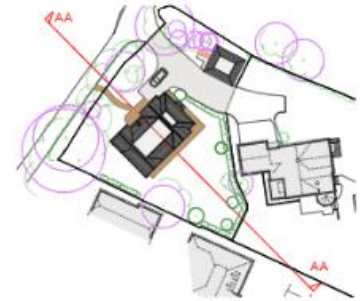
Page 188



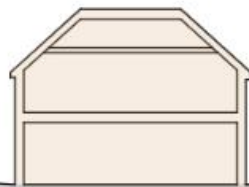
1. EXISTING SITE SECTION AA



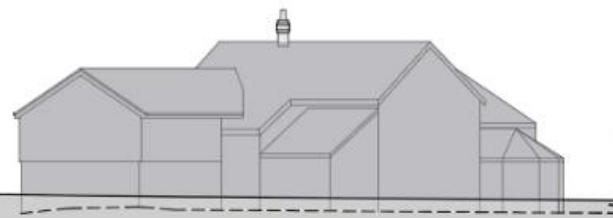
Existing House - Highland



2. PROPOSED SITE SECTION AA

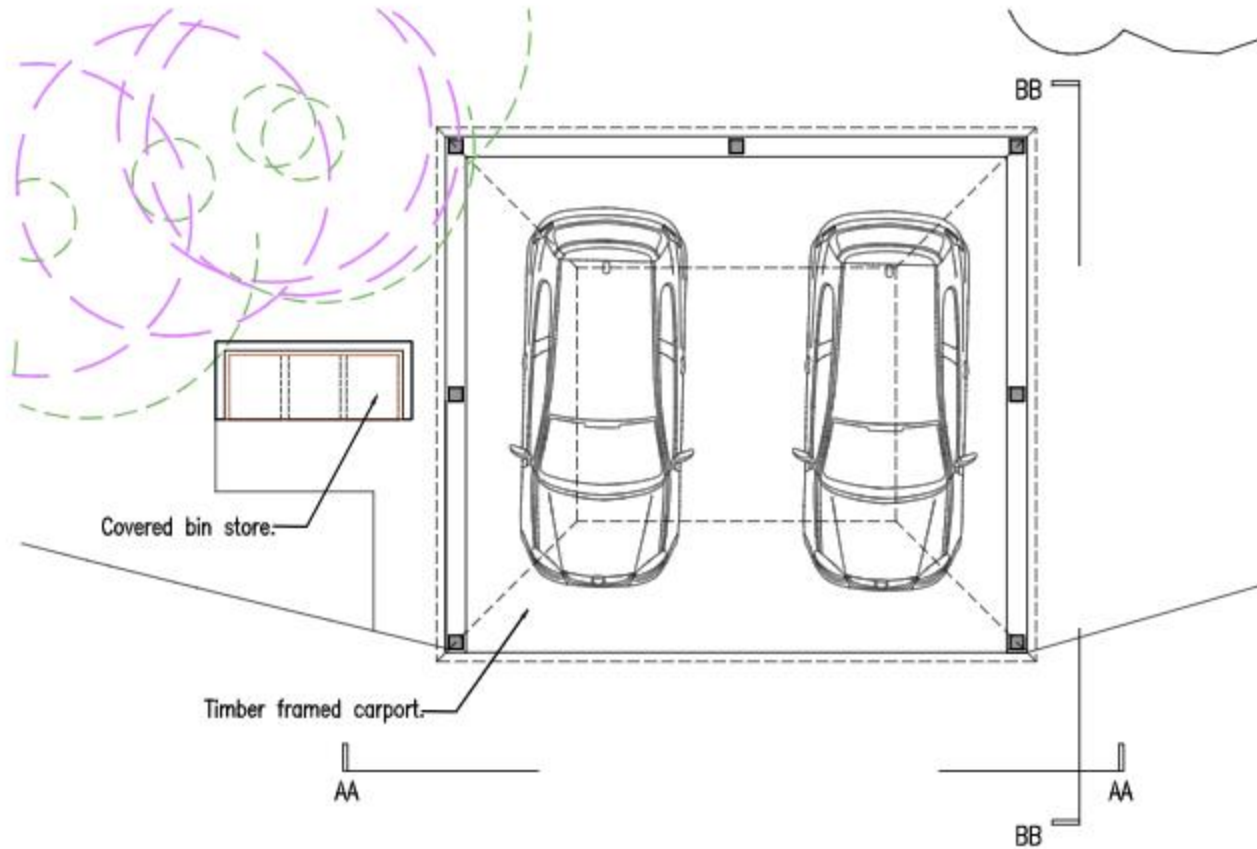


Proposed new dwelling



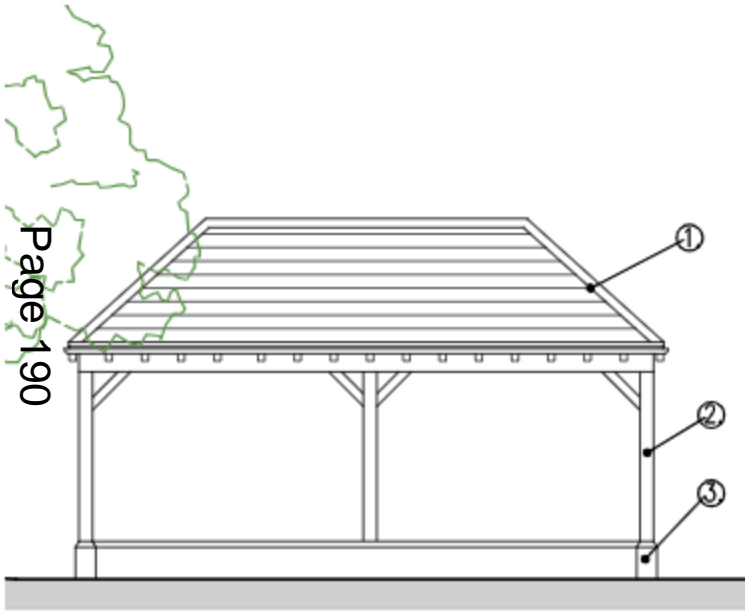
Existing House - Highland

PROPOSED CAR PORT PLANS

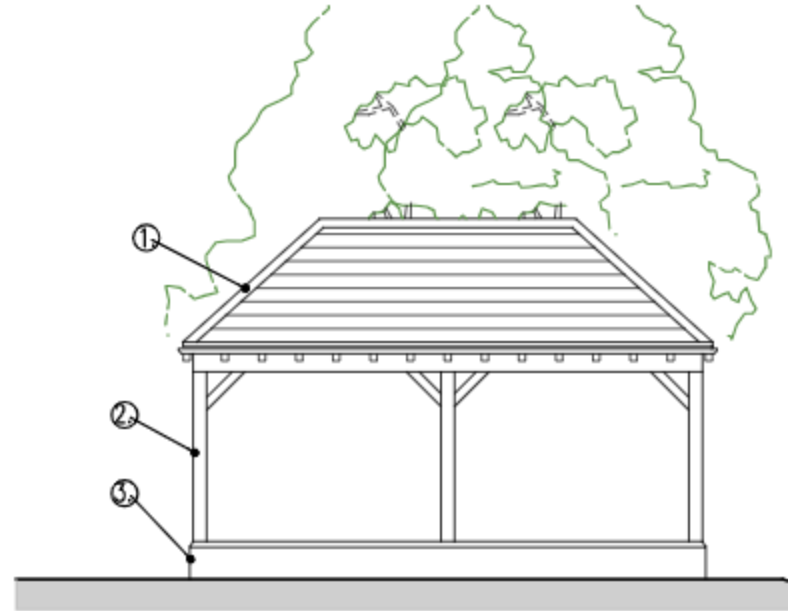


1. PROPOSED CAR PORT PLAN

PROPOSED CAR PORT ELEVATIONS



2. PROPOSED ELEVATION AA

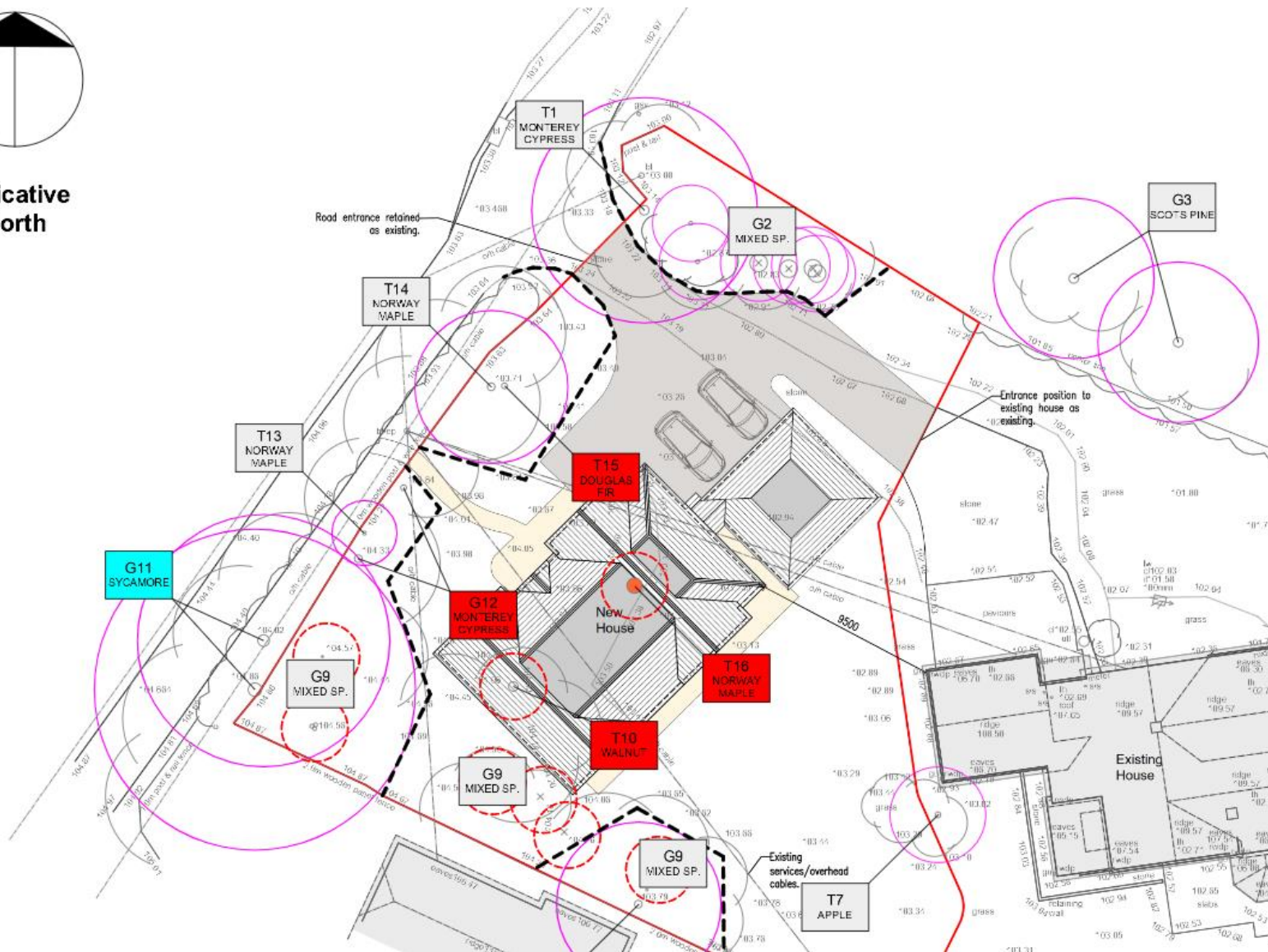


3. PROPOSED ELEVATION BB

TREE PROTECTION PLAN



**Indicative
North**



VIEW FROM LANHAM LANE



ACCESS & EXISTING DWELLING



VIEW SOUTH EAST TOWARDS LITTLE SPINNEY



VIEW SOUTH EAST TOWARDS LITTLE SPINNEY



VIEW EAST WITH FOXCOTTE VISIBLE



VIEW TO FOXCOTTE IN NORTH EAST



VIEW TO 18 DOWNSIDE ROAD TO THE REAR OF THE SITE

Page 198



VIEW NORTH ALONG LANHAM LANE FROM SITE ENTRANCE



VIEW SOUTH ALONG LANHAM LANE FROM SITE ENTRANCE



VARIETY OF DWELLINGS ON LANHAM LANE



This page is intentionally left blank