



Meeting	Planning Committee
Date and Time	Wednesday, 11th March, 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 Thursday, 5 March 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

1. **Apologies and Deputy Members**

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

2. **Disclosures of Interests**

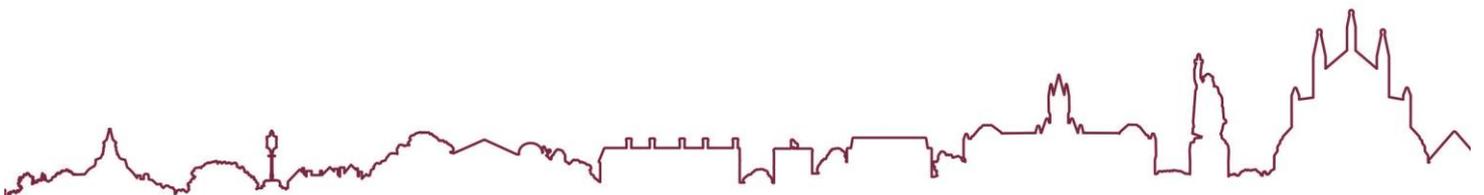
To receive any disclosure of interests from Councillors or Officers in matters to be discussed.

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

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

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

Minutes of the previous meeting held on 4 February 2026.



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 5 March 2026 via email: planningcommittee@winchester.gov.uk OR Tel: on (01962) 848 339.on (01962) 848 339 to register to speak and for further details.

4. **Where appropriate, to accept the Update Sheet as an addendum to the Report**
5. **Planning Applications (WCC Items 6-8)**
6. **Land Adjacent Titchfield Lane, Wickham (Case reference: 24/02818/FUL) (Pages 15 - 92)**
7. **Brendon House, Park Road, Winchester (Case reference: 25/02183/FUL) (Pages 93 - 162)**
8. **Land North East of Park Place Pastoral Centre, Winchester Road, Wickham (Case reference: 25/01371/FUL) (Pages 163 - 184)**
9. **Planning and Enforcement Notice Appeals Quarterly Report – 1 October 2025 to 31 December 2025 (Pages 185 - 202)**

**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.



3 March 2026

Agenda Contact: Claire Buchanan, Senior Democratic Services Officer tel: 01962 848 438 Email: cbuchanan@winchester.gov.uk
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**With the exception of exempt items, agendas, reports and previous minutes are available on the Council's Website <https://www.winchester.gov.uk/councillors-committees>*

MEMBERSHIP

Chairperson:

Rutter (Liberal Democrats)

Vice-Chairperson:

Williams (Liberal Democrats)

Conservatives

Cunningham
Langford-Smith

Liberal Democrats

Aron
Gordon-Smith
Laming
Small

Green

White

Conservatives

Bolton and Godfrey

Deputy Members Liberal Democrats

Clear and Pett

Green

Lee

Quorum = 3 members



Working in Partnership



THE HUMAN RIGHTS ACT 1998:

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

In arriving at the recommendations to grant or refuse permission, careful consideration has been given to the rights set out in the European Convention on Human Rights including Article 6 (right to a fair trial), Article 8 (right to respect for private and family life), Article 14 (prohibition of discrimination in enjoyment of convention rights) and Article 1 of the first Protocol (the right to peaceful enjoyment of possessions).

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

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

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

GENERAL GUIDANCE ON THE WORK OF THE COMMITTEE:

Background

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

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

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

At the meeting

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

Timing

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

The Officer's presentation

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

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

Public participation:

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

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

The process is controlled by procedures to ensure fairness to both objectors and supporters. **To register to speak at the meeting, please contact the Public Speaking Co-ordinator on 01962 848 339 by 4:30pm at least THREE clear working days before the meeting,** (Thursday, 5 March 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.

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Public Document Pack Agenda Item 3

PLANNING COMMITTEE

Wednesday, 4 February 2026

Attendance:

Councillors
Rutter (Chairperson)

Aron
Cunningham
Gordon-Smith
Laming

Langford-Smith
Small
White
Williams

Other Members that addressed the meeting:

Councillors Bailey-Morgan and Cook

[Full recording of the meeting](#)

1. **APOLOGIES AND DEPUTY MEMBERS**

There were no apologies for absence received.

2. **DISCLOSURES OF INTERESTS**

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 announced that Item 6 (20 Hazel Close, Colden Common – case number: 24/02006/TPO – Deferred) was within his county council division. However, he had taken no part on discussions regarding the application, therefore he took part in the consideration of the item and voted thereon.

3. **MINUTES OF THE PREVIOUS MEETING**

RESOLVED:

That the minutes of the previous meeting held on 20 January 2026 (supplementary agenda), be approved and adopted.

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

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

5. **PLANNING APPLICATIONS (WCC ITEM 6) (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 item:

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

6. **20 HAZEL CLOSE, COLDEN COMMON, WINCHESTER, HAMPSHIRE, (CASE NUMBER: 24/02006/TPO - DEFERRED)**

Proposal Description: Item 6: T6 – Oak (Remove) (Amended)

The application was introduced. During public participation, Diana Watts and Councillor Maggie Hill (Colden Common Parish Council) spoke in objection to the application and answered Members' questions thereon.

Councillor Bailey-Morgan and Councillor Cook spoke as Ward Members in objection to the application.

In summary, Councillor Bailey-Morgan raised the following points:

1. He stated that this case served as a test of whether Tree Preservation Orders (TPOs) are being applied as a safeguard of last resort or if their protection was being incrementally eroded under financial pressure.
2. He acknowledged the reality of building movement and the clear need to stabilise the property.
3. He questioned whether felling the specific protected oak tree was truly unavoidable and whether all reasonable alternatives had been genuinely exhausted.
4. Councillor Bailey-Morgan highlighted a significant anomaly in the evidence, noting that while one part of the house was affected by subsidence and had not been underpinned, another section near an even larger oak tree was underpinned and was not experiencing comparable movement.
5. He argued that seasonal movement in clay soils did not, on its own, prove that a protected tree must be removed, especially when structural solutions have not yet been implemented.
6. He emphasised that the sequencing of works was critical in this case.
7. He noted that due to the severity of clay desiccation, the immediate removal of vegetation posed a well-recognised risk of clay heave and associated structural damage.
8. He considered that underpinning prior to tree removal was the only method to stabilise the property against both further subsidence and rebound movement.

9. Councillor Bailey-Morgan expressed concern that the current proposal suggested underpinning only after the tree was removed, despite a lack of evidence that the work could not be undertaken while the tree was retained.
10. He suggested that implementing structural stabilisation first may arrest movement without the permanent loss of the protected oak, whereas felling the tree removed the opportunity to test its necessity.
11. In conclusion, Councillor Bailey-Morgan reminded the committee that TPOs existed to set a high bar for removal, requiring that felling be genuinely unavoidable rather than merely preferable, cheaper, or procedurally simpler.

In summary, Councillor Cook raised the following points:

1. Councillor Cook urged the committee to consider who benefits from the tree, noting that T6 was not incidental to a single property but sits within Avondale Park where it provided direct public amenity to nearby residents.
2. She considered that the tree contributed significantly to the character of the park, providing shade during periods of extreme heat. It supported wildlife and was valued daily by the community.
3. She stated that public amenity was the specific reason the Tree Preservation Order (TPO) was created. However, the officer's report described the tree as having only moderate value based on views from Hazel Close, failing to assess the amenity from within the Avondale Mobile Home Park itself where it was experienced most directly.
4. The omission of the park community's perspective in the report risks understating the true amenity impact of the tree's removal.
5. Councillor Cook expressed concern that accepting the removal of a protected oak based on probabilistic evidence alone—before reasonable alternatives were exhausted—would materially weaken the protection afforded to other TPO trees.
6. It was argued that once one oak was lost, the argument for removing subsequent trees became easier. The committee was reminded that it had previously deferred the application to seek stronger evidence of causation, such as DNA root analysis, which had still not been provided.
7. In respect of potential financial liability, she stated that compensation risk was a known consequence of making and enforcing TPOs and suggested that if financial exposure alone justified removal, TPOs would become meaningless.
8. While replacement planting was welcomed, it did not replicate the fundamental amenity, biodiversity, or climate value provided by a mature oak.
9. Quoting the Woodland Trust, Councillor Cook stated that where a TPO was in place, removal should only be permitted with clear, site-specific evidence of direct damage and when no reasonable alternative solutions existed.

10. It was emphasised that subsidence alone did not automatically justify felling a protected tree and that the process should be an evidence-led approach given the importance of mature oaks.
11. Councillor Cook stated that many residents in the area, some of whom had already had their homes underpinned, chose to live there because of the trees and did not want them removed.
12. She emphasised that once a tree was gone, it would be gone forever.
13. The committee was urged to refuse or further defer the application to ensure that all requirements for reasonable alternatives, including full structural stabilisation, were genuinely exhausted before sanctioning the loss of a protected oak.

In response to questions, the council's Senior Planning and Litigation Lawyer clarified the legal requirements under regulation 24 of the Town and Country Planning (Tree Preservation)(England) Regulations 2012 and made reference to a similar case of Chubb European Group Se v London Borough of Enfield (2025), whereby the case was concluded as a civil matter with the standard of proof being 'on the balance of probabilities.'

During further consideration of the application, the committee proceeded to ask for specific legal advice in respect of the application site. In response, the council's Senior Planning and Litigation Lawyer clarified that due to the confidential nature of the detailed legal advice to be given, whether the committee was minded to exclude the press and public for this part of the meeting and that the committee would need to determine whether in all the circumstances of the case, the public interest in maintaining the exemption outweighed the public interest in disclosing the information and resolve accordingly.

The committee agreed to proceed into exempt session with the council's Senior Planning and Litigation Lawyer, the Team Leader and the planning case officer in attendance (detail in resolution – minutes 7 & 8 below refers) and:

- (i) To pass a resolution that the press and public be excluded from the meeting during the consideration of this part of the application because it was likely that, if members of the public were present, there would be disclosure to them of 'exempt information' as defined by Section 100 (I) and Schedule 12A (Paragraph 5) to the Local Government Act 1972.

The meeting adjourned to exempt session between 10.40 am and 10.46 am.

Upon resumption of the open session of the meeting, 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.

7. **EXEMPT BUSINESS**

RESOLVED:

1. That in all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.
2. That the public be excluded from the meeting during consideration (or part thereof) of the following item(s) of business because it is likely that, if members of the public were present, there would be disclosure to them of 'exempt information' as defined by Section 100I and Schedule 12A of the Local Government Act 1972.

<u>Minute Number</u>	<u>Item</u>	<u>Description of Exempt Information</u>
Minute 6 (part thereof) & Minute 8 refers	20 Hazel Close, Colden Common, Winchester (case number: 24/02006/TPO - Deferred) (Item 6 (Minute 6) above refers)) Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings (Para 5 Schedule 12A refers)

8. **20 HAZEL CLOSE, COLDEN COMMON, WINCHESTER, HAMPSHIRE - CASE NUMBER: 24/02006/TPO - DEFERRED**
(Application Item 6 (Minute 6) above refers)

RESOLVED:

That the exempt information received from the council's Senior Planning and Litigation Lawyer in respect of the above application be received and noted.

The meeting commenced at 9.30 am and concluded at 10.50 am

Chairperson

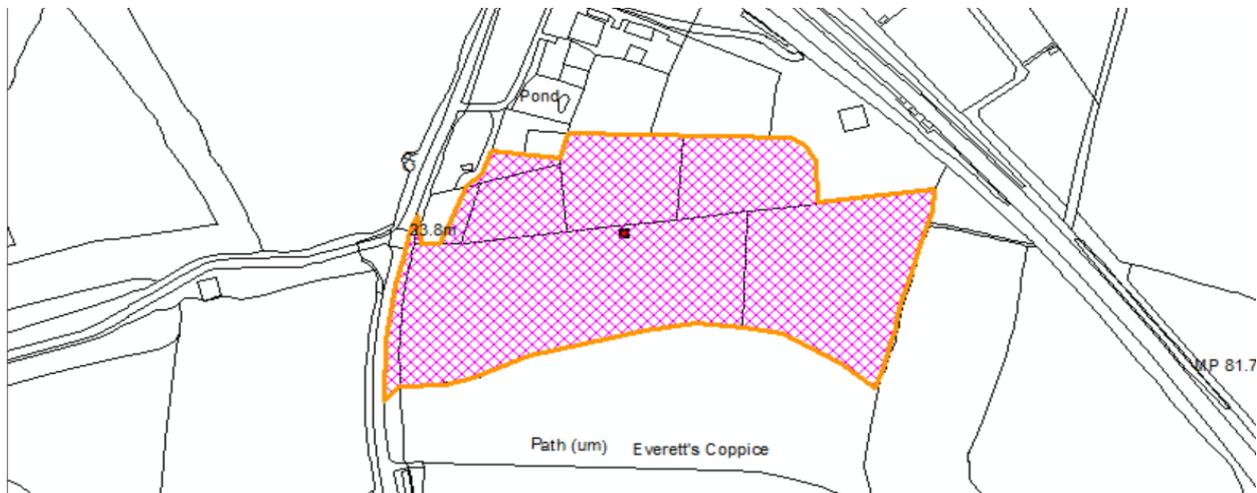
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Case No: 24/02818/FUL
Proposal Description: Erection of Battery Energy Storage Facility including creation of new vehicular access along with landscaping and all associated engineering works
Address: Land Adjacent Titchfield Lane Wickham Hampshire
Parish: Wickham And Knowle
Applicants Name: Grenergy Renewables UK
Case Officer: Nicola Martin
Date Valid: 3 January 2025
Recommendation: PERMIT
Pre Application Advice Yes

Link to Planning Documents

24/02818/FUL

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



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Reasons for Recommendation

The proposed development is in accordance with the Development Plan as it has been demonstrated by the Applicant that there is an operational need for the development to be located on the Application Site. Furthermore, the development design has sought to minimise and (where appropriate) mitigate impacts upon the local environment having regard to landscape character, local residential amenity, highways and biodiversity.

The proposed development also accords with national policy objectives which seek to facilitate infrastructure associated with renewable energy. This includes energy storage, which is needed to reduce the costs of the electricity system and increase reliability by

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storing surplus electricity in times of low demand to provide electricity when demand is higher.

Because the proposal will enable energy to be used more flexibly and de-carbonise the energy system cost-effectively, it will also contribute towards the transition to net zero by 2050.

General Comments

Wickham Parish Council have requested for the application to be determined by Planning Committee, based upon material planning considerations. The WPC submission is presented as Appendix 1.

Amendments to Plans Negotiated

Amended plans and additional information were submitted to the City Council and uploaded 11 March 2025. These documents were submitted in order to address various consultee comments and comprised the following:

- Revised Flood Risk Assessment and Surface Water Drainage Strategy
- Revised Construction Traffic Management Plan
- Risk Management Plan
- Letter from Acoustic Consultant in response to comments from WCC Environmental Protection Officer
- Revised Lighting Impact Assessment and External Lighting Design
- Revised Fire Strategy Plan
- Revised Site Layout Plan (showing extended acoustic fence along the south of the BESS compound)
- Emergency Response Plan
- Acoustic Mitigation Fence Drawing (height increased from 3 metres to 3.5 metres)
- LUX Plan

These documents were re-publicised for a period of 21 days.

Amended site layout plans were submitted on 27 June and 2 July to address some minor inconsistencies between layout and detailed drawings and to provide clearer identification of the various components of the scheme. These plans were not formally re-publicised as they did not significantly alter the character or scale of the development or the nature of its operation and were requested primarily for the purposes of clarification.

Following on from this, updated further information was submitted which included ecological survey reports; updated BNG information and clarification relating to surface water drainage.

Given the specialist nature of these documents and the fact that their main purpose was to provide additional information, they were not formally re-publicised. However, the views of specialist officers and consultees were sought.

Site Description

The proposed development site amounts to approximately 2.6 hectares in size and lies within open countryside. There is currently no built development within the site at present, and it comprises an area of rough grazing land, identified within the Agricultural Land Classification dataset as 'non agricultural'. Electricity pylons currently cross the site on an approximate east-west alignment. The land within the site rises gradually to the east away from Titchfield Lane and much of the site is elevated above the level of the highway.

The site is currently accessed from Titchfield Lane (a C classified highway) to the west via an unmade track which runs from a neighbouring dwelling to the north (Thumpers). This property lies approximately 100 metres to the north of the site. There are no other dwellings within 150m of the site, with Lone Cottage lying 130m to the south on the opposite side of Titchfield Lane.

The site forms part of a wider network of small fields which are set amongst extensive areas of woodland. This includes the Botley Wood and Everett's and Mushes Copses Site of Special Scientific Interest (SSSI) (ancient woodland) which directly adjoins the south and east boundaries of the site. A mainline railway lies close to the east boundary of the site (just over 10 metres away). The wider landscape comprises areas of irregular fields and woodland on fairly undulating ground with isolated dwellings set within fairly spacious plots.

Proposal

Consent is sought to construct a Battery Energy Storage System (BESS) of 50 MW which would connect into the local Distribution Network Operator (DNO) via an underground cable to the substation provided by the DNO on the site. The underground cable does not form part of this application as it will be laid and owned by the DNO through Permitted Development rights.

Alongside the main BESS and associated compound, a new vehicular access would be formed off Titchfield Lane. This would necessitate the removal of some roadside trees and vegetation. The proposed access road would comprise an asphalt surface.

The main BESS development itself would comprise the following elements:

- 40 Bess units (2.6 metres in height)
- Inverter units (2.6m in height)
- Switchgear building (4.5m in height)
- Three Auxiliary Transformers (just over 2 metres in height)
- Welfare/monitoring / warehouse building (2.6m in height)
- Distribution Network Operator substation (5m in height)
- Monitoring Office (2.3 metres in height)
- Two parking spaces
- Acoustic mitigation fence (3.5 metres in height and approximately 170 metres in length)

The whole compound would be enclosed by security fencing (2.4m palisade fencing.) CCTV / lighting poles are also proposed around the perimeter of the compound, and these would measure approximately 4.3 metres in height.

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To facilitate the development, changes are also proposed to ground levels. This would involve the lowering of ground levels in the eastern part of the site and the formation of a bank of 2m height between the main BESS compound and the substation at the west of the site, effectively stepping the site down across two levels. The Agent has confirmed that there would be the requirement to import approximately 30 cubic metres of soil to facilitate the ground works.

The main development footprint (including compound and access roads) would amount to approximately 1.1 hectares (occupying just under half of the Application Site).

The development design also includes landscape enhancements alongside a biodiversity enhancement area in the north section of the site.

Planning permission is sought for the proposed development for a temporary period, time-limited to 35 years. After this time, it is stated that all development and infrastructure related to the BESS will be decommissioned and removed from the site.

During the operation period, the system would be fully automated, with an operative required to visit once to twice per week to check the facility and infrastructure on site and to undertake general maintenance.

Relevant Planning History

Battery Energy Storage System (BESS) - 24/01656/SCREEN – EIA not required
03.09.2024

Consultations

Service Lead – Engineering (Drainage) – Make the following comments:

- No objections to the proposal in relation to flood risk, subject to the implementation of a suitable and sustainable surface water drainage system (low probability of fluvial and pluvial flood risk)
- Comments received from the Lead Local Flood Authority should be given full consideration
- Foul drainage is not applicable to this application

Service Lead – Sustainability and Natural Environment (Ecology)

- Protected species reports have been updated and are acceptable
- Pre-development BNG metric is acceptable. Whilst there are concerns re. the post development calculation, these can be addressed at discharge of condition stage.

Service Lead – Sustainability and Natural Environment (Landscape) – No adverse comments to make:

- The proposal is a large development which is not particularly attractive but agree with the conclusion in the submitted Landscape and Visual Impact Assessment (LVIA) that the site is largely screened from wider viewpoints due to the surrounding

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woodland framework and that any views of the development would be confined to close viewpoints from Titchfield Lane

- Close range views would be largely screened as a result of the intervening roadside vegetation, even during the winter.
- The proposed development would be viewed obliquely to the receptor's direction of travel, set within a well vegetated and highly contained setting
- The landscape mitigation plan consists of the planting of 91 trees at Extra Heavy size, native hedgerow and thicket mixes and this plan should be conditioned if the LPA was minded to permit
- In terms of cumulative impact, there would be no intervisibility between this application site and 24/02804/FUL, nor any opportunities for the public to view both developments at the same time. Both developments are within heavily treed landscapes with a strong sense of enclosure, with the capacity to absorb development more effectively than other areas of the district.

Service Lead – Sustainability and Natural Environment (Trees) – Make the following comments:

- The proposal is acceptable from an arboricultural perspective, subject to the implementation of the recommended tree protection and mitigation measures (to be secured through conditions)
- Offsite woodland to the east and south boundary is designated as ancient and semi-natural woodland
- The submitted Tree Report has identified the crown and root constraints associated with the existing trees on and adjacent to the site
- Trees to be removed are low quality (category C) and it is recognised that replacement planting is proposed
- All trees within the designated ancient and semi-natural woodland on the eastern and southern boundaries are to be retained and protected
- Some aspects of construction, including access routes and the proximity of infrastructure to buffer zones, may temporarily require encroachment into the buffer areas. Where this occurs, mitigation measures, including arboricultural supervision and temporary ground protection are proposed
- The AIA and accompanying tree protection plan comply with the relevant British Standard
- The replacement planting scheme should include appropriate species selection to align with the site 's ecological and visual context.

Service Lead – Public Protection (Environmental Health) – Make the following comments:

- Having regard to the additional information provided by the Applicant and the increase in height and specification of the proposed acoustic barrier, there are no remaining concerns from a noise amenity impact regarding human receptors
- As the noise is predicted to increase the immediate background noise levels and is of a different acoustic character, there will be some potential tranquillity impacts
- Because technological changes advance rapidly, it is recognised the detailed specification of the units cannot be finalised at this stage
- Therefore, conditions should be imposed to secure this information and to ensure the noise levels assumed in the acoustic assessment are comparable or less and that the height of the noise sources within the BESS units is no greater than that

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modelled within the acoustic report i.e. 1.5 meters (to ensure the effectiveness of the acoustic barrier)

- Consideration should also be given to requesting a noise validation report to demonstrate that measured noise levels at sensitive receptors would be lower than predicted

Service Lead – Public Protection (Contaminated Land) – No objections subject to contaminated land conditions being imposed

Hampshire County Council (Flood Authority) – No objections following receipt of additional information demonstrating that there is sufficient capacity within the existing culvert to accept flows without causing activation of the area of flood risk within the site.

Hampshire County Council (Highway Authority) – No objections subject to conditions:

- There are no clusters of accidents within the vicinity of the proposed development with the potential to be exacerbated by the development
- Proposed access arrangements and visibility are acceptable
- Any works on the highway must be approved via a Section 278 Agreement
- Tracking shown is acceptable
- The volume of traffic associated with the construction phase will not result in any severe impact on the local highway network which is considered acceptable
- During the construction phase, it is expected that all traffic will travel to and from the site from the south via the A27 Southampton Road, which is the most direct route to the strategic road network and is therefore considered acceptable
- The quantum of parking during the operational phase would not result in any overspill parking on the local highway network.
- Note that appropriate signage will be implemented aiming to direct the drivers to the site entrance as well as alert the road users about the construction traffic
- Requests that the applicant ensures that the provided parking spaces during construction will be suitable for the maximum number of personnel and no contractor parking should occur on the highway
- Deliveries to the site should avoid the local network peak hours and school opening/closing times which should be reflected within the CTMP
- State that ongoing monitoring should take place between the Applicant and HCC to ensure that additional measures to prevent mud and debris being transferred onto the highway remain adequate
- Revised Construction Traffic Management Plan is considered acceptable

Hampshire Fire and Rescue Service – No objections, subject to conditions securing details relating to the fire safety measures (in the form of a battery safety management plan)

Natural England – No objections, subject to appropriate mitigation being secured in relation to the Botley Wood and Everett's and Mushes Copses Site of Special Scientific Interest and therefore recommend:

- A robust Battery Safety Management Plan
- A robust setup for controlling any potential firewater runoff, in the event of tackling a fire, to prevent polluted firewater discharging into the SSSI to the South
- An approved Construction Environmental Management Plan (CEMP)

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- A plan for a Sustainable Drainage System (SuDS) including the appropriate management and maintenance
- All environmental impacts and opportunities should be fully considered, and relevant local bodies are consulted

Southern Water – Make the following comments:

- The Council's technical staff and the relevant authority for land drainage consent should comment on the adequacy of the proposals to discharge surface water to the local watercourse.
- Where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:
 - Specify the responsibilities of each party for the implementation of the SuDS scheme
 - Specify a timetable for implementation
 - Provide a management and maintenance plan for the lifetime of the development

National Grid – No objections to the proposal, which is in close proximity to a High Voltage Transmission Overhead Line, provided the statutory clearance is maintained and our guidance information is followed at all times

Network Rail – Do not wish to comment on the proposal

Naturespace - Make the following comments:

- Great crested newts are unlikely to be present and impacted by the proposed works
- Following reasonable avoidance measures would be appropriate for this site
- Recommend that these measures are secured by a compliance condition

Environment Agency – No objections raised

Representations:

Wickham Parish Council: Objection raised:

- Harmful impact upon Botley Wood and Everett's and Mushes Copses SSSI / ancient woodland contrary to NPPF Para 193 (b) and (c)
- Concerns over safety / fire risk
- Contrary to LPP1 Policy MTRA4 the proposal does not have an operational need to be in open countryside
- Proposal does not consider potential use of brownfield land
- Harmful increase in light pollution
- Insufficient information relating to means of disposal of surface water
- Harmful increase in noise impacts / unclear how effective noise mitigation will be
- Harmful loss of rural character through visual, physical and tranquillity impacts
- Insufficient survey work undertaken in relation to great crested newts
- Harmful impacts from construction traffic movements in combination with other developments
- Titchfield Land is inadequate for anticipated number of traffic movements

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- Request that Hampshire Highways review Titchfield Lane with consideration of all energy projects that are being planned

Four Objections from same address raising the following concerns:

Planning Policy / development Principle

- Inappropriate development in countryside / contrary to WCC Policy MTRA4.
- The proposal should not be considered as a form of renewable energy
- There are no National Policy Statements which address BESS development
- UK and SSEN area BESS capacity already exceeds UK Gov targets for 2030 and 2035
- Long period until implementation means development fails MTFA4 due to lack of need

Project deliverability

- The published National Energy System Operator (NESO) grid connection date for this site is 06/12/2036.
- Premature to grant permission if development cannot be implemented for 10 years and therefore no realistic prospect of delivery

Fire Safety

- The proposal will result in a significant fire safety risk
- Fires are more common at BESS sites than stated by the applicant
- The LPA must consider major accident prevention and mitigation and appropriate safety distances
- The applicant has not provided any details of the battery capacity – which will make a major difference to the risks of thermal runaway/explosion etc
- Battery chemistry is not stated
- A future battery safety plan does not adequately address these concerns
- The safety standards referred to by the Applicant have significant limitations
- Revised guidance on separation distances for container separation distances have been produced indicating insufficient spacing between container units within the proposed development
- The plans indicate that clusters of batteries are separated but within clusters batteries are situated close together
- No details of fire compression system
- Inadequate access for emergency vehicles – the site should have two vehicular access points
- No facilities for containing water during firefighting or firewater attenuation pond
- Close proximity to high voltage overhead power lines – which may limit the scope to use water in the event of fire
- The application documents should acknowledge and prepare for the necessity of an Industrial Installation Permit

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- Given that the battery lifespan is generally thought to be 8-10 years – then the issue of transportation – not just for the construction period but also for regular battery replacement needs to be considered
- The Applicant is downplaying the risk of thermal runaway
- The applicant's credentials in planning, constructing and operating a BESS are not stated
- Fire safety is a pre-determination matter and the proposed conditions are unenforceable

Pollution / hydrology

- Potential for environmental contamination from water used to douse fires
- If the penstock valve relies on manual operation there is the potential that the valve will not be closed. Details of how the valve will close automatically are needed

Battery replacement /Waste

- Battery replacement required every 5-8 years – detailed battery lifecycle and waste management plan is required

One supporting representation received on behalf of Denewulf and Fareham West Scout Districts making the following comments:

- Our site is primarily used at weekends, and some evenings by young people with adult support for activities and camping
- The site is fully protected by an SSSI
- Additional trees should be planted by Grenergy along their south boundary to further mask the installation
- An audible sounder indicating if a fire starts on site (to allow the leaders of the young people to quickly make arrangements to vacate the site)
- The management of increased run-off water which currently flows across the north corner of the proposed site into our coppice and on to the River Meon via a culvert under the railway line (requires regular maintenance)
- Access to the site for maintenance of trees and hedgerows

Relevant Government Planning Policy and Guidance

National Planning Policy Framework (December 2024)

Chapter 2 – Achieving Sustainable Development

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

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Biodiversity Net Gain 2024
Climate Change 2019
Effective Use of Land 2019
Light Pollution 2019
Noise 2019
Natural Environment 2024
Renewable and Low Carbon Energy 2023

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

Policy DS1 – Development Strategy and Principles
Policy MTRA1 - Development Strategy Market Towns and Rural Area
Policy MTRA4 - Development in the Countryside
Policy CP10 – Transport
Policy CP11 - Sustainable Low and Zero Carbon Built Development
Policy CP12 – Renewable and Decentralised Energy
Policy CP13 – High Quality Design
Policy CP14 – The Effective Use of Land
Policy CP15 – Green Infrastructure
Policy CP16 – Biodiversity
Policy CP17 – Flooding, Flood Risk and the Water Environment
Policy CP20 – Heritage and Landscape Character

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

Policy DM1 – Location of New Development
Policy DM10 – Essential Facilities & Services in the Countryside
Policy DM15 – Local Distinctiveness
Policy DM16 – Site Design Criteria
Policy DM17 – Site Development Principles
Policy DM18 – Access and Parking
Policy DM19 – Development and Pollution
Policy DM20 – Development and Noise
Policy DM21 – Contaminated Land
Policy DM22 – Telecommunications, Services and Utilities
Policy DM23 – Rural Character
Policy DM24 – Special Trees, Important Hedgerows and Ancient Woodlands

Winchester District Proposed Submission Local Plan (Regulation 19) 2020-2040

Strategic Policy SP1 Vision and Objectives
Strategic Policy SP2 Spatial Strategy and Development Principles
Strategic Policy SP3 Development in the Countryside
Strategic Policy CN1 Mitigating and adapting to Climate Change
Policy CN5 Renewable and Low Carbon Energy Schemes
Policy CN7 Energy Storage
Strategic Policy D1 High Quality, Well designed and inclusive places
Policy D6 Previously Developed land and making the best use of land
Policy D7 Development Standards

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Policy D8 Contaminated land
Strategic Policy T1 Sustainable and Active Transport and Travel
Policy T2 Parking for New Developments
Policy T3 Enabling Sustainable Travel Modes of Transport and the Design and Layout of 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 NE4 Green and Blue Infrastructure
Policy NE5 Biodiversity
Policy NE6 Flooding, Flood Risk and the Water Environment
Policy NE8 South Downs National Park
Policy NE8 Landscape Character
Policy NE14 Rural Character
Policy NE15 Special Trees, Important Hedgerows and Ancient Woodlands
Policy E9 Economic Development in the rural area
Policy E10 Farm Diversification

Supplementary Planning Documents:

National Design Guide 2019
High Quality Places 2015
Landscape Character Assessment 2022
Wickham and Knowle Village Design Statement 2001

Other relevant documents

Climate Emergency Declaration, Carbon Neutrality Action Plan 2020-2023.
Nature Emergency Declaration.
WCC Technical Guidance for Noise 2022
Statement of Community Involvement 2018, 2020 and 2024
Overarching National Policy Statement for Energy (EN-1)

Planning Considerations

Principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 48 of the National Planning Policy Framework (NPPF, 2024) requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Policy DS1 of the LPP1 is consistent with the NPPF which states in paragraph 11 that decisions should apply a presumption in favour of sustainable development and that for decision taking this means approving development proposals that accord with an up to date development plan without delay.

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 strategies 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

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permitted within the defined boundaries of the settlements it refers to. It states that outside of these areas, countryside policies will apply and only development appropriate to a countryside location will be permitted.

In this case the proposed development falls within open countryside and would therefore fall to be assessed primarily against LPP1 Policy MTRA4. This policy seeks to limit development to that which development which has (*inter alia*) an operational need for a countryside location.

Within the Regulation 19 emerging local plan, the overarching development strategy for the district is set out within policy SP2, with development within countryside locations addressed by policy SP3 with similar criteria for acceptable development, although it is noted that policy emerging policy SP3 specifically includes 'essential infrastructure' within the list of types of development which have an operational need for a countryside location. As emerging policy SP3 is included within the list of policies to which modifications have been proposed and which has recently undergone public consultation, it is afforded moderate weight.

LPP2 Policy DM22 (which includes electricity related infrastructure) broadly reflects the criteria within the policies referred to above and states that the development of communications and other infrastructure is desirable where it has benefits for economic growth or provides essential services for a community. It states that the local planning authority will seek to facilitate such development, whilst having regard to its effect on the environment.

Given that the proposal relates to supporting infrastructure for renewables, LPP1 Policy CP12 is also relevant as this supports the development of larger-scale renewable energy developments, especially where there is a strong degree of community benefit. It sets out a number of criteria which should be considered which include connections to the electricity network and contributions to national, regional & sub-regional renewable energy targets and CO2 savings. It also states that proposals should consider potential to integrate with new or existing development, whilst avoiding harm to existing development and communities.

Within the emerging Regulation 19 Local Plan, the policy that might appear most relevant to this application is emerging policy CP7, which within the Regulation 19 emerging local plan, is entitled 'Energy Storage', however it is noted that following the Examination of the Reg 19 local plan, this policy is subject to a proposed modification, in particular, that the emerging policy now refers to 'Community Energy Storage' rather than commercial developments, and specifically relates to schemes of substantially smaller scale than this proposed development.

As such, within the Regulation 19 emerging local plan, the policy that is most comparable to LPP1 policy CP12 and LPP2 policy D6 is emerging policy C5 which relates to renewable energy and low carbon development. Whilst neither the text of the policy, nor the supporting text specifically relates to commercial energy storage development, the Planning Practice Guidance on Renewable and Low Carbon Energy explicitly includes Battery Energy Storage Systems (BESS) which indicates that they may be considered to be a low carbon energy development. This policy states renewable energy and low carbon schemes will be supported and that they must demonstrate that they achieve the requirements of a number of criteria including impact on heritage assets; landscape character; capacity for connection; external lighting; loss of best and most versatile

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agricultural land; biodiversity effects; emergency measures; and restoration plan. These will be discussed in greater detail in later sections of this report. It is noted however that following the Examination of the Reg 19 local plan, emerging policy CN5 is subject to proposed modification (recently consulted upon) and is therefore afforded moderate weight.

The proposed development would introduce a significant new element of built development into the open countryside (on a site where no buildings currently exist). Furthermore, the nature of the proposal is such that it is not directly linked to the need for a countryside location, as required by LPP1 Policy MTRA4 or emerging Regulation 19 local plan policy SP3, and also does not fall within any of the listed exceptions under these policies. Notwithstanding this, it would be necessary to have regard to whether there is a demonstrated need for the proposal to be located at the Application Site (in recognising the need to ensure the countryside is protected from unwarranted development, to justify the location of the development and to ensure the objectives of policies MTRA4 and SP3 would be met). To this end, the application has been accompanied by supporting information which includes an Alternative Site Assessment. This documentation makes the case that a grid connection is the primary consideration for site selection. This is required to allow both the import of electricity (load) and export of electricity (generation) – as this is stated to determine efficiency of connection.

It is recognised that in undertaking energy development, it is necessary for developers to ensure that there will be necessary infrastructure and capacity within an existing or planned transmission or distribution network to accommodate the electricity generated. Policy CP12 and emerging policy CN5 both highlight the capacity to connect to the electricity grid network. In this instance, it is stated by the Applicant that there are limited points of connection close to the site. At the time that the application was submitted, it was confirmed by the District Network Operator (DNO), Scottish and Southern Electricity Networks (SSEN) that the Botley Wood Substation (1km from the site) is one of a limited number of substations in the region that has capacity to both export and import large quantities of electricity.

A 3km radius was set from this substation within which to search for potential sites. A number of areas within the search area have been ruled out due to various constraints including land designated for employment use, Sites of Special Scientific Interest (SSSI), flood zones, and heritage assets. Six sites were assessed in total, which were not affected by the above constraints, all of which were in open fields and in close proximity with various other energy developments. A number were stated to be non-commercially viable due to site ownership / other committed energy developments. The Application Site was selected as the land is shown to be commercially available, close to a point of connection, and because there is no conflicting use occupying the land and also there is a willing landowner.

It is noted that the SSEN map showing Generation Availability ([Network Maps](#)) now indicates that Botley Wood Grid Supply Point is now constrained and a concern has been raised that NESO published data indicates that the potential date for connection for the proposed site would be 2038. However, it is understood that the process by which electricity generation and storage projects may connect to the grid has recently been amended by Ofgem and the National Energy Systems Operator (NESO). The new approach is described as “first ready, first connected” and allows projects to be fast tracked if they can be operational quickly and are needed to hit the government’s clean power targets for 2030. Projects cannot be fast-tracked without a planning permission. Previously

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developers applying for a connection, had that capacity held until they were ready to connect (e.g. planning permission gained). The current situation is that a developer must demonstrate that they are ready to connect, at which point NESO will confirm a connection date. Officers understand that this means that the ability to connect to any capacity within the grid is dependent on planning permission (and other consents) being in place rather than planning permission being dependent on local grid capacity.

Given the above, it is considered that the Applicant's assessment has adequately demonstrated the need for the development to be located on the Application Site, having particular regard its proximity to the Botley Wood Substation. Furthermore, it should also be recognised that the rural location of the development is justifiable as it would contribute to the regularisation of the energy generated at nearby renewable energy schemes.

With regards to community benefits, the Applicant makes reference to the proposal contributing to delivering renewable energy and energy security alongside biodiversity and landscape enhancements. Whilst these are benefits of a more generalised nature (as opposed to more specific measures such as community funds or rights of way enhancements) it is recognised that LPP1 Policy CP12, or Reg 19 emerging policy CN5, does not rule out development which does not deliver strong community benefits.

With regards to potential contributions to national, regional & sub-regional renewable energy targets and CO2 savings, the Applicant has advised that the proposed 50 MW site could potentially power 166,000 homes in a single hour. This is stated to be of regional significance which is a significant wider benefit which weighs in favour of the development.

With regards to other material considerations, paragraph 161 of the NPPF states that the planning system should support renewable and low carbon energy and associated infrastructure. Paragraph 168 states that when determining planning applications for all forms of renewable and low carbon energy developments and their associated infrastructure, local Planning Authorities should not require applicants to demonstrate the overall need for renewable or low carbon energy, and should give significant weight to the benefits associated with the proposal's contribution to a net zero future.

The NPPF is supplemented by Planning Practice Guidance which recognises that electricity storage can enable energy to be used more flexibly and de-carbonise the energy system cost-effectively – for example, by helping to balance the system at lower cost, maximising the usable output from intermittent low carbon generation (e.g. solar and wind), and deferring or avoiding the need for costly network upgrades and new generation capacity.

Paragraph 3.3.26 of the Overarching National Policy Statement for energy (EN-1) advises that storage is needed to reduce the costs of the electricity system and increase reliability by storing surplus electricity in times of low demand to provide electricity when demand is higher. Paragraph 3.3.27 states that storage can provide various services, locally and at the national level. These include maximising the usable output from intermittent low carbon generation (e.g. solar and wind), reducing the total amount of generation capacity needed on the system, providing a range of balancing services to the Distribution Network Operators (DNOs) to help operate the system and reducing constraints on the networks, along with helping to defer or avoid the need for costly network upgrades as demand increases.

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Information which accompanies the application indicates that the BESS would operate by taking electricity from the National Grid at times of low energy demand, storing it in batteries, and then releasing it back to the National Grid when demand for energy is high. The proposal is therefore designed to improve the efficiency of existing energy production facilities, particularly from renewables where production is intermittent and based on external conditions. The Applicant states that BESS facilities are effectively an alternative to the more conventional peaking plants / standby flexible generation sites which are stated to operate on standby, only producing energy at times of peak demand (which have no ability to import and store excess energy from the grid and typically rely on natural gas). The proposal is therefore clearly aligned with the above policy requirements as it would reduce the costs of the electricity system and increase reliability.

Overall, it is concluded that the general principle of the development is established through LPP1 policy CP12, Regulation 19 emerging local plan policy CN7, alongside paragraphs 161 and 168 of the NPPF and also that the need for the proposal to be located on the application site has been adequately demonstrated (in having regard to the objectives of policy MTRA4 and policy SP3). The proposal would also deliver wider benefits through reducing 'lost energy' and providing increased efficiency to the grid, reducing reliance on fossil fuels and therefore reducing carbon emissions and also enhancing the reliability of renewable power and the grid generally.

Alongside ensuring compliance with all other relevant development plan policies, it would be necessary to have regard to these benefits in the overall planning balance (considered at the end of this report).

Assessment under 2017 EIA Regulations.

The development comprises an industrial installation as identified by Schedule 2, Column 1, 3 (a) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and exceeds 0.5 hectares in size. The proposal has therefore been subject to a screening opinion (reference 24/01656/SCREEN). It was subsequently concluded that in screening the development in accordance with Regulations 4 and 5, the proposal does not constitute EIA development, and an Environmental Statement is not required to accompany any planning application in accordance with the 2017 Regulations (as amended).

Impact on character and appearance of area

In considering visual and landscape impacts, LPP2 Policy DM22 states that the number, size, location and appearance of the facilities and services and associated development should minimise visual impacts and that existing buildings, structures, apparatus and/or sites should be shared where technically possible and where such sharing would minimise visual harm. It also states that where viable, all cables and pipelines should be placed underground, having regard to any archaeological or ecological constraints.

With regards to renewable and decentralised energy schemes, LPP1 Policy CP12 states account will be taken of the impact on areas designated for their local, national or international importance, such as Gaps and the South Downs National Park, conservation areas and heritage assets, including their setting. It also sets out the need to consider the potential to integrate with new or existing development, opportunities for environmental enhancement and the effect on the landscape and surrounding location.

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Regulation 19 emerging local plan policy CN5 relating to renewable and low carbon energy and requires schemes have significant adverse impact on the landscape character or visual amenity having regard to any mitigation, by undertaking a Landscape Visual Appraisal or a Landscape Visual Impact Assessment;

With regards to development in open countryside, planning policy acknowledges that when considering the impacts of development it is necessary to have regard to both visual impacts alongside wider impacts upon tranquillity (such as noise and light pollution). These factors are recognised, by LPP2 policy DM23 and Regulation 19 emerging policy NE14, as essential components of rural character. The supporting text to both these policies states that the introduction of urban elements, such as large gates, lighting and security measures can detract from the special qualities of the countryside and also highlights that noise and lighting pollution may be more noticeable in rural areas due to the relative tranquillity of the surroundings. It is noted that following the examination of the Regulation 19 local plan, emerging policy NE14 was not subject to any proposed modifications and is thus afforded substantial weight.

A number of policies including LPP1 policy CP20, LPP2 policy DM15 and Regulation 19 emerging local plan policy NE9 seek to ensure development proposals conserve local distinctiveness, especially in terms of characteristic materials, trees, built form and layout, tranquillity, sense of place and setting. It is noted that following the examination of the Regulation 19 local plan, emerging policy NE9 was not subject to any proposed modifications and is thus afforded substantial weight.

LPP1 Policy MTRA4 (and Reg 19 emerging policy SP3) is also relevant in that it seeks to ensure proposals which are not located within defined settlements should not cause harm to the character and landscape of the area or neighbouring uses, or create inappropriate noise/light and traffic generation. Concerns have been raised by Wickham Parish Council in relation to compliance with this policy.

The Application Site does not lie within any settlement gap designation and does not impact upon any heritage assets. Impacts on the South Downs National Park are considered separately below.

With regards to the potential to integrate with new or existing development, the Applicant's Alternative Suitable Sites Assessment considered a site immediately north of the M27 and an adjacent industrial development (Site 6) along with three different locations within Solent Business Park. Site 6, however, would necessitate a cable length of 4km which is stated to be unviable from a grid viability perspective. The three sites within Solent Business Park were ruled out as one falls within National Highways ownership and is required for their purposes (and lies on steep ground), whilst the other 2 sites are committed to employment (mixed use) development in accordance with the relevant development plan allocations. For these reasons the only viable sites (including the Application Site) are stated to be in open fields which contain no notable built form.

The Winchester Landscape Character Appraisal (LCA) places the site within the Lower Meon Valley Character Area where it states that Titchfield Lane runs along the skyline forming a visual horizon to the river valley to the west of the railway line. It describes the area as having a sparse pattern of development with the wooded valley slopes contributing to its riparian character. It also makes reference to a strong sense of tranquillity and some remoteness. Key issues identified within the LCA include the cumulative effects of

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infrastructure amongst various other forms of development.

The Application Site is broadly reflective of the characteristics identified above and contributes to the rural character of the area. Whilst the proposal would not impact directly upon any views from public rights of way, filtered views of the site are possible from Titchfield Lane (currently partially screened by vegetation) and the land slopes upwards towards the east. As identified above, there is no built development within the site at present, although there is some urbanising influence from the electricity pylons which cross the site on an approximate east west alignment, alongside the presence of other energy related development in the locality, the substation and the mainline railway.

The proposal would necessitate the regrading of the land and would result in the introduction of areas of new hardsurfacing, fencing, and buildings / structures up to a height of up to 7 metres (in the case of the substation infrastructure in the western part of the site). The proposed new access would also open up views into the site and would therefore notably alter views towards the site from a section of Titchfield Lane. The industrial form of the development itself would also not be characteristic of the locality and would have the potential to undermine its rural appearance and public views towards the site.

The application has been accompanied by a Landscape and Visual Appraisal (LVA) which concludes that *“the proposals would be small scale and afforded a good degree of containment by the combination of mature woodland, roadside vegetation and residential built form along Titchfield Lane.”* It refers to the additional screening which would be offered by the proposed landscape scheme and also states that *“The greatest effects on landscape character would be within the Site itself, introducing new BESS infrastructure, small scale buildings and access tracks into a pastoral field.”* The LVA does, however, acknowledge impacts upon views from Titchfield Lane.

The WCC Landscape Officer has reviewed the proposals and advises that whilst the proposal would be unattractive and of a significant scale, the site is largely screened from wider viewpoints due to the surrounding woodland framework. It is recognised that any views of the development would be confined to close viewpoints from Titchfield Lane. These views would be largely screened, as a result of the intervening roadside vegetation, even during the winter. The proposed development would be viewed obliquely by those travelling along Titchfield Lane and would be set within a well vegetated and highly contained setting. Any visual impacts associated with the proposal would therefore be localised.

There are no public rights of way (PROWs) within or adjacent to the site. The closest PROW lies approximately 200 metres from the proposed development, and this is separated from the site by Titchfield Land along with various elements of built form. On completion, the LVA concludes that the majority of the proposed development would be screened from view by the intervening vegetation and built form along Titchfield Lane, even during the winter. Although the proposed mitigation planting would not have matured enough during the early operation phase to provide additional screening, it is considered that the dense nature of the existing intervening vegetation would contain views of the proposals in the short term. Once the mitigation planting has matured by the later operational phase, this would further aid in screening any remaining glimpses.

The Eastleigh to Fareham Railway Line runs on an approximate north-west to south-east alignment and lies approximately 20m from the Site at its closest point. The LVA identifies that the route is defined by a strong woodland and mature tree belt which would restrict

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views towards the proposed development to transient glimpses, during the winter only.

With regards to the steps taken by the Applicant to mitigate any visual impacts associated with the development, the development design has sought to minimise visual harm by lowering ground levels within the site; setting the development back from the highway; running cables underground; and retaining existing boundary screening where possible. It is also acknowledged that the proposed landscape scheme would introduce new native hedgerows, native trees, grassland and native thicket planting to the site and along its boundaries. These measures are shown on the Landscape Mitigation Plan which provides for substantial planting buffers along the south and east boundaries along with supplementary planting along the west and north boundary.

With regards to construction impacts, it is recognised that the activity and movement associated with the construction phase will be visible along Titchfield Lane, albeit partially screened and filtered by the intervening existing roadside vegetation. However, this impact would be localised and limited to a short stretch of Titchfield Lane. Any views from the PROW in this location would be heavily filtered by the combination of roadside vegetation along Titchfield Lane and the intervening dwellings located to the north of the Site. It is also recognised that these impacts would be temporary (for a period of approximately 7 months) at the beginning (construction) and end (decommissioning) of the 35 year development.

With regards to cumulative impacts, it is acknowledged that planning applications have been submitted / approved for other energy related developments along Titchfield Lane as follows:

24/02804/FUL	Installation, operation and decommissioning of renewable energy generating station comprising ground-mounted photovoltaic solar arrays together with transformer stations, site accesses, internal access tracks, security measures, access gates, other ancillary infrastructure, landscaping and biodiversity enhancements. temporary permission for 40 years.	Land at Titchfield Lane	Permitted 24/09/2025
HCC/2024/0503	Proposed revised landform modifications to enable the construction of a 10.5 MW Solar Photovoltaic PV_ Farm and Gas Management System with associated works	Funtley Refuse Tip (Former), Titchfield Lane, Wickham, Fareham	Pending decision
23/01106/FUL	Development of a battery energy storage facility, construction of access and soft landscaping proposals (amendment to 21/03089/HCS)	Land South Of Ash Farm, Titchfield Lane, Wickham, Hampshire	Permitted 19.02.2025

With regards to the battery energy storage facility on land at Ash Farm, this site lies approximately 370 metres to the south of the current Application Site and there is no intervisibility directly between due to the topography and the presence of the significant belt of ancient woodland.

In 2001 the County Council consented a 10.5 MW solar photovoltaic (PV) farm and gas

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management system with associated works (Reference 21/03089/HCS). However, this site lies over 1km away and would therefore not give rise to any significant cumulative visual impacts when considered alongside the current proposal.

With regards to the solar development site (reference 24/02804/FUL) it is recognised that the red line boundary for this scheme (specifically Parcel 10) lies just over 60m to the east of the current application site (80 m from the proposed solar development itself). Parcel 10 of 24/02804/FUL is within the 'Mixed Farmland and Woodland' landscape type, whereas the current proposal is within the 'Mixed Farmland and Woodland - *Enclosed*' landscape type. Both types are heavily treed and have a strong sense of enclosure, but the 'Enclosed' type is more enclosed. The LCA describes these areas as 'small scale enclosed landscapes with great variety and contrast'. The numerous woodlands limit views and hedgerows and give the 'Enclosed' areas a secluded character. With this in mind, it is considered that these landscapes have the capacity to absorb development more effectively than other areas of the district. This is particularly the case as neither project is proposing to remove significant areas of hedges trees or woodland.

In considering the nature of the proposed schemes, the layout for the adjacent solar development includes additional hedge tree planting along south-west boundary of Parcel 10, and also areas of neutral grassland along the field margins between the solar areas' perimeter fences and the site boundary. The LVIA that accompanied that planning application stated that, on completion, intervening vegetation (proposed as part of the landscape mitigation) would be likely to screen most views towards the proposed development from dwellings off Titchfield Lane. That assessment acknowledged that, there may be middle-distance views towards the upper parts of structures in the DNO substation compound glimpsed from some upper-storey windows. The LVIA for the solar scheme states that views in combination or succession with the proposal are not likely due to the screening of views in the direction of Parcels 9 and 10 by intervening tree vegetation from any areas where there are likely to be views towards the BESS and Ash Farm schemes. On that basis, it concluded that the cumulative visual effect arising from those sequential views would be medium to small in magnitude, with a moderate to minor and adverse significance, reducing to a negligible magnitude and significance in the medium and long-term following the establishment of the landscape mitigation proposals.

It is recognised that although Parcel 10 of the solar development forms only a relatively small part of the wider solar scheme, the LVIA which supports the solar application states that there would still be a noticeable increase in the influence of energy-related infrastructure on the landscape, arising from parcel 10 of that solar development in conjunction with the current BESS development (and Ash Fam scheme). However, the assessment states that indirect cumulative landscape effects arising from views towards solar development in Parcel 10 in combination, succession or sequence with either the current BESS proposal or the Ash Farm schemes within the landscape character area would be unlikely.

This is supported by the assessment of the WCC Landscape Officer who has advised that in terms of cumulative impact there would be no intervisibility between this application and 24/02804/FUL, nor any opportunities for the public to view both developments at the same time. Both developments are within heavily treed landscapes with a strong sense of enclosure, with the capacity to absorb development more effectively than other areas of the district.

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The low number of traffic movements which would be associated with the current proposal would also ensure that, once operational, the proposal would not lead to significant cumulative impacts from increased traffic movements. It is acknowledged that battery storage developments can also give rise to additional noise impacts. However, the distance between the site and neighbouring developments is such that significant cumulative impacts from noise are unlikely to arise. Consideration of noise is addressed in later sections of this report.

Having regard to the above points, it is concluded that whilst some limited cumulative impacts would result from the current proposal in combination with the nearby solar development, subject to mitigation being secured, the nature and degree of these impacts (which would reduce in the longer term) would not justify refusal in this case.

With regards to impacts upon tranquillity, it is recognised that Wickham Parish Council have raised concerns over potential light pollution. The site (and also the immediate locality) is currently unlit and the nature of the proposed development is such that it would necessitate the introduction of new external lighting for the purposes of safety and security. The application has been accompanied by a Lighting Assessment which states that a pole-top mounted LED light is planned at the entry junction, to provide visibility on the access. LED lights mounted on CCTV column brackets are proposed along the northern side of the internal road, with additional pole-top floodlights further along the internal roadway. These would be positioned at a height of four metres. Those on the southern and eastern boundaries would be fitted with directional shields to prevent light spill and ensure focus in a single direction. Wall-mounted downlights are also proposed for the switchgear building.

The lights are stated to be motion sensors (programmed to activate only in response to security triggers). The applicant has clarified that the lights would not be triggered by small creatures, and the compound would be secure preventing access by larger animals such as deer. The lighting would be triggered by presence detectors and so they illuminate when maintenance staff visit (once or twice per week), however staff would typically only be on site during daytime working hours, and so lighting would not be in use frequently or for long durations. Having regard to this, it is concluded that subject to conditions controlling the specification and amount of external lighting, the proposal would not result in a significant harmful impact as a result of increased light pollution.

With regards to noise and impact to tranquillity, the NPPF (paragraph 198) states that planning decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of (*inter alia*) pollution on the natural environment, and that in doing so such decisions should protect tranquil areas which have remained relatively undisturbed by noise. This is supplemented by Planning Practice Guidance which advises that the protection of tranquillity is justified in areas which are relatively undisturbed by noise from human sources, for example, areas which provide a sense of peace and quiet or a positive soundscape where natural sounds predominate (Paragraph: 008 Reference ID: 30-008-2019072). Whilst noise levels at the Application Site are relatively low, traffic on Titchfield Lane currently has some influence on background noise levels in the wider area and the locality is not entirely free from noise from human sources. The development itself would also not give rise to a significant increase in vehicular activity once operational.

The proposed inverter units (20 proposed in total), battery container units (40 proposed in total) and substation would generate a source of noise. The Environmental Protection Officer has therefore identified that because the noise resulting from the development is

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predicted to increase the immediate background noise levels, it would be of a different acoustic character and could therefore impact upon tranquillity. However, any impacts would be relatively localised (and well distanced from public rights of way) and would also be mitigated by the proposed 3.5m height acoustic barrier which would lie to the north, west, east and south-western parts of the main BESS compound. Whilst the proposal would be audible in close proximity to the development, such impacts would not unacceptably detract from the special qualities of the wider countryside having regard to the presence of other urbanising influences in the area and the distance from sensitive receptors such as public rights of way.

Overall, it is concluded that, whilst the character of the site itself would be significantly altered as a result of the proposed development (and that cumulative impacts would also occur) it is concluded that the majority of visual impacts associated with the development would be localised and would reduce in the longer term as landscape planting matures. Impacts upon public or longer-range views would be limited subject to retaining and enhancing boundary screening. The proposal would therefore not impact upon recreational enjoyment of the open countryside to an unacceptable degree. As required by LPP1 Policy MTRA4 and Regulation 19 emerging local plan policy SP3, the proposal would therefore not cause harm to the character and landscape of the area or neighbouring uses, or create inappropriate noise/light and traffic generation subject to appropriate mitigation being in place.

Although some loss of tranquillity would result from the proposal, these impacts would not unacceptably undermine the rural character to the extent that refusal would be justified on these grounds. It is also recognised that steps have been taken to ensure the layout and design of the development would minimise visual intrusion, preserve local distinctiveness within and surrounding the site as required by LPP2 Policies DM15, DM16 and DM23 and Regulation 19 emerging local plan policies D7 and NE14.

Development affecting the South Downs National Park

The application site is located 1.5 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, the Broads and National Landscapes which have the highest status of protection in relation to these issues.

In addition, section 245 of the Levelling Up and Regeneration Act amends the National Parks and Access to the Countryside Act 1949 in respect of the duty on relevant authorities in relation to their functions which affect land in (*inter alia*) National Parks, in England. Relevant authorities must now 'seek to further' the statutory purposes of Protected Landscapes. This replaces the previous duty on relevant authorities to 'have regard to' their statutory purposes.

LPP1 Policy CP19 and Regulation 19 emerging local plan policy NE8 both state that new development should be in keeping with the context and the setting of the landscape and settlements of the South Downs National Park. It states that the emphasis should be on small-scale proposals that are in a sustainable location and well designed. Proposals which

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support the economic and social well-being of the National Park and its communities will be encouraged, provided that they do not conflict with the National Park's purposes. It is noted that following the examination of the Regulation 19 local plan, emerging policy NE8 is the subject of a proposed modifications (recently the subject of public consultation) and is thus afforded moderate weight.

Due to the distance between the site and the National Park, the height of the development and the presence of intervening features there would be no intervisibility between the two areas.

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

Listed Buildings:

The preservation of the special architectural/historic interest of the listed building and its setting (S.66 P(LBCA) Act 1990; Policy DM29 & DM30 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; Regulation 19 emerging local plan policies HE1, HE2, HE3 and HE8; NPPF (2024) Section 16.

Conservation areas:

The preservation or enhancement of the character or appearance of the conservation area (S.72 P(LBCA) Act 1990; Policies DM27 & DM28 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; Regulation 19 emerging local plan policies HE1, HE2, HE3 and HE10; NPPF (2024) Section 16.

The proposed development does not affect nor is it near to a statutory listed building or structure including its setting, a Conservation Area, Archaeology or Non-designated Heritage Assets including setting. Therefore, no impact is demonstrated.

Neighbouring amenity

There would be a distance of just over 100 metres between the proposed compound for the development and the closest neighbouring property, Thumpers, which lies to the north of the site. The only other neighbouring property in the locality is Lone Cottage, which lies 130 metres to the south and is separated from the site by Titchfield Land and an extensive area of protected woodland. Having regards to the nature and scale of the development, the distance from neighbouring properties and the presence of intervening features it is considered that no significant adverse impacts from visual intrusion, overlooking or loss of light would occur.

It is recognised that the nature of the proposed development is such that it could give rise to harmful impacts upon neighbouring residential amenity through potential light intrusion and increased noise levels. It is also recognised that the Parish Council raise concerns that levels of noise may be above the acceptable levels as set out by Significant Observed Adverse Effect Level (SOAEL) level and impact on human health and the quality of life for local residents.

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LPP1 policy CP12 highlights that low carbon developments should integrate with new or existing development, whilst avoiding harm to existing development and communities whilst Regulation 19 emerging local plan policy CN5 states that developments should avoid or mitigate any adverse effects on the built environment, biodiversity, landscape and neighbouring uses in terms of cumulative impacts.

In accordance with LPP2 Policies DM19 and DM20 the application has been accompanied by a Noise Impact Assessment and a Lighting Impact Assessment / External Lighting Design. A noise mitigation barrier has also been identified on the proposed site layout plan.

The initial comments received from WCC Environmental Protection Officers raised significant concerns regarding potential noise impacts. These concerns referred to the effectiveness of the acoustic barrier in mitigating lower frequency noise transmission (potential humming sounds from the BESS development) and the need to ensure this would be lower than the threshold for hearing. Comments also referred to the need to assess impacts on the adjacent scout camping site (Everett's Coppice) which lies within the woodland to the south. Clarification was also requested as to whether the inverter would operate at 50 percent duty overnight and this gives lower noise levels of 45dB(A) at 10m and also further information was requested in relation to the position of noise generating plant above ground level (impacting on the effectiveness of the noise barrier). A justification for the conclusions reached in respect of noise impacts in comparison with background noise levels was also requested.

To address these concerns a revised Proposed Site Layout Plan was submitted which includes an acoustic mitigation fence of 3.5 metres in height enclosing the north, west and southern edges of the main BESS compound (an increase in length and height from the original submission). It has also been confirmed that the development design will ensure the proximity of the inverters to each other would not result in an increase in local temperature to 25°C or above (thereby reducing the potential for air conditioning units to be triggered). Predicted noise levels at sensitive receptors (having regard to the amended design to the acoustic barrier) have also been clarified.

The WCC Environmental Protection Officer has confirmed that the additional information provided has fully addressed the concerns raised subject to conditions securing full details of the final specification of the BESS units and also a noise validation report (Conditions 3 and 14).

With regards to the concerns raised by the Parish Council and the requirements of LPP2 Policy DM20 and Regulation 19 emerging local plan policy D7 in relation to ensuring noise from development does not exceed the Significant Observed Adverse Effect Level (SOAEL). The further assessments undertaken show that SOAEL will not be exceeded in this case (having regards to the feedback received from the WCC Environmental Protection Officer). Specifically, the level of noise resulting from the development is not (subject to mitigation) likely to cause a material change in behaviour, attitude or physiological response to local residents. The potential for sleep disturbance has also not been identified. The proposed acoustic barrier and development design will also ensure the proposal would reduce impacts to as near to the Lowest Observed Effect Level (LOAEL) as is reasonably possible (as required by LPP1 Policy DM20 and Reg 19 emerging policy D7). It is noted that following the Examination of the Regulation 19 emerging local plan, the supporting text of policy D7 is subject to a proposed modification,

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however the text of the policy remains unchanged and as such may be afforded substantial weight.

With regards to potential cumulative noise impacts arising from the current proposal alongside solar development in the wider area (application references 24/02804/FUL and HCC/2024/0503), the Environmental Protection Officer advises that significant cumulative noise effects from the three different sites are not anticipated. This is based upon the understanding that once the solar farms are operational the noise is very minimal in comparison to BESS development.

The overall height and length of the acoustic barrier has increased and it has been designed to wrap tightly around the main BESS compound. Full details of external finish would be secured through conditions to ensure an acceptable appearance. Therefore, in this instance mitigation measures are not expected to result in an unacceptable design.

Overall, it is concluded that the assessments undertaken have adequately presented a worst-case scenario and that the proposed development would not give rise to significant adverse impacts upon the existing local sound environment. Therefore, the potential for significant adverse health or quality of life impacts arising from noise has not been identified and the proposal is compliant with LPP2 Policy DM20 and Regulation 19 emerging local plan policy D7.

With regards to potential impacts from light intrusion towards local residents, due to the distance between the development and the closest neighbouring property and having regard to the nature / specification / positioning / operation of external lighting, it is considered that any lighting impacts resulting from the development would not have an unacceptably harmful impact upon the living conditions of the occupants of the neighbouring property. It is therefore considered that the proposed development would not result in unacceptable light pollution, resulting in adverse health or quality of life impacts.

With regards to construction impacts upon local amenity, the Transport Assessment states that this phase of the development would last for approximately 7 months (32 weeks), and that construction activities would take place for 5.5 days per week (Monday to Saturday). No construction would occur on Sundays and Bank Holidays. The application has been accompanied by a Construction Traffic Management Plan which includes a Site Management Plan. This includes measures relating to dust and dirt control, noise, complaints, site management, waste management and co-ordination of deliveries. Subject to these measures being secured through conditions, it is considered that any potential impacts upon the living conditions of neighbouring residents can reasonably be mitigated during the construction phase of the development, having regard to the distance between the development and neighbouring properties. A condition to secure a Decommissioning Traffic Management Plan would have a similar result.

Overall, it is therefore concluded that the proposed development (during both construction, operation and decommissioning) would not have an unacceptable adverse impact on adjoining land, uses or property by reason of overlooking, overshadowing or by being overbearing as required by LPP2 Policy DM17. Furthermore, the development would not have an unacceptable impact on human health or quality of life and would therefore not conflict with DM20.

Sustainable Transport

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LPP2 Policy DM18 and Regulation 19 emerging local plan policies T3 and T4, seek to ensure development proposals provide parking in accordance with relevant standards and needs; development allows for access to, and movement within the site having regard to the requirements of the emergency services. The policies also requires that proposals make provision for access to the site in accordance with any highway requirements on the grounds of safety, including the provision of gateways, visibility splays, and access to adopted highways. It is noted that following Examination of the Regulation 19 local plan, both emerging policies T3 and T4 are subject to proposed modifications and thus are afforded moderate weight.

The application has been accompanied by a Transport Assessment (TA) and Construction Traffic Management Plan (CTMP). The views of Hampshire County Council as Local Highways Authority have been sought and they have advised that there are no existing accident clusters in the local area with the potential to be exacerbated by the proposed development.

The proposal would involve the formation of a new vehicular access from Titchfield Lane, a C classified highway. The gates will be set 50m from the highway edge to ensure that the vehicle can be fully accommodated off carriageway without overhanging the highway. The Transport Assessment includes a visibility drawing which shows that an adequate level of visibility can be achieved in both directions.

Once operational, the TA states that the development is only likely to require one or two visits per week one by maintenance operatives. This is considered to represent a modest overall number of vehicle movements, and the proposal would therefore not give rise to significant adverse impacts through increased volume of traffic movements once operational. Two parking spaces are proposed within the site in order to accommodate staff visits and the Highway Authority have indicated that they are satisfied that the quantum of parking during the operational phase would not result in any overspill parking on the local highway network.

It is acknowledged that third party concerns have been raised in relation to the extent to which the development has been designed to accommodate emergency vehicles. The Transport Assessment includes full tracking details for a fire tender (Drawing 3799-01-D02).

The swept path analysis shown demonstrates vehicular swept path analysis of the site access and onsite layout accommodating a 3.5t Panel Van and Fire Tender during the operational phase displaying the vehicles entering and exiting the vicinity of the development. The Highway Authority have advised that the tracking provided for both heavy goods vehicles and emergency vehicles is acceptable.

It is acknowledged that the Parish Council has raised concerns in relation to the impacts of additional traffic movements associated with the construction phase. The Transport Assessment states that a total of 61 HGV delivery trips (122 two-way) is anticipated over the main construction phase. Smaller vehicle trips are predicted to be 10 per working day (20 two-way movements). The Highways Authority have advised that the volume of temporary traffic associated with the construction phase will not result in any severe impact on the local highway network. It is therefore considered that the additional volume of traffic movements resulting from the construction phase would not result in a significant harmful impact upon the highway network.

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The submitted construction Traffic Management Plan (CTMP) states that mud and debris would be prevented from being taken onto the adjacent highway network by wheel wash facilities located at the site access and all traffic would be directed to cross these before exiting the site. The effectiveness of these measures would be monitored throughout the construction phase. Deliveries of materials would be restricted to vehicles that can access the site and manoeuvre in such a manner that they can access and egress the site in a forward gear, thus avoiding the need to reverse onto, or from, the local highway network.

The proposed management of construction traffic, including allocation of specific delivery slots, would mitigate against instances of HGV s meeting along the narrow site access road. Continuous communication is proposed between delivery drivers and the site manager to organise arrival during the delivery slot and to manage the departure of HGV s from the site and minimise inter-vehicular conflicts.

The CTMP also includes an HGV routing strategy which indicates that during the construction phase, all traffic will travel to and from the site from the south via the A27 Southampton Road, which they state is the most direct route to the strategic road network and is therefore considered acceptable.

Paragraph 116 of the NPPF recognises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

Overall, it is concluded that the construction and operation of the proposed development would manage existing demand on the highway network, would allow for access to, and movement within, the site in a safe and effective manner and would incorporate parking provision and vehicular access as part of the overall design of the scheme as required by LPP1 Policy CP10, LPP2 Policy DM18 and Regulation 19 emerging local plan policies T1, T2 and T3.

Ecology and Biodiversity

LPP1 policy CP12 requires that consideration of low carbon developments takes into account opportunities for environmental enhancement. Regulation 19 emerging local plan policy CN5 requires that the scheme has incorporated for environmental/ wildlife enhancement and nature-based solutions.

LPP1 Policy CP16 states that new development will be required to show how biodiversity can be retained, protected and enhanced through its design and implementation and also requires new development to avoid adverse impacts, or if unavoidable ensure that impacts are appropriately mitigated. Similar aims are described within Regulation 19 emerging local plan policy NE5. These policies closely reflects the requirements of paragraph 193 of the NPPF which states that 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.

The application site does not lie within any statutory designated nature conservation sites but lies directly adjacent to Everetts Copse (ancient woodland and SSSI designation) which bounds the south and east boundaries of the site. This designation has connectivity

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with other areas of ancient woodland in the wider area. Impacts upon this area of ancient woodland is considered below under the heading of trees.

With regards to local ecological interests within and adjacent to the site, the application has been accompanied by a Preliminary Ecological Survey and Assessment, Bat Activity Survey and Assessment, Botany Survey and Assessment and Great crested Newt Habitat Suitability Assessment (HSI). These have been reviewed by both the WCC Ecologist and Naturespace.

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. Planning Practice 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 site allocations or planning applications.

It is acknowledged that the Parish Council has raised concerns in relation to Great Crested Newts and that the development falls within a medium risk area for this species. However, the ecological assessments undertaken identify that great crested newts are unlikely to be present and impacted by the proposed works. The northern pond is located approximately 20m from the red line boundary and was assessed as being of 'poor' quality. The other ponds in the landscape are located to the south approximately 450m from the red line boundary. On this basis Nature Space have advised that subject to the construction adhering to the recommended precautionary working measures, no adverse impacts upon great crested newts are identified.

With regards to potential impact on other species, the trees and habitats on-site are suitable for bat roosting and foraging and the site has also been identified as having potential presence of reptiles. Further survey work has therefore been undertaken in respect of both of these species. The Bat Activity Survey & Assessment Common pipistrelle bats indicates that the woodland and trees present around the boundaries of the site are of high value for local bat populations and that any development works to this site must incorporate wide unlit and undeveloped margins around the boundary to ensure that important commuting and foraging networks are retained. The proposed site layout has been developed to focus on retaining, protecting and buffering habitat features identified and being used by bats so their key functionality can be retained. A 15m strip of grassland habitat will be maintained around the southern and eastern boundary of the site with the adjacent trees untouched by the development, therefore maintaining the foraging habitat identified. A sensitive lighting scheme is also recommended. This can be secured by condition.

The further reptile survey undertaken identifies that a low population of both slow worm and common lizard are present within the site, present on the site, the majority found in the eastern and central land parcels. The revised dormouse survey found no evidence of dormice within the hedgerow boundary, and it is considered likely the current management regime reduces the food available for this species. Both of these reports range of mitigation and enhancement measures which can be conditioned as part of the

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Construction Traffic and Environmental Management Plan (CTEMP) and the Landscape and Biodiversity Enhancement Plan.

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

The application has been accompanied by a Biodiversity Net Gain (BNG) Assessment. Whilst the applicant has advised that >10% BNG can be provided onsite for linear and watercourse features, a BNG of only 1.23% can be provided onsite for habitat units which falls short of the mandatory 10% gain required. However, the applicant has stated that the balance would be achieved through purchasing offsite biodiversity units from a registered Habitat Bank. Accordingly, it is considered appropriate to impose a condition which secures BNG on-site in the first instance, or if this is shown to be unviable, off site, or as a last resort elsewhere and/or via strategic payments. The Applicant has confirmed agreement to the recommended condition.

Having regard to the above assessment and the various measures put forward by the Applicant, it is concluded that the proposal would avoid unacceptable adverse impacts upon biodiversity, and would retain, protect and enhance biodiversity through its design and implementation whilst also providing a net gain of well-managed, multifunctional green infrastructure. The development would therefore be in accordance with LPP1 Policies CP12, CP15 and CP16, Regulation 19 emerging local plan policies CN5, NE4 and N5 and paragraph 193 of the NPPF.

Appropriate Assessment

The proposed development would not involve any additional overnight accommodation, would not necessitate the provision of connections to the foul water drainage network and would therefore not increase nutrient load at the Solent water environment. The development also does not lie within or close to any European Nature Conservation Sites and would not materially increase recreational pressure upon these designations. Therefore, the development would not cause a significant effect upon the Solent European Sites protected as Special Protection Area and Special Area of Conservation under European law and it is not necessary to undertake an Appropriate Assessment in this instance.

Trees

The trees within the site and along its boundaries are not subject to any tree preservation orders. However, as identified above, the site is adjoined by the Botley Wood and Everett's and Mushes Copse Sites of Special Scientific Interest (SSSI) (ancient semi natural woodland). Ancient woodland is irreplaceable and therefore measures must be taken to avoid and mitigate potential impacts on this habitat.

Paragraph 187 of the NPPF states that proposals should recognise the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services - including trees and woodland. LPP2 Policy DM23 reflects these requirements

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and states that proposals should protect and enhance the key characteristics of the landscape and should avoid the loss of key features.

LPP2 Policy DM15 states that proposals should conserve or enhance trees, hedgerows and corridors which contribute to local distinctiveness. These aims are also set out in Regulation 19 emerging local plan policies D4 and N9. Similarly, LPP2 Policy DM24 and Regulation 19 emerging local plan policy NE15 state that proposals should not result in the loss or deterioration of ancient woodlands, important hedgerows, special trees, distinctive ground flora and the space required to support them in the long term.

The application has been accompanied by an arboricultural impact assessment (AIA) which has been reviewed by the WCC Tree Officer.

With regards to onsite impacts the submitted arboricultural impact Assessment identifies the necessary removal of some trees (mixed species hedgerow and goat willow) on the roadside boundary to facilitate the access and improve visibility. Whilst they are of some landscape / amenity value, they are assessed as being of low quality and the proposals include replacement tree and hedge planting the western and northern sides of the site respectively. The AIA includes tree protection measures for all retained trees on site and this accords with the relevant British Standard and the WCC Tree Officer raises no objections relating to impacts upon trees within and adjacent to the site.

With regards to ancient woodland, it is recognised that paragraph 193 of the NPPF states that 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. The NPPF defines such habitats as those which are technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity.

Natural England and the Forestry Commission's standing advice states that no development should be approved which sits within a buffer zone of at least 15 metres of an ancient woodland. The Parish council has raised concerns over the impact the proposed development would have upon ancient woodland habitats adjacent to the site.

All trees within the designated ancient and semi-natural woodland on the eastern and southern boundaries are to be retained and protected. The submitted AIA states that a 15m buffer zone is sufficient for all surveyed trees, apart from three oaks along the woodland boundary (T11-T13 inclusive), where the minimum RPA is calculated as 16m. The WCC Tree Officer advises that the proposed protection fencing to be installed along the edge of the buffer zone (15-16m wide as appropriate) is sufficiently robust and in accordance with the relevant British Standard. The AIA states that some aspects of construction, including access routes and the proximity of infrastructure to buffer zones, may temporarily require encroachment into the buffer areas. Where this occurs, mitigation measures, including arboricultural supervision and temporary ground protection are proposed, and on this basis, the WCC Tree Officer is supportive of the proposal.

With regards to potential indirect impacts upon ancient woodland, it is recognised that the relevant standing advice states that impacts from development can arise from damaging or compacting soil, increasing levels of dust, air, soil and light pollution, noise and vibration, changing the water table or drainage, changing the woodland ecosystem by removing the woodland edge or thinning trees and also reducing the amount of semi-natural habitats

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next to ancient woodland that provide important dispersal and feeding habitat for woodland species.

The comments received from Natural England identify the need for any Sustainable Urban Drainage System (SuDS) to be designed to ensure there will be no deterioration in water quality or changes in water quantity from the site. The submitted Emergency Response Plan indicates that fire water run-off would be captured in lined attenuation features and would be removed within 24 hours by a local emergency waste disposal service using a sealed mobile tanker. These details would be secured through condition 7, with impacts upon the water environment during the construction phase of the development would be secured through condition 6.

Because no changes in ground level would occur within 15 metres of the buffer zone of the ancient woodland designation, the proposal would not give rise to harmful impacts from increased surface runoff onto adjacent habitats. Within the development footprint, all surface water is to be retained on site and discharged at a controlled rate to an adjacent ditch and swale to avoid inundation of adjacent watercourses. Having regard to this, it is considered that the development design would adequately ensure the development would not affect the hydrology of the adjacent ancient woodland habitats.

Overall, it is considered that subject to appropriate mitigation being in place the proposal would not result in the loss or deterioration of ancient woodlands, important hedgerows, special trees, distinctive ground flora and the space required to support them in the long term.

Sustainability

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

LPP1 Policy CP11 reflects these requirements and states that developments should achieve the lowest level of carbon emissions and water consumption which is practical and viable and should apply the energy hierarchy through maximising energy efficiency and designing out the need for energy use in the first instance. LPP2 Policy DM16 also states that proposals should utilise the principles of energy efficient design, by means of layout, orientation, passive solar gain, and the design of buildings and spaces, as far as is compatible with the character of the area. Regulation 19 emerging local plan policy D1 requires proposals to demonstrate that measures to minimise carbon emissions and reduce the impact on climate change form an integral part of the design solutions.

In this instance the primary purpose of the proposed development would be to reduce reliance upon non-renewable resources. Concern has been raised that the battery cells require replacement every 5-10 years. The applicant has advised that the industry standard predictions for degradation are 15-20 years indicating one replacement would be required within the proposed lifecycle of the development. In addition, the high value of the materials within the battery cells leads to high recycling rates. The applicant has advised

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that the relevant regulatory system for the disposal of commercial scale batteries is the Waste Batteries and Accumulators Regulations 2009.

With regards to the construction and decommissioning phases, full details of measures to minimise waste and resources would be secured as part of a construction environmental management plan (CEMP). A soil remediation strategy would also be secured as part of the decommissioning plan.

In this respect, it is considered that subject to conditions the proposed development would meet the requirements of LPP2 Policy DM16, Regulation 19 emerging local plan policy D1 alongside paragraph 161 of the NPPF.

Sustainable Drainage

The application site does not lie within or directly adjacent to a flood zone. Notwithstanding this, the proposal would comprise major development and would introduce a significant element of development onto an existing greenfield site and would therefore lead to a potential increase in surface runoff. In accordance with NPPF paragraph 181, the application has been accompanied by a Flood Risk Assessment and Surface Water Drainage Strategy. The views of the WCC Drainage Engineer, Southern Water, the Environment Agency and Hampshire County Council as the Lead Local Flood Authority (LLFA) have been sought.

The Application site (inclusive of the proposed access) lies wholly within a Flood Zone 1 and therefore accords with the requirements of NPPF paragraph 170 which states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).

Notwithstanding this, it is recognised that LPP1 Policy CP17 seeks to ensure new development would be designed to ensure risk is not increased elsewhere and that opportunities to reduce the causes and impacts of flooding within the District are considered. This policy also states that proposals should include sustainable water management systems such as Sustainable Drainage Systems (SuDS) which should be designed to meet the relevant standards so as to gain approval by the SuDS Approval Body. These requirements are reflected in Regulation 19 emerging local plan policy NE6 which, as it is currently subject to a proposed modification following the Examination of the Reg 19 emerging local plan, is afforded moderate weight.

These requirements are consistent with paragraph 182 of the NPPF which states that applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, and which are proportionate to the nature and scale of the proposal. It states that these measures should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity. With regards to major development in particular proposals should:

- a) take account of advice from the Lead Local Flood Authority;
- b) have appropriate proposed minimum operational standards; and
- c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development.

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LPP1 Policy CP12 requires that consideration of low carbon schemes take account of the potential to integrate with new or existing development, whilst avoiding harm to existing development and communities. Regulation 19 emerging local plan policy CN5 requires that measures are incorporated into the scheme to avoid or mitigate any adverse effects on the (*inter alia*) built environment and neighbouring uses.

The LLFA initially raised concerns regarding the potential for surface water flood risk on Titchfield Lane in particular relating to the potential for loss of surface water flood storage volume within the site, and the capacity of the existing culvert underneath Titchfield Lane. The applicant has undertaken further discussions with the LLFA and provided additional calculations. These have been reviewed by the LLFA which has advised that the additional information demonstrates that there is sufficient capacity within the existing culvert to accept flows without causing activation of the area of flood risk within the site.

On this basis, the LLFA accepts that the proposed amendments to the site would not increase flood risks to the highway. In addition, the LLFA has also requested a condition to request some additional information to demonstrate how the run-off from the proposed internal access road would be directed to the swale. Officers are satisfied that this can be secured through an appropriate condition.

With regards to water quality, LPP1 Policy CP17 states that proposals should not cause unacceptable deterioration to water quality or have an unacceptable impact on water quantity (including drinking water supplies). These requirements are consistent with paragraph 187 of the NPPF which states that new / existing development should not cause or be subject to unacceptable risk from water pollution. Development should, wherever possible, help to improve local environmental conditions such water quality. In this instance the proposed development does not lie within a source protection zone.

Having regard to the nature of the proposed development, it would not lead to any additional need for foul drainage provision.

Overall, it is therefore concluded that the proposal would ensure that water supply, surface water drainage and wastewater infrastructure would service new development as required by LPP1 CP17 and Regulation 19 emerging local plan policy NE6.

Best and Most Versatile Agricultural Land

In acknowledging that agricultural land is a finite resource and that development should seek to avoid BMV agricultural land, it should be noted that the site is not classified as Grade 1,2 or 3 quality agricultural land (Regional Land Classifications) but instead is identified as being 'non-agricultural' (www.magic.gov.uk). It is not therefore BMV agricultural land and no conflict with LPP2 policy DM17, Regulation 19 local plan emerging policy CN5, paragraph 187 of the NPPF and Planning Practice Guidance (Renewable and Low Carbon Energy) would result.

Fire Safety

It is recognised that battery storage systems can give rise to increased risk of fire and that concerns have been raised by both the Parish Council and third-party comments in this regard. Regulation 19 emerging local plan policy (afforded moderate weight) includes a

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requirement that the emergency plan for an energy storage facility addresses the risk of fire and any potential contamination run off.

The application has been accompanied by an Emergency Response Plan, a Fire Strategy Plan and a Risk Management Plan.

The Applicant has confirmed that the battery units will be UL9540A certified to ensure thermal runaway cannot propagate between containers. The design incorporates a separation distance of 1.5m minimum on sides of the units that contain access panels, doors, or deflagration vents; this accords with the relevant fire safety standard (FM Global 2023, cited in 'Health and Safety Guidance for Grid Scale Electrical Energy Storage Systems' Fraser Nash, produced in 2024 for Department for Energy Security & Net Zero. The individual battery units would be grouped together so that the walls of some of the units would be between approximately 30-1.5m apart, however the submitted elevations demonstrate that the requirements of the guidance would be achieved, as each battery unit would have at least two walls without doors, access panels or vents. It is noted that the recent (December 2025) National Fire Chiefs Council Guidance document (Grid Scale Energy Storage System Planning) quotes NFPA855 which indicates that separation between cabinets can be reduced to 0.941m, however the NFCC guidance also highlights that it is important to consider the NFPA855 in its entirety including Section 9.4.2. of Annex A which indicates that smaller spacings are acceptable (section 9.4.2.3) depending on the acceptance of fire and explosion testing by the relevant authority, where the standard testing is undertaken in accordance with UL 9540A or equivalent. It is noted that the NFCC guidance specifically states that LPAs should not use the guidance as a mandatory set of recommendations and instead prioritise discussions with the local fire and rescue service.

Each battery unit would be provided with internal aerosol or water-based fire suppression systems which would be designed to extinguish fire before it is able to escalate or spread and would be activated automatically based on fire detection in the battery containers. In the event that a fire breaks out, the applicant has stated that the recommendation is to observe a controlled burn, aiming not to directly tackle any battery fire to avoid fire water run-off and only applying 'boundary cooling' that is spraying water on the adjacent battery enclosures, to prevent the spread of fire and minimising potential for water contamination.

If water is required for firefighting, it will be provided on site via 2 hydrants which would provide 1,900 litres per minute for two hours (total of 228,000 litres). It is noted that this is greater than the volume of 180,000 litres required by the updated National Fire Chiefs Council Guidance (December 2025). Any water from firefighting would be collected within the surface water attenuation facilities which has been sized to accommodate all of the firefighting water assuming a 1 in 30 year storm event. Attenuation would be provided within the swale and the stone-blanket sub-base. For pollution prevention purposes, the attenuation facilities would be lined/sealed so that no infiltration into groundwater could occur. In the event of a fire both of the outfalls would be closed, to ensure any potentially contaminated water would not then enter adjacent watercourses or groundwater; this would occur either automatically shut off or could be activated remotely. All firewater run-off would be removed by a local emergency waste disposal service will be contracted to safely remove the water using a sealed mobile tanker. The emergency waste disposal service will be required to have a 24/7 number and to be able to access the site within 2 hours of the call.

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All these measures would be secured as part of a detailed Battery Safety Management Plan (to be secured by condition). The proposed condition requiring a Battery Safety Management Plan includes a provision requiring that it include full details setting out how firewater used during fire suppression would be temporarily contained on site, and then removed from the site within 24 hours.

It is noted that the NFCC guidance specifically states that LPAs should not use the guidance as a mandatory set of recommendations and instead prioritise discussions with the local fire and rescue service. Fire and Rescue Services have a statutory responsibility under the Fire and Rescue Services Act, but are not a statutory consultee for planning applications. However, the view of the Hampshire Fire and Rescue Service has been sought throughout the application process; they have confirmed that any potential fire risk can reasonably be addressed through an appropriate condition. In recent Appeal Decisions in 2024 and 2023 (APP/V4630/W/24/3347424 and APP/C3240/W/22/3293667), the Planning Inspector and the Secretary of State have stated that that detailed matters associated with fire safety may be addressed by planning condition.

The Applicant has also indicated that they are content for a planning condition to be imposed to require the installation of an audible fire alarm on the site to ensure the safety of those using the adjacent Scout hut premises (include as part of condition number 7).

It is noted that the Health and Safety Guidance for Grid Scale Electrical Energy Storage Systems' (produced by Fraser Nash, in 2024 for Department for Energy Security & Net Zero) states that in order to address emergency scenarios, it is likely that two separate access routes into the site are likely to be necessary, in case one becomes obstructed or inaccessible. It is noted that case history on the matter of a single access into a battery site is apparently conflicting, with the Inspector for APP/U1105/W/23/3319803 (16/02/2024) raising concerns regard the proposed means of access, whereas the Inspector for APP/Q4625/W/24/3343977 (09/01/2025) found no compelling evidence that the proposals was unacceptable in this regard. It is noted that in the case of the Dismissed Appeal, (APP/U1105/W/23/3319803, the Inspector raised concerns that the arrangement of the internal access roads in relation to the prevailing wind direction (from the SW) would potentially mean that fire to the east, in the vicinity of access, would hinder the use of the access. Officers have reviewed the plans for that appeal proposal in comparison with this scheme and have found notable differences between the proposals, in particular; the access for this site is at the west of the site; the battery units are set back 60m from the highway access, and are surrounded by a ring road, allowing better access to all parts of the site than the appeal site and ensuring no need to reverse. In addition, the NFCC (Dec 2025) guidance advises that if the provision of an alternative access point is not practicable, an alternative may be to provide a perimeter 'loop' type of vehicle access around the site. Tracking plans provided indicate that a fire tender can access all parts of the site and that within the substation area there is sufficient space to enable reversing of a fire tender. On this basis, officers are satisfied a single point of access to the site is acceptable, particularly given that no objection has been raised by the Hampshire Fire and Rescue Service.

Whilst there is a risk of fire from the proposal - as indeed there is from most developments - the securing of a Battery Safety Management Plan by condition would reduce and manage such risks. As such, it is not considered that this provides a reason for refusing the application.

Decommissioning

Regulation 19 emerging local plan policy CN5 (afforded moderate weight) includes a requirement that the restoration plan includes details of how the materials on the site will be recycled/re-used and there is a soil remediation plan and strategy that identifies what landscape/biodiversity features should be retained and enhanced in perpetuity if the site reverts to its former use as a result of the proposal ceasing to be operational

As identified above, planning permission is sought for the proposed development for a temporary period, time-limited to 35 years. After this time, it is stated that all development and infrastructure related to the BESS will be removed from the site. It would therefore be necessary to secure a decommissioning plan at this stage of the development to ensure the following issues have been addressed and to avoid any permanent harmful impacts upon the local environment once the development is no longer in use:

- Waste disposal
- Removal of hardsurfaces and cables
- Decommissioning exclusion zones to protect adjacent habitats
- Notification of interested parties
- Site restoration

These matters can be addressed through an appropriately worded planning condition.

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

It has been demonstrated that there is an operational need for the development to be located on the Application Site, that there are no other viable alternative locations for the proposed development and that it would provide benefits for economic growth and energy security. It is also acknowledged that the site benefits from a grid connection and that LPP1 Policy CP12 sets out the need to have regard to available connections to the electricity network. The proposal would contribute towards national, regional & sub-regional renewable energy targets and CO2 savings.

Furthermore, the development design has sought to minimise and (where appropriate) mitigate impacts upon the local environment as far as practicable having regard to landscape character, local residential amenity, fire safety, highways and biodiversity.

Therefore, the development is in accordance with the Development Plan.

The proposed development also accords with national policy objectives which seek to reduce the costs of the electricity system, increase reliability by storing surplus electricity in

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times of low demand to provide electricity when demand is higher, maximise usable output from intermittent low carbon generation (e.g. solar and wind), and reduce the total amount of generation capacity needed.

Notwithstanding this, it is recognised that negative residual impacts would result from the development and that these will need to be considered alongside any potential benefits as part of the overall planning balance. The main harms resulting from the development (and the level of weight to be attributed in each case) are summarised as follows):

- Moderate to minor visual harm to local landscape character as a result of the appearance of the development (and cumulative impacts with other developments). However, these impacts would be localised, limited to close range views and very limited sections of the adjacent public right of way network (which are well distanced from the site) – and would not unacceptably impact upon landscape character more widely once mitigation planting becomes more established. The impact upon the intrinsic rural character of the site itself is acknowledged however and as such this impact is considered to have moderate weight in the overall planning balance.
- The proposal will introduce an artificial source of noise and lighting into a rural environment where background noise is typically low and external lighting is minimal. However, these impacts would also be localised and whilst noise associated with the development may slightly affect the acoustic character of an area (with some loss of tranquillity), this would not be to the extent there would be a significant change to quality of life. External lighting would be in use at limited times when operatives visit for maintenance during the winter, and during emergencies. On this basis, this impact is considered to have limited weight in the overall planning balance.
- Impacts upon the amenities of neighbouring residents and visual amenities of the area during the construction stage and decommissioning stages. However, these impacts would be tempered by the short duration of these phases and the scope to mitigate impacts as part of a Construction Environmental Management Plan and later a Decommissioning Environmental Management Plan. On this basis this impact is considered to have limited weight in the overall planning balance.

Benefits

It is recognised that the purpose of the proposal is to store power from the grid at times of excess supply and would feed this power back into the grid at times of high demand.

It is also acknowledged that the site benefits from a grid connection and that LPP1 Policy CP12 sets out the need to have regard to available connections to the electricity network and contributions to national, regional & sub-regional renewable energy targets and CO2 savings. This Policy aligns with the Framework requirement for the planning system should support the transition to a low carbon future in a changing climate and help to increase the use and supply of renewable and low carbon energy and heat. It is recognised that other national policies, such as the National Policy Statement for Energy also support the need for energy storage solutions.

The Applicant also refers to a number of benefits which would be achieved, and a conclusion in relation to the weight to be attributed to these is set out below.

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- Employment benefits – limited weight given the modest requirement for long-term employment and scale of development
- BNG – limited weight given that this is now a mandatory requirement set out in legislation and that the majority of enhancements will be delivered off site in this case
- Reduced ‘lost energy’ / increased efficiency to the grid
- Enhancing the reliability of renewable power and the grid generally – significant weight

Significant weight can be attribute to the benefits of increasing the efficiency of the grid, enhancing the reliability of renewable power and thereby reducing reliance on fossil fuels having regard to the provisions within the NPPF paragraph 168.

Whilst not all impacts on the landscape, local tranquillity and or visual amenities could be entirely avoided, the site selection process and landscaping elements have minimised the effects as far as possible.

Whilst a BESS would be visually at odds to some infrastructure found in rural areas, such as agricultural / equestrian development, it should be recognised that rural areas also have many features such as electricity transmission towers, polytunnels, and solar development. In this respect, the development of 1.1 hectares (developed area) of a self-contained and relatively low-level Battery Storage Site, which can be landscaped in a way so as to minimise any visual impacts. Therefore, in the case of all the impacts identified these do not result in harm or cause effects that cannot be made acceptable and mitigated through planning conditions.

Any potential impacts would be significantly outweighed by the great weight attached to the public benefits of the scheme, which is aligned with the NPPF, other national policy and guidance which support energy storage solutions, a key element of energy infrastructure that supports renewable energy. Therefore, both planning policy and material considerations weigh significantly in favour of the granting of permission in this instance.

It is therefore recommended that planning permission should be granted.

Recommendation

PERMIT subject to the following conditions:

Conditions

Preliminary Conditions

1. The development hereby permitted shall begin no later than 3 years from the date of this decision.

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

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2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Plans

Location Plan – Reference T1 REV 1 (dated 03/01/2025)
Proposed Site Layout Plan – Reference 3 REV 6 (dated 27/06/2025)
Fire strategy Plan – Reference 4 REV 4 (dated 25/02/2026)
Landscape Mitigation Plan – Reference 0880-SH R SK-XX-XX-DR -L -1000 REV 07 (dated 23/08/2024)
Surface Water Drainage Strategy Reference 373-004-D001 Rev P09 (dated 12/01/2026)
Acoustic Mitigation Fence – Reference 1 Rev 1 (dated 27/02/2025)
Monitoring Room, Office and Warehouse – Reference T10 REV 1 (dated 03/01/2025)
CCTV and Lighting Pole – Reference T11 REV 1 (dated 03/01/2025)
Access Track – Reference T12 REV 1 dated (03/01/2025)
132KV Substation – Side View – Reference T13 REV 2 (dated 02/03/2026)
Palisade Fence – Reference T14 REV 1 (dated 03/01/2025)
Battery Unit – Reference T5 REV 1 (dated 03/01/2025)
Power Station (Skid) BESS – Reference T6 REV 1 (dated 26/09/2024)
Auxiliary Transformer T7 Rev 1 (dated 26/09/2024)
Switchgear building – Reference T8 REV 1 (dated 26/09/2024)
DNO Building – Reference T9 REV 1 (dated 26/09/2024)
CCTV Pole – Reference 1 REV 1 (dated 07/11/2024)

Cut and Fill Analysis Sheet 1 of 2 - Reference CA-01 REV 01 (dated 19/09/2024)
Cut and Fill Analysis Sheet 2 of 2 – Reference CA -02 REV 01 (dated 19/09/2024)

Documents

Emergency Response Plan – Reference 10524456-UKSTK-WP02, REV. 0 (dated 30/09/2024)
Construction Traffic Management Plan – Reference 3799-01-CTMP02 (dated February 2025)
Transport Statement – Reference 3799-01-TS01
Phase 1 Geo-Environmental Assessment -Reference GEG-24-811/ PI (dated 23/01/2024)
Employment and Skills Plan – October 2024
Arboricultural Impact Assessment Rev 3.0 – Reference J240635-GGC-XX-XX-T-ARB-0600 (dated 03/12/2024)

Reason: To ensure an acceptable design, scale and layout and to avoid adverse impacts upon amenity.

Pre-commencement Conditions

3 No development shall take place until full details of the BESS unit specification have been submitted to the Local Planning Authority and have been approved in writing. These details shall clarify the height (above ground level) and Sound Power Levels of any noise sources within the proposed development.

The development shall be carried out fully in accordance with the approved details during both construction and operation.

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Reason: To ensure the proposed development would not exceed the predicted noise levels within the approved noise report.

4 Prior to the commencement of the development hereby permitted, detailed proposals for the disposal of surface water shall be submitted to and approved in writing by the Local Planning Authority. This shall include detailed information demonstrating a suitable overland flow route between the access road and pond (or other drainage features) demonstrating that water flows are appropriately managed and are not directed towards the Highway

Where any SuDS Scheme is to be implemented detail shall be provided in relation to the following:

- Responsibilities of each party for the implementation of SuDS
- Timetable for implementation
- Management and maintenance plan for the lifetime of the development

This should include the arrangements for adoption by any public authority or statutory undertaker and/or any other arrangements to secure the operation of the scheme throughout its lifetime.

The development shall not be occupied or brought into beneficial use until the approved measures have been implemented. These details shall be implemented in full and only as approved and retained thereafter.

Reason: This is a pre-commencement condition that is required to ensure flood risk is not increased elsewhere, that opportunities to reduce the causes and impacts of flooding within the District are addressed.

5 No development shall take place unless otherwise agreed in writing until a scheme to deal with contamination shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall conform to current guidance and best practice as set out in LCRM - Land contamination risk management and BS10175:2011 Investigation of potentially contaminated sites - code of practice; or other supplementary guidance and include the following phases, unless identified as unnecessary by the preceding stage and agreed in writing by the LPA:

a) A preliminary site investigation or desk top study documenting all the previous and existing land uses of the site and adjacent land and preliminary conceptual site model identifying all identified potential risks;

b) An detailed intrusive site investigation report (in accordance with Section 6.7 of the Phase I Geo-Environmental Assessment, Geo Environmental Group, GEG-24-811/P1, dated 23/01/2024) documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the preliminary conceptual site model as presented in the desk top study;

c) A remedial strategy detailing the measures to be undertaken to remove or avoid risk from contaminants and/or soil gas identified when the site is developed and proposals for

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future maintenance and monitoring. Such scheme shall include nomination of a suitably qualified person to oversee the implementation of the works.

Reason: This is a pre-commencement condition that is required in order to secure satisfactory development and in the interests of the safety and amenity of future occupants

6. No development (including site clearance) shall take place, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:

- Programme for construction (including timing / hours of construction works) – having regard to the need to mitigate any potential cumulative impacts with nearby developments
- Measures to avoid or mitigate impacts on species and habitats
 - Sections 3 and 4 of the Titchfield Lane Preliminary Ecological Assessment (PEA) *Ellendale Environmental, version CIC v1.3, dated 27/08/2025)
 - Section 4.2 of the Titchfield BESS Bat Activity Surveys & Assessment (Ellendale Environmental Version CIC v1.2, dated 19/10/2025)
 - Section 5 of the Titchfield Lane Dormouse Survey and Assessment (Ellendale Environmental, version CIC v1.3 dated 17/10/2025)
 - Section 3.8 of the Titchfield Lane BESS Reptile Mitigation Strategy (Ellendale Environmental, version CIC v1.1 dated 12/11/2025)
 - Section 4.2 of the Titchfield Lane BESS Botany Survey & Assessment (Ellendale Environmental CICv1.0, dated 19/08/2024)
 - Section 4.2 of the Titchfield Lane BESS Great Crested New Habitat Suitability Index (Ellendale Environmental CIC v1.0 dated 28/06/2024)
 - EEL753 Titchfield Lane, Breeding Bird Survey Technical Note
- Use of fences and barriers to protect adjacent land and protected habitats
- Details of routing of any underground cables associated with the development
- Measures to prevent pollution to water courses
- Public communications and constraints strategy
- Details of construction compounds and storage areas
- Dust suppression
- Waste storage and disposal
- Measures to maximise use of low-carbon materials, to optimize energy efficiency, manage waste effectively, and utilise renewable energy sources during construction
- Noise, visual and vibrational impacts, (e.g. may include visual screening)
- Lighting measures to ensure boundary habitats are not luminated
- Any necessary measures to protect nearby ancient woodland including impacts from changes in soil composition, contamination, hydrological changes / surface runoff and compaction
- Tree protection measures set out within the Arboricultural Method Statement (to be submitted and approved in accordance with Condition 8)

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: This is a pre-commencement condition to ensure that all demolition and construction work in relation to the development does not cause materially harmful effects on nearby habitats, land, properties, businesses or highway safety

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7 Development of the battery storage compound shall not commence until details relating to the fire safety arrangements of battery systems in the form of a Battery Safety Management Plan are submitted to and approved in writing by the Local Planning Authority. The Plan shall include fire safety measures for emergency personnel attending a fire incident, as required by the National Fire Chiefs Council “Grid scale energy storage system planning – Guidance for Fire and Rescue Services” (2025) or subsequent guidance document, including the following:

- deflagration vents
- including installation of an audible fire alarm on the site
- Details of how the fire and rescue service will be alerted
- Full facility description, including infrastructure details, operations, number of personnel, and operating hours
- A site plan depicting key infrastructure: site access points and internal roads, firefighting facilities (for example, water tanks, pumps, booster systems, fire hydrants, and fire hose reels), drainage, and neighbouring properties
- Details of the emergency response coordinator, including the subject-matter expert for the site
- Safe access to and within the facility for emergency vehicles and responders, including to key site infrastructure and fire protection systems
- Details and explanation of warning systems and alarms on site and locations of alarm annunciators with alarm details (smoke, gas, temperature)
- Hazards and potential risks at the facility and details of their proposed management
- The role of the fire and rescue service at incidents involving a fire, thermal event or fire spreading to the site
- Emergency shutoff or isolator locations including penstock valve and its means of operation
- A comprehensive review of the space between units in line with the UL 9540A testing information to establish whether there is potential for fire to spread between units
- Details of the proposed battery chemistry
- Details setting out how firewater used during fire suppression would be temporarily contained on site and then removed from the site by a registered waste disposal company, within 24 hours.

The Battery Safety Management Plan shall include plans to show the following:

- The layout of structures
- Any areas where hazardous and flammable materials are stored on site (location of gas cylinders, process areas, chemicals, piles of combustible wastes, oil and fuel tanks)
- All permanent ignition sources on the site and show they are a minimum of 6m away from combustible and flammable waste
- Any areas where combustible waste is being treated or stored, including non-waste material
- All separation distances
- Any areas where combustible liquid wastes are being stored
- Main access routes for fire engines and any alternative access
- Access points around the site perimeter to assist firefighting
- Hydrants and water supplies

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- Areas of natural and unmade ground
- The location of fixed plant or storage location of mobile plant when not in use
- The location of spill kits
- Any other relevant site-specific information
- Drainage runs, pollution control features such as drain closure valves, and fire water containment systems such as bunded or kerbed areas
- Details of all sensitive receptors within a 1km radius of the site that could be affected by a fire. Plans should have a compass rose showing north and the prevailing wind direction. Examples of sensitive receptors may include:
 - Schools, hospitals, nursing and care homes, residential areas, and workplaces;
 - Protected habitats, watercourses, groundwater, boreholes, wells, and springs supplying water for human consumption (Further habitat information can be found on the Defra [MAGiC map](#))
 - Roads, railways, bus stations, pylons (on or immediately adjacent to the site only), utilities, and airports

The proposals must be implemented as approved and shall remain in place for the lifetime of the approved development.

Reason: This is a pre-commencement condition to protect adjoining land and habitats from increased fire risk associated with the proposed development.

8 No development including site clearance, demolition, ground preparation, temporary access construction/widening, material storage or construction works shall commence until an Arboricultural Method Statement (AMS), prepared in accordance with the BS5837:2012 has been submitted to, and approved in writing by the Local Planning Authority. The statement shall outline how trees will be protected through the development including; 'Buffer Zone Enforcement'; regular arboricultural supervision during key stages of the development; temporary ground protection and shall include an updated tree protection plan. No development or other operations shall take place other than in complete accordance with the approved method statement.

REASON: This is a pre-commencement condition to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself.

9 No development including ground preparation, temporary access construction or construction work shall commence on site until a Tree Planting Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include the position, species and size of all new trees proposed for the development. The plan shall also include specific tree planting details to demonstrate that the underground soil volume and watering can be achieved to support the tree(s) to healthy maturity. Details of protection of young trees to reduce the likelihood of damage from pests shall be included. No development shall take place other than in complete accordance with the Tree Planting Plan.

Should any of the new trees die, become severely damaged or diseased within 5 years of planting, they shall be duly replaced by a tree of a similar size and species to that originally planted. Any modifications to the requirements of this condition must be agreed in writing with the local planning authority.

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REASON: This is a pre-commencement condition to ensure that reasonable measures are taken to establish trees in the interests of local amenity and the enhancement of the development itself.

10 No development shall commence until details / samples of the materials to be used in the construction of acoustic barrier (drawing no: 1 dated 27/02/2025), Monitoring Room / Office (drawing T10 REV 1), security fence (drawing T14 REV 1), battery units (drawing T5 REV 1), power stations (drawing T6 REV 1), switchgear building (drawing T8 REV 1) and DNO building (drawing T9 REV 1) have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details / samples.

Reason: This is a pre-commencement condition to ensure an acceptable design, scale and layout and to avoid adverse impacts upon amenity.

11. No development shall take place until full details of the finished levels, above ordnance datum, of the ground floor(s) of the proposed buildings, in relation to existing ground levels have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved levels.

Reason: This is a pre-commencement condition to ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

12. 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: This is a pre-commencement condition 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.

13. 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 4 has been submitted to and approved in writing by the Local Planning Authority (LPA). The HMMP shall include the following details:

- (g) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- (h) any necessary legal mechanism or covenant for securing the monitoring over the relevant period;

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- (i) 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;
- (j) 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;
- (k) a proposed definition of 'completion of development' in respect of the development hereby approved.
- (l) 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 given to the LPA once the habitat creation and enhancement works as set out in the HMMP have been completed

Reason: This is a pre-commencement condition 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 Use / Occupation Conditions

14. A noise validation report demonstrating compliance with the noise criteria shall be submitted to and approved by the Local Planning Authority before the approved development is brought into use. This assessment shall be conducted in accordance with the WCC Technical Guidance for Noise document (2022) approved xx. The approved noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

Reason: To ensure the proposed development would not exceed the predicted noise levels within the approved noise report.

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

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

16. The development shall not be brought into use until a Landscape Management and Biodiversity Enhancement Plan (LMBEP), including long term design objectives, management responsibilities and maintenance schedules for all landscape areas has been submitted to and approved in writing by the Local Planning Authority.

The landscape management plan shall be carried out in accordance with the details hereby approved, in particular with the following documents:

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- Sections 3 and 4 of the Titchfield Lane Preliminary Ecological Assessment (PEA) *Ellendale Environmental, version CIC v1.3, dated 27/08/2025)
- Section 4.2 of the Titchfield BESS Bat Activity Surveys & Assessment (Ellendale Environmental Version CIC v1.2, dated 19/10/2025)
- Section 5 of the Titchfield Lane Dormouse Survey and Assessment (Ellendale Environmental , version CIC v1.3 dated 17/10/2025)
- Section 3.8 of the Titchfield Lane BESS Reptile Mitigation Strategy (Ellendale Environmental, version CIC v1.1 dated 12/11/2025)
- Section 4.2 of the Titchfield Lane BESS Botany Survey & Assessment (Ellendale Environmental CICv1.0, dated 19/08/2024)
- EEL753 Titchfield Lane, Breeding Bird Survey Technical Note
- EEL753 Titchfield Lane – Invertebrate Survey Technical Note
- Landscape mitigation plan 0880-SHR SK-XX-XXDR-L-1000 Rev 06

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of public and nature conservation significance.

17. No development shall not be brought into use until provision has been made within the site [in accordance with drawing numbers 3799-01-D03, 3799-01-D02 and 3 REV 6) for vehicular visibility, parking and internal circulation. That space shall thereafter be kept available at all times for those purposes for the lifetime of the approved development.

Reason: To ensure that vehicles parked on the site are able to enter and leave in forward gear.

Other Conditions

18. All hard and soft landscape works shall be carried out in accordance with the landscape mitigation plan (0880-SHR SK-XX-XXDR-L-1000 Rev 06). The approved details shall be carried before the development is brought into use or in accordance with a programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

19. Development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before a site assessment 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. NB - potentially contaminated ground conditions include infilled ground, visual evidence of contamination or materials with an unusual odour or appearance.

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

20. The proposed development shall be carried out fully in accordance with the recommendations contained within Section 4.2 of the Great Crested Newt Habitat Suitability Index (HSI) (Ellendale Environmental, 1 July 2024) in relation to precautionary working measures.

Reason: To maintain, protect and enhance biodiversity as required by Policy CP16 of the Winchester Local Plan Part 1: Joint Core Strategy Adopted 2013

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

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

Temporary Permission and Decommissioning Plan

22. Within 1 month of the date of first import of electricity, confirmation shall be given in writing to the local planning authority of the date of first import from the Grid. The development hereby permitted shall cease on or before the expiry of a 35 year period from the date of the first import of electricity.

The land shall thereafter be restored to its former condition in accordance with a scheme of decommissioning work (the Decommissioning Scheme).

The Decommissioning Scheme shall include:

- The removal of the BESS units and all associated above ground works.
- The management and timing of the work.
- Details of how the materials on the site will be recycled/re-used
- Soil remediation plan and strategy that identifies what landscape/biodiversity features should be retained and enhanced in perpetuity if the site reverts to its former use as a result of the proposal ceasing to be operational
- A traffic management plan to address likely traffic impact issues during the decommissioning period.
- An environmental management plan to include details of measures to be taken during the decommissioning period to protect wildlife and habitats and elements of the planting/habitat to be retained.
- Details of site restoration and aftercare.
- An implementation timetable.
- The Decommissioning Scheme shall be submitted no later than 34 years and 6 months from the date of the first commercial import of electricity and subsequently implemented as approved

Reason: To ensure that the site is restored in the long-term interests of the visual character and biodiversity of the surrounding area and that the effects of site decommissioning on the highway network is mitigated in the interests of highway safety.

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23. In the event the site ceases to import or export electricity for a period of 6 months prior to the end of the 35 year period, a scheme of decommissioning works (the Early Decommissioning Scheme) shall be submitted to by the Local Planning Authority for written approval, no later than 3 months from the end of the 6 month period. The Early Decommissioning Scheme shall include:

The Decommissioning Scheme shall include:

- The removal of the BESS units and all associated above ground works.
- The management and timing of the work.
- Details of how the materials on the site will be recycled/re-used
- Soil remediation plan and strategy that identifies what landscape/biodiversity features should be retained and enhanced in perpetuity if the site reverts to its former use as a result of the proposal ceasing to be operational
- A traffic management plan to address likely traffic impact issues during the decommissioning period.
- An environmental management plan to include details of measures to be taken during the decommissioning period to protect wildlife and habitats and elements of the planting/habitat to be retained.
- Details of site restoration and aftercare.
- An implementation timetable.

The Early Decommissioning Scheme shall be implemented only as approved.

Reason: To ensure that the site is restored in the long-term interests of the visual character and biodiversity of the surrounding area and that the effects of site decommissioning on the highway network is mitigated in the interests of highway safety.

24. Other than the lighting details specified in Drawing Reference T11 REV 1 and the approved lighting specification (Lighting Impact Assessment and External Lighting Design Reb B December 2024) no external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the Local Planning Authority.

The lighting scheme should be in accordance with Guidance Note 08/23 produced by the Bat Conservation Trust and Institute of Lighting Professionals. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The 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 ecology and amenities of the area

25. The development shall be carried out fully in accordance with the approved Construction Traffic Management Plan (reference 3799-01-CTMP02, dated February 2025). The approved measures shall be adhered to for the full duration of the construction phase.

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Reason: To ensure access to, and movement within, the site in a safe and effective manner, during the construction phase

Informatives:

1. In accordance with paragraph 39 of the NPPF (December 2024), Winchester City Council (WCC) takes a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution.

To this end WCC:

- Offer a pre-application advice service; and
- Update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions

In this instance, a site meeting was carried out with the applicant

2. In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Officer Assessment" section of the report.

3. High Voltage Transmission Overhead Line:

Please be advised that the proposed development is in close proximity to a High Voltage Transmission Overhead Line provided the statutory clearance (indicated on the attached profile drawing uploaded with their comments dated 23 January 2025) are maintained and our guidance information is followed at all times.

4. Great Crested Newts:

The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place.

Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

5. Firefighting and the Environment

Should a serious unsuppressed fire occur on the site, the water environment may become polluted with 'fire water run-off' that may include foam. The Service will liaise with the appropriate authorities at any incident where they are in attendance and under certain circumstances, where there is a serious risk to the environment, a 'controlled burn' may take place. This of course could lead to the total loss of the site contents.

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Premises' occupiers have a duty to prevent and mitigate damage to the water environment from 'fire water run off' and other spillages.

It is HIWFRS understanding that many insuring bodies for these sites in the UK require a minimum separation that exceeds the guidance in FM Global 5-33. The applicant is therefore advised to approach prospective insuring bodies at an early stage to establish whether the layout meets insurance requirements.

6. Sustainable Urban Drainage (SuDS)

Best practice SuDS should be designed and installed in accordance with the requirements in the CIRIA SuDS Manual (C753).

Please note, the pollution hazard indices in the CIRIA SuDS Manual (C753) relate to 'protected waters' with regards to drinking water supply. Step 3 under Section 26.7.1 of the SuDS manual outlines that the requirement for extra treatment should be considered in relation to discharge to environmentally protected sites. It states that 'an additional treatment component (i.e. over and above that required for standard discharges), or other equivalent protection, is required that provides environmental protection in the event of an unexpected pollution event or poor system performance'.

The detailed design of a Sustainable Drainage System (SuDS) should include evidence to show that the proposed SuDS scheme will ensure there will be no deterioration in water quality [or changes in water quantity] in discharges from the site. Information on the long-term management and maintenance (including funding) of the SuDS for the lifetime of the development should also be secured prior to the commencement of any works.

7. Highways

The granting of planning permission does not authorise the undertaking of any works within the highway (carriageway, footway or verge). Any works within the highway must be approved by S278 Agreement, details of which can be found at:

<https://www.hants.gov.uk/transport/developers/constructionstandards>

Appendix 1

Wickham Parish Council comment dated 29 January 2024

24/02818/FUL | Erection of Battery Energy Storage Facility including creation of new vehicular access along with landscaping and all associated engineering works | Land Adjacent Titchfield Lane Wickham Hampshire

Wickham and Knowle Parish Council OBJECT to this application for the following reasons:

- 1) **NPPF Para 193 (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 proposal is adjacent to Botley Wood and Everett's and Mushes Copses SSSI which is an irreplaceable ancient and semi-natural woodland habitat. The Parish Council has significant concerns about the safety of a BESF site and does not take comfort in the feedback from Hampshire Fire and Rescue, who are unable to make any judgements on the site, as BESS technology and safety is currently dependent on the manufacturer of the units. A supplier for the BESS site will not be available until planning permission is granted. This does not satisfy considerable concerns as to what would happen if there were a fire, which is entirely possible given the risk of batteries overheating.

On 15 September 2020, a fire at a BESS site in Liverpool took 59 hours to extinguish, external and created a "significant blast", Merseyside Fire & Rescue Service reported. If this was to happen at the site in Wickham it would have a catastrophic impact on the entire area. The difficulty accessing the site via the country lane and no alternative rapid access option does not make the site suitable.

- 2) **NPPF Para 193 (c)** “development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused”

There is no doubt that this application has a detrimental effect on the surrounding wildlife, habitats and woodlands.

- 3) **LPP1 - Policy MTRA 4 - Development in the Countryside**

This application does not meet any of the permitted development uses for operational need and development in the countryside. It does not consider or demonstrate any alternative brown field sites.

The policy states “Development proposed in accordance with this policy should not cause harm to the character and landscape of the area or neighbouring uses, or create inappropriate noise/light and traffic generation.” This application does not support this statement.

4) The application does not support any of the following LPP2 policies

- **DM19 - Development and Pollution**

Light pollution in the countryside will occur from the proposed security lighting.

No details have been provided of the proposed means of disposal of surface water drainage.

Hampshire Fire and Rescue do state that should a serious un-suppressed fire occur on the site, the water environment may become polluted with 'fire water run-off' that may include foam.

- **DM20 - Development and Noise**

Levels of noise may be above the acceptable levels as set out by Significant Observed Adverse Effect Level (SOAEL) level and impact on human health and the quality of life for local residents.

The equipment being proposed has a large component of low frequency noise, an acoustic barrier has been proposed around the northern portion of the battery and inverters, however here is no indication on how affective this barrier will be in lessening the low frequency noise

- **DM23 - Rural Character**

The application will create an unacceptable impact on the rural character of this countryside, and goes against the following characteristics as defined in DM23 – Visual, physical and tranquillity.

- **DM24 - Special Trees, Important Hedgerows and Ancient Woodlands**

Development should not result in the loss or deterioration of ancient woodlands, important hedgerows, special trees, distinctive ground flora and the space required to support them in the long term.

5) The development falls within the amber impact risk zone for great crested newts.

Impact risk zones have been derived through advanced modelling to create a species distribution map which predicts likely presence. In the amber impact zone, there is suitable habitat and a high likelihood of great crested newt presence. - There are 4 ponds within 500m of the development proposal with the closest being located 20m north.

Great Crested Newt Habitat Suitability Index (HSI) – was conducted without access to the pond? A visual inspection was conducted beyond the fenced area, approximately 10m from the waterbody.

Is this sufficient for a protected species?

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6) Highways

During the peak period of construction there will be approx 10 two-way movements, per day, plus 10-20 trips per day for construction staff and ad-hoc deliveries.

HCC state "On face-value it is considered that this volume of temporary construction related traffic is unlikely to result in significant issues." Yet this application is being reviewed without any consideration of other applications going through the system.

Due to the location of Botley Wood Substation, the Parish Council has been approached by Greenergy, Conrad Energy Solar Farm and in particular 24/02023/HCS - the construction of a 10.5 MW Solar Photovoltaic PV_ Farm and Gas Management System, which is also being consulted. This latter alone would involve approximately 36 HGV movements per weekday for its 5 year life cycle – an estimated increase of approximately 200% per day on current HGV movements (i.e. classes TB3 and 4 three and four axle trucks. Greenergy's application adds to this overload.

Titchfield Lane, a rural country lane, simply can not take such volumes of HGV traffic. The lane is insufficiently wide at several places to allow two such HGVs to pass without contact.

The Parish Council request that Hampshire Highways review Titchfield Lane with consideration of **ALL** energy projects that are being planned and not just take a single application at face value, Policy MTRA4 should be properly tested.

While the Council understands the need to store energy, the location of this site, within ancient woodland is simply not suitable. The applicant does not justify why they have selected this site), or why this site is more suitable than any other, yet the reasons to not use this site are clear.

The Parish Council request this application is reviewed by Committee.

24/02818/FUL

ERECTION OF BATTERY ENERGY STORAGE
FACILITY INCLUDING CREATION OF NEW
VEHICULAR ACCESS ALONG WITH
LANDSCAPING AND ALL ASSOCIATED
ENGINEERING WORKS

LAND ADJACENT TO TITCHFIELD LANE,
WICKHAM

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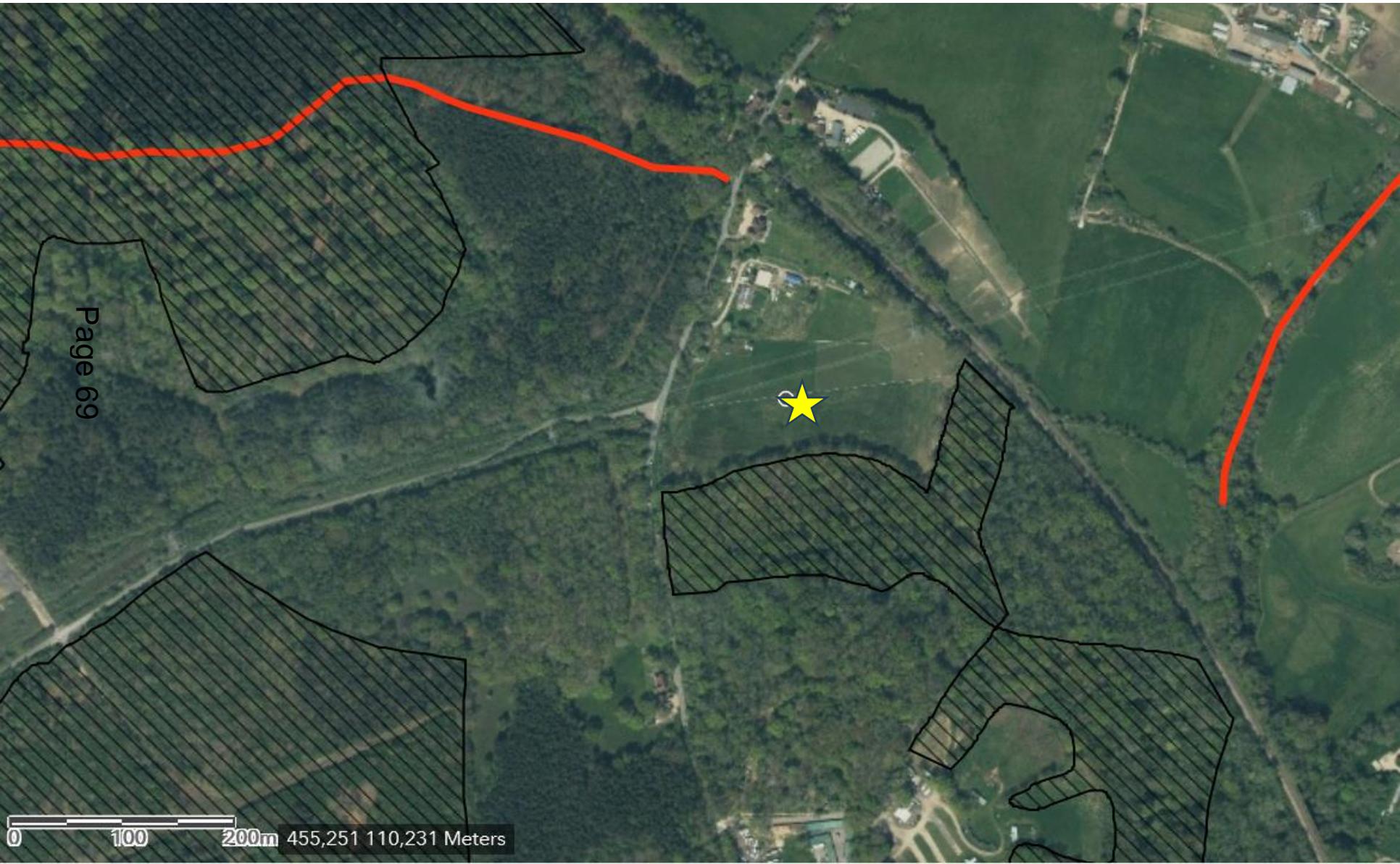
LOCATION PLAN



APPLICATION SITE
PUBLIC RIGHTS OF WAY
ANCIENT WOODLAND



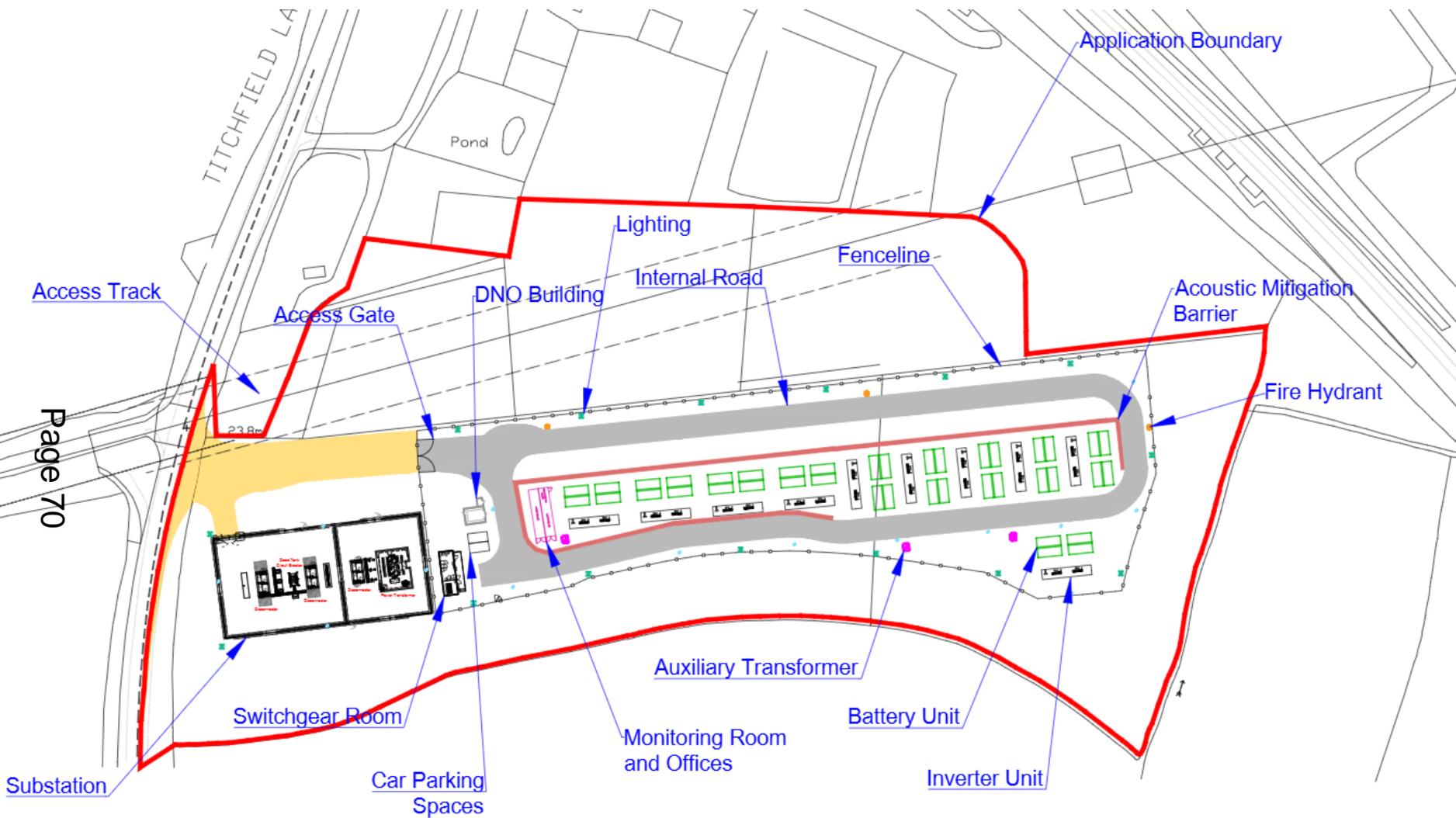
AERIAL VIEW



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PROPOSED SITE LAYOUT PLAN



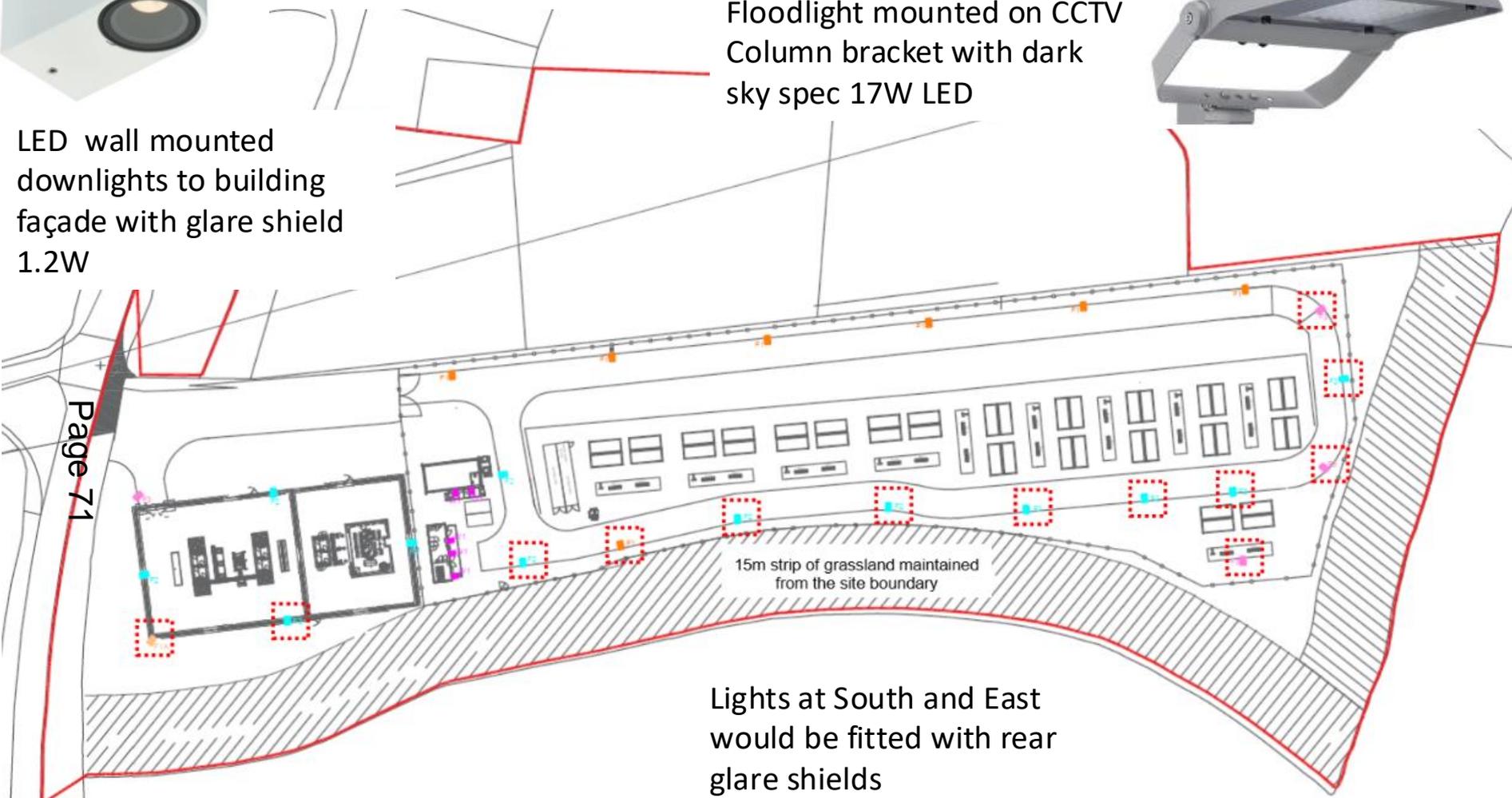
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PROPOSED EXTERNAL LIGHTING LAYOUT



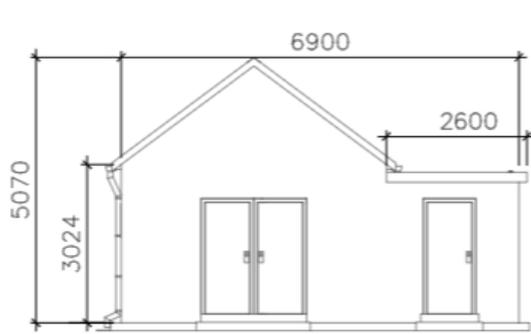
LED wall mounted downlights to building façade with glare shield 1.2W

Floodlight mounted on CCTV Column bracket with dark sky spec 17W LED

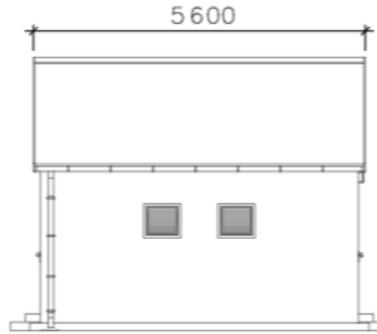


Lights at South and East would be fitted with rear glare shields

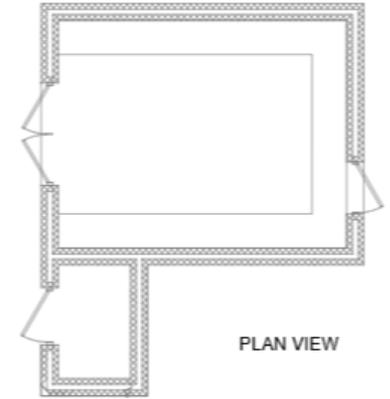
DISTRICT NETWORK OPERATOR BUILDING



FRONT VIEW

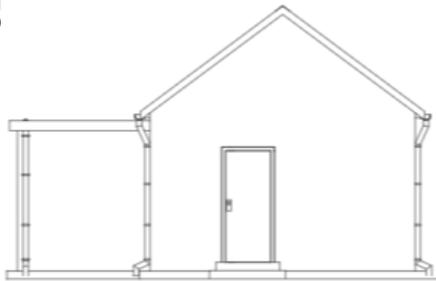


SIDE VIEW

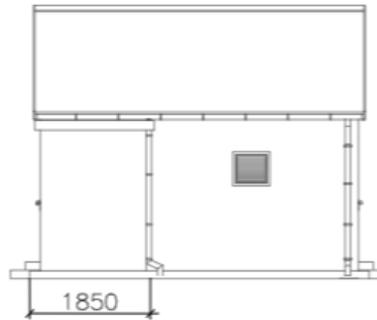


PLAN VIEW

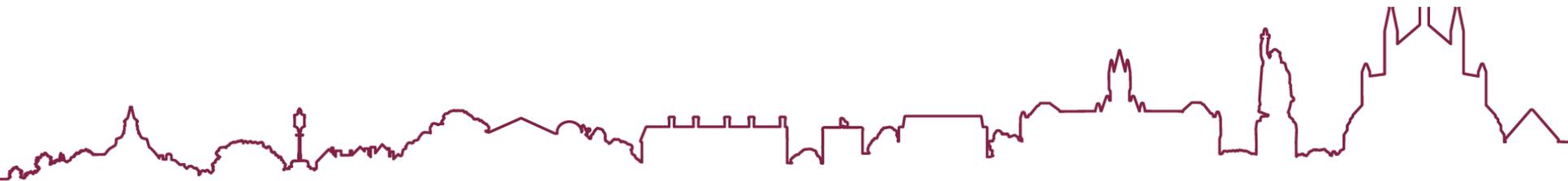
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REAR VIEW

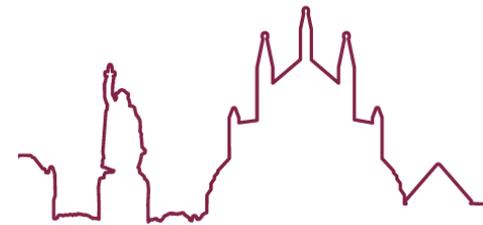
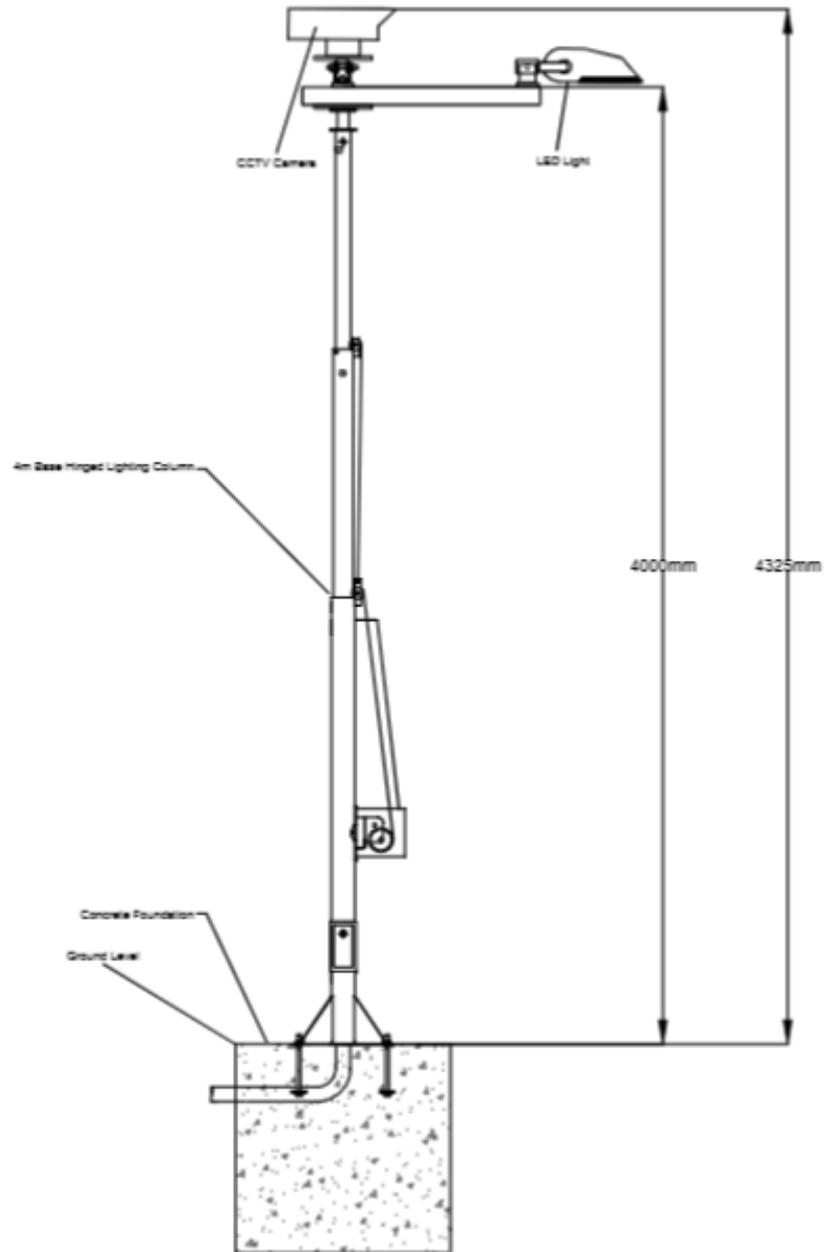


SIDE VIEW



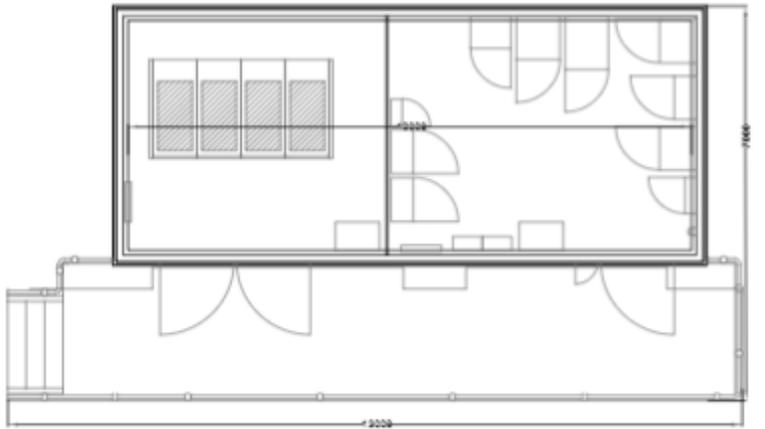
CCTV AND LIGHTING POLE

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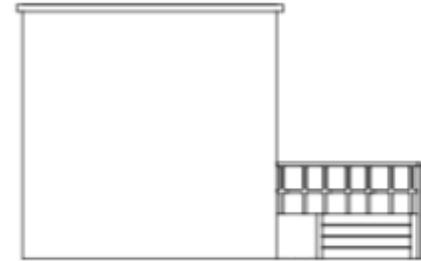


SWITCHGEAR BUILDING

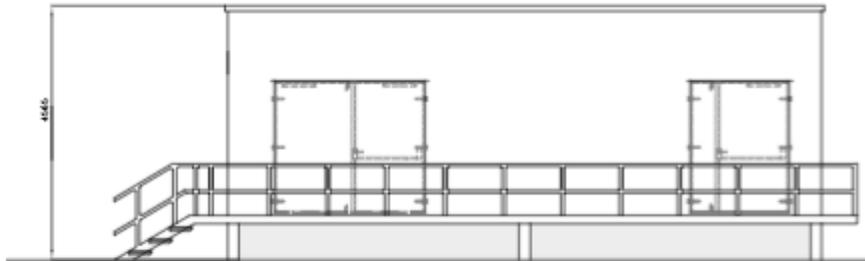
PLAN VIEW



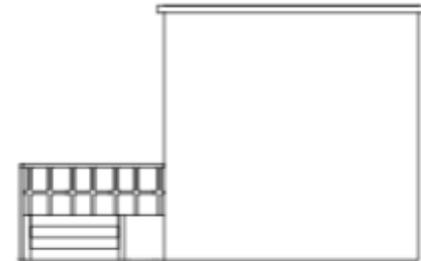
LEFT SIDE VIEW



FRONT VIEW



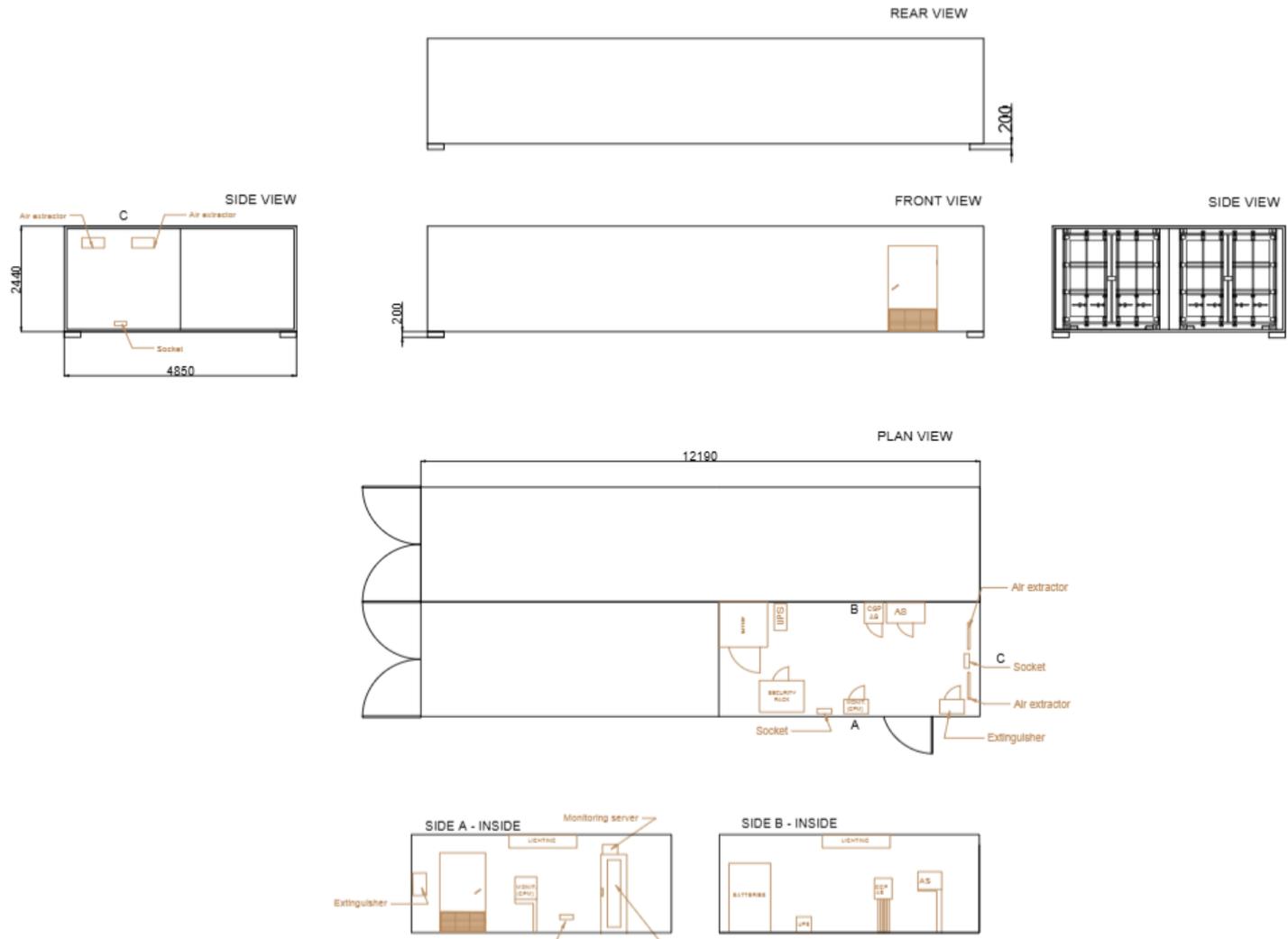
RIGHT SIDE VIEW



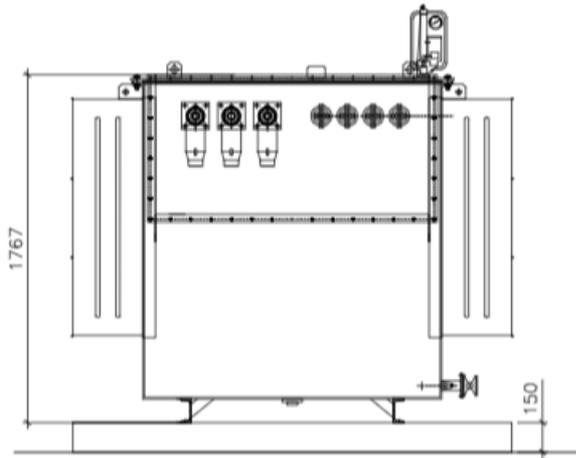
REAR VIEW



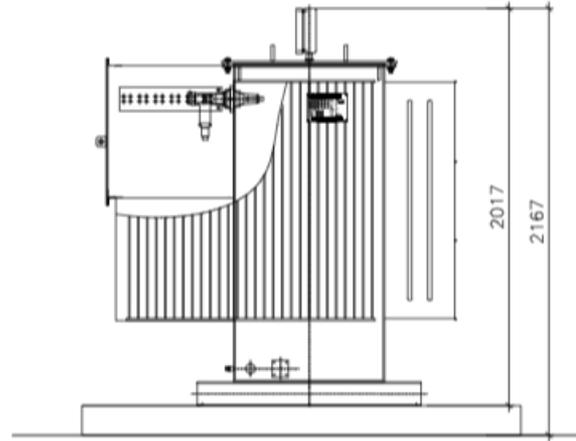
MONITORING ROOM OFFICE AND WAREHOUSE



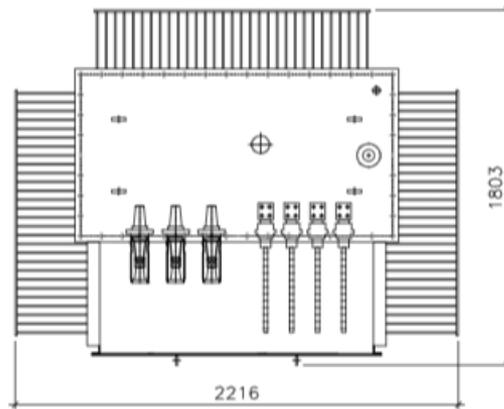
AUXILIARY TRANSFORMER



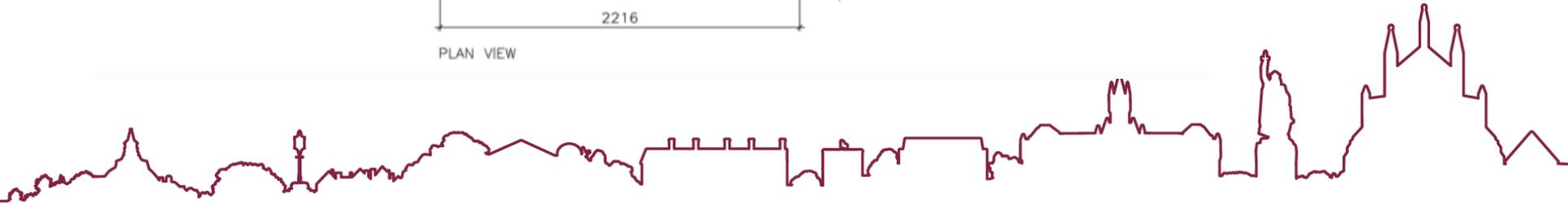
FRONT VIEW



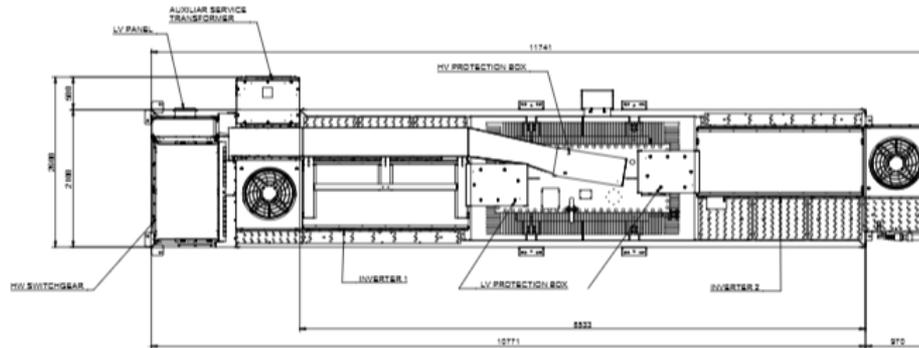
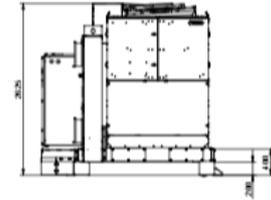
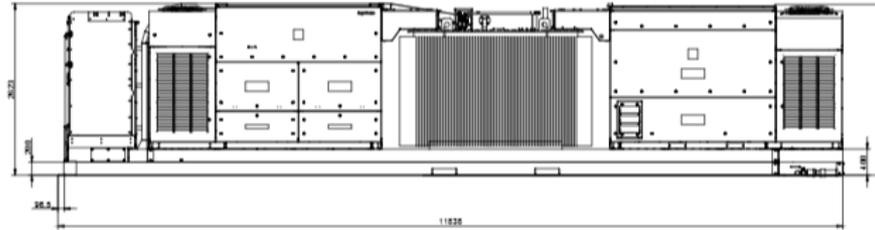
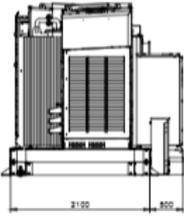
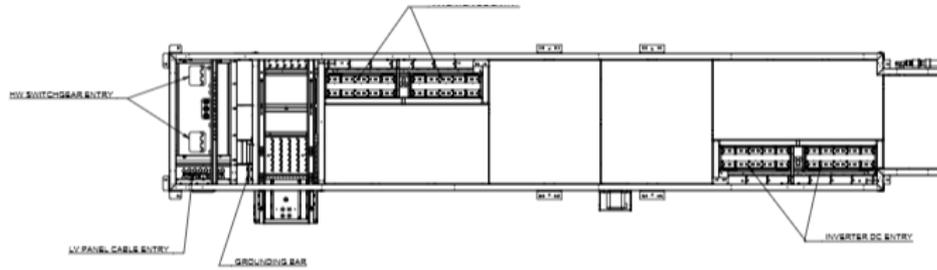
SIDE VIEW



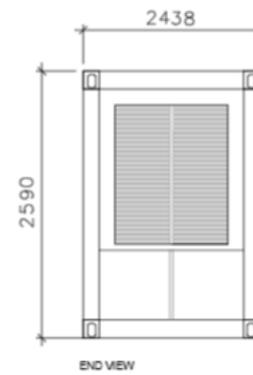
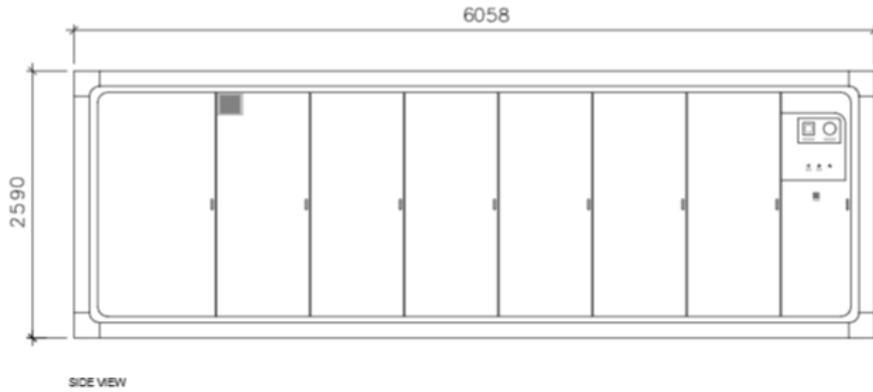
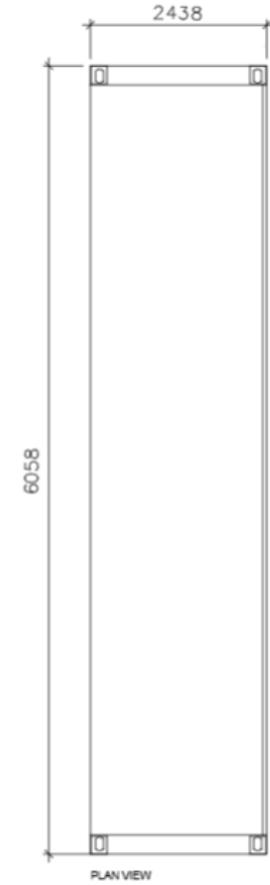
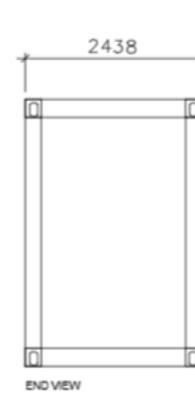
PLAN VIEW



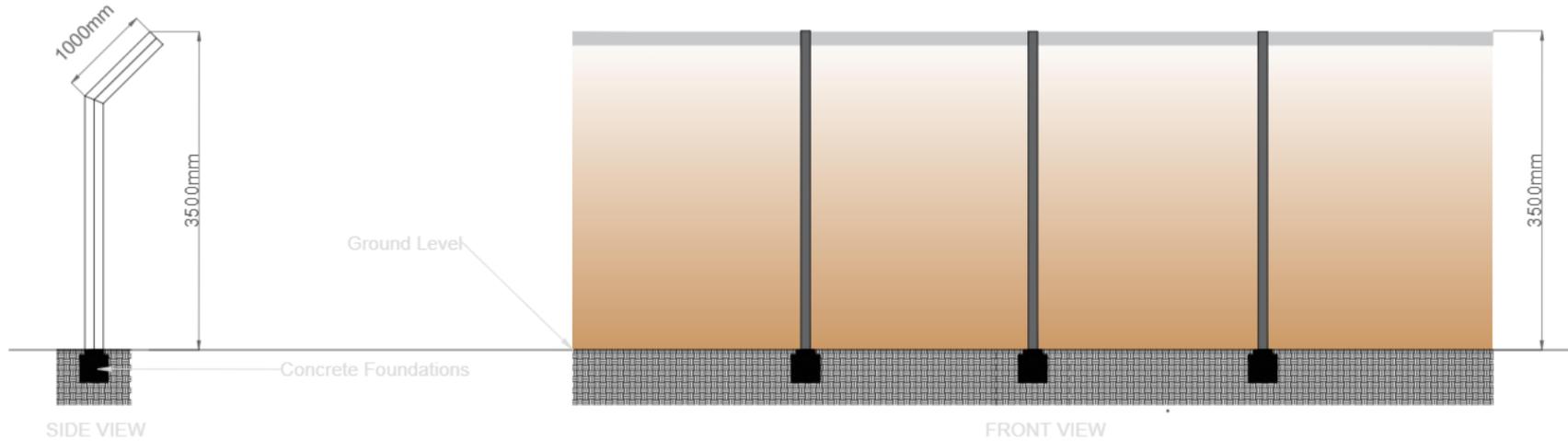
POWER STATION BESS



BATTERY UNIT

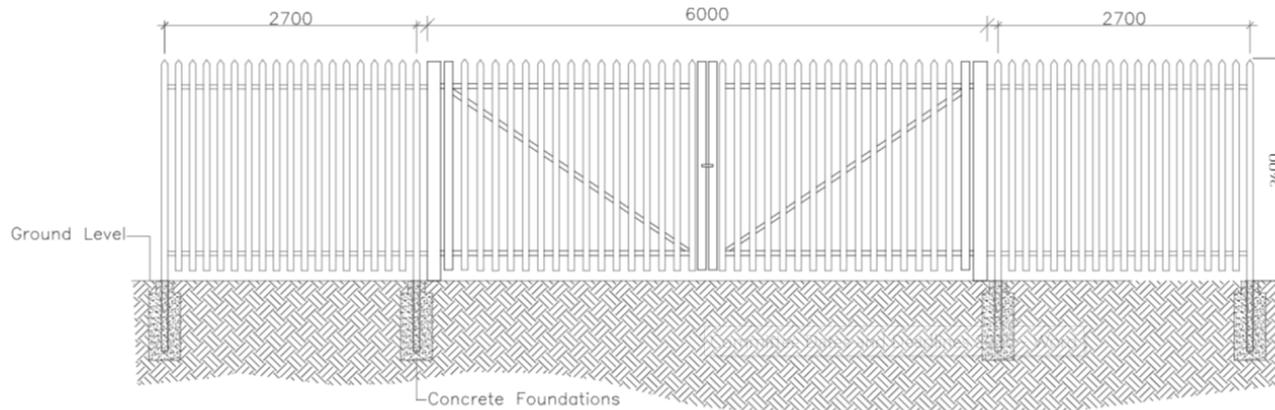


ACOUSTIC MITIGATION FENCE

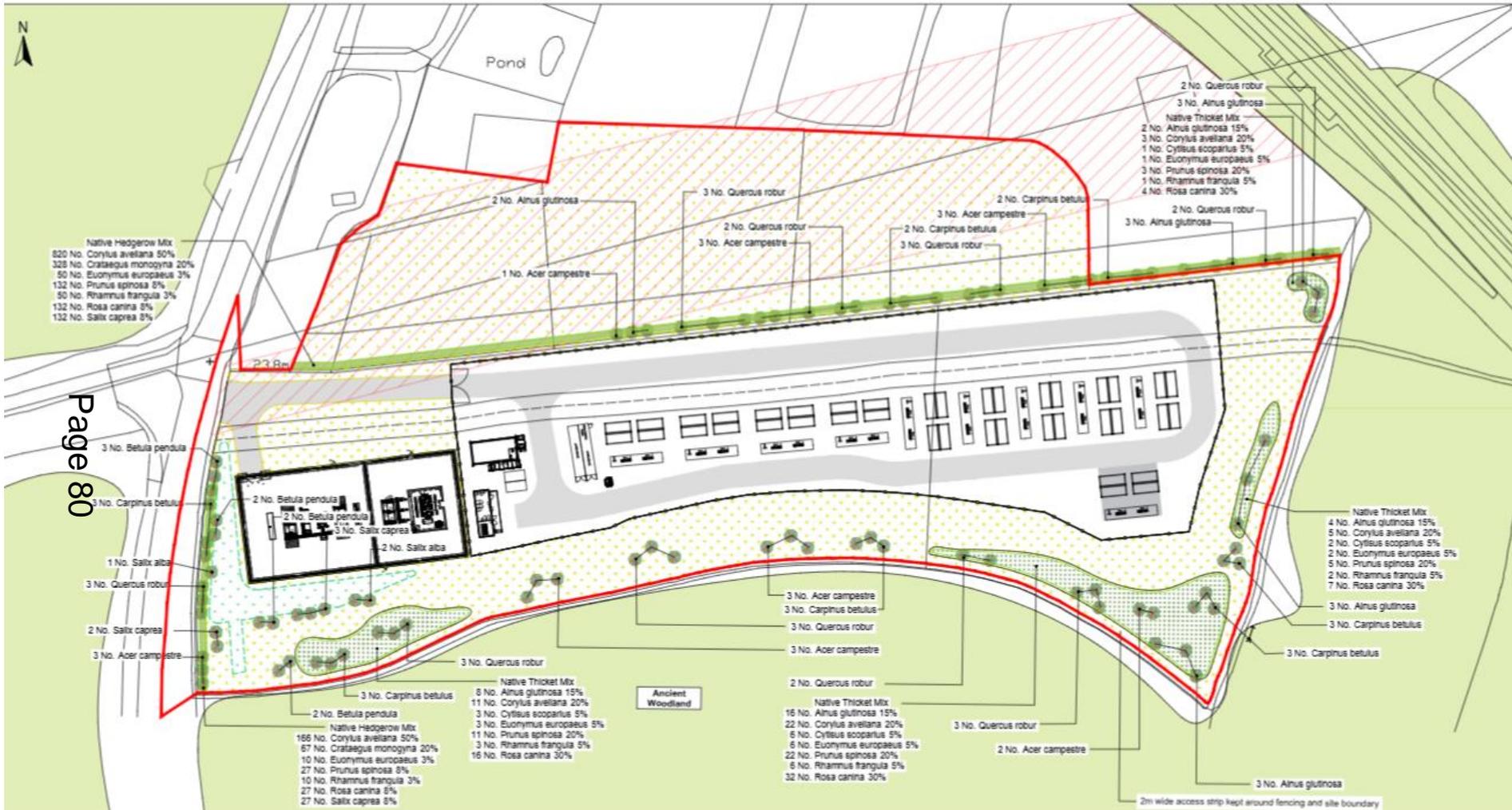


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PALISADE FENCE

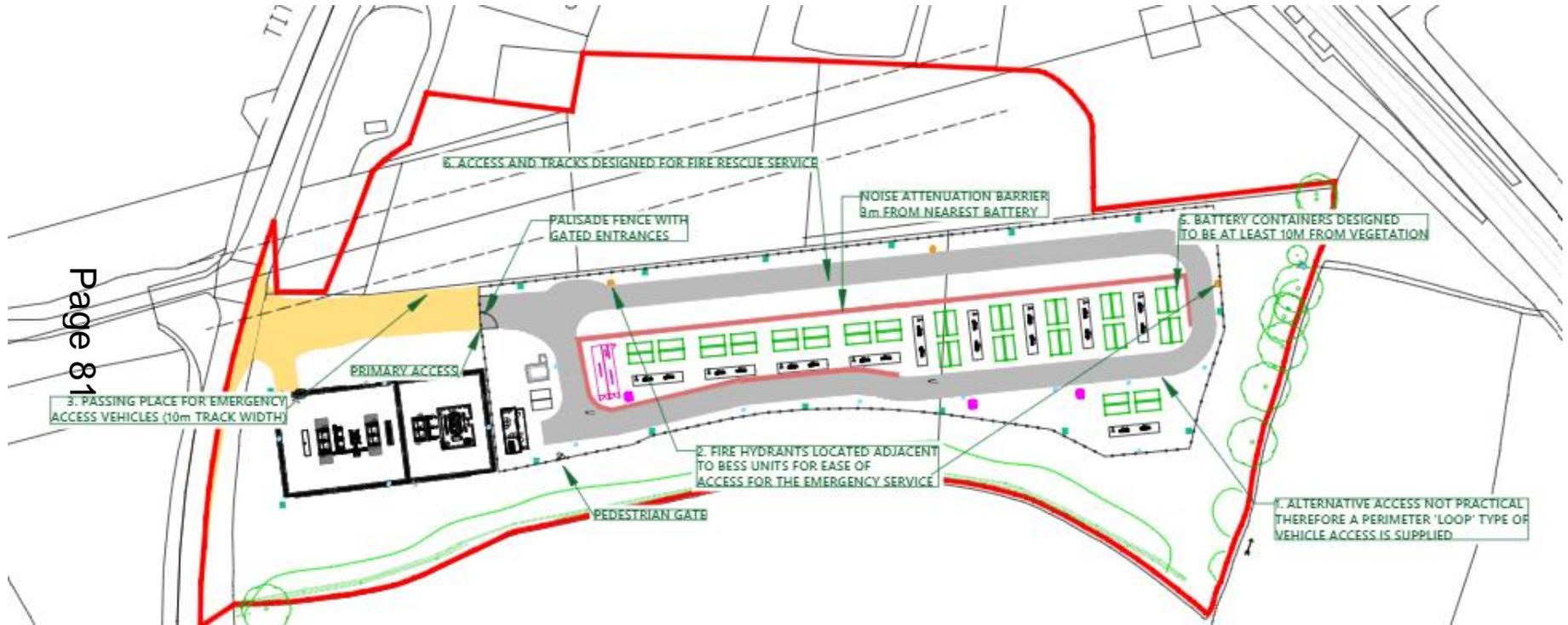


LANDSCAPE PLAN



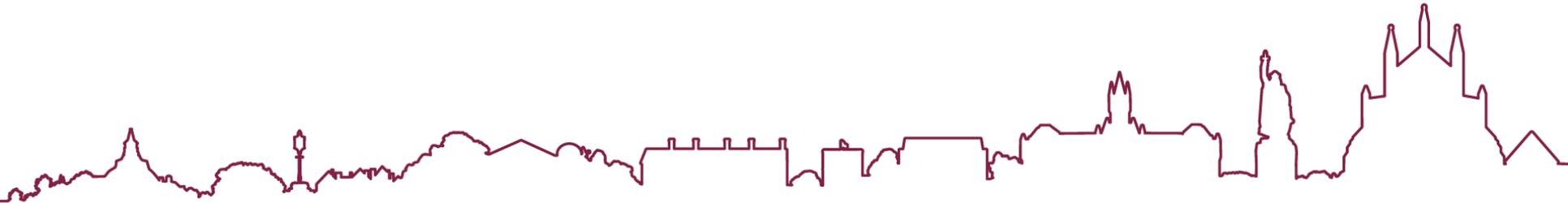
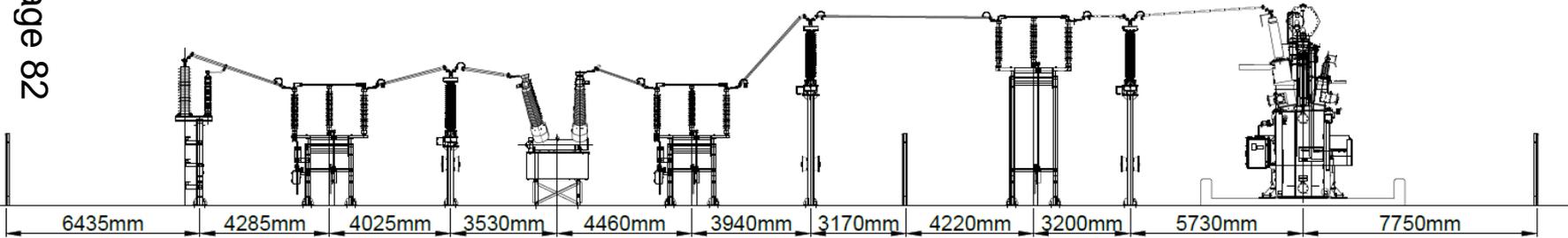
FIRE STRATEGY PLAN

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SUBSTATION – SIDE VIEW

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Cut and Fill Analysis

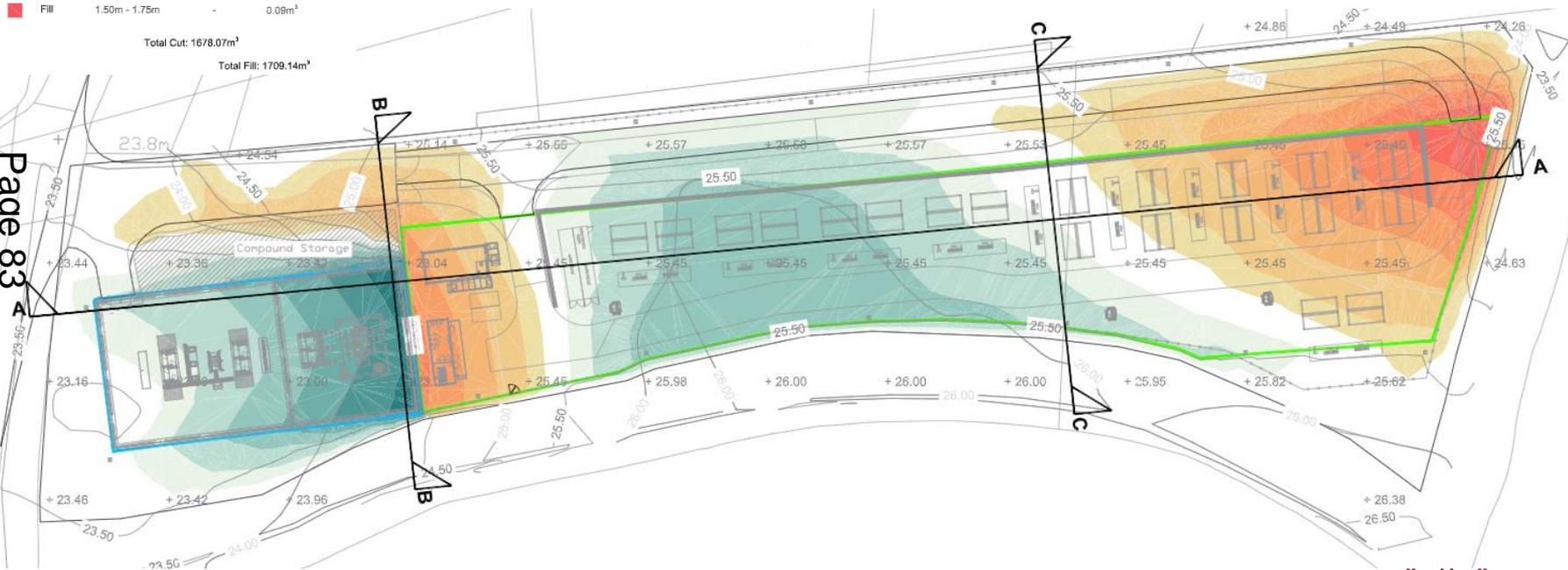
CUT AND FILL TABLE

	Height Bands	Cut Volume	Fill Volume
Cut	-1.75m - -1.50m	0.01m ³	-
Cut	-1.50m - -1.25m	6.89m ³	-
Cut	-1.25m - -1.00m	45.68m ³	-
Cut	-1.00m - -0.75m	99.64m ³	-
Cut	-0.75m - -0.50m	212.16m ³	-
Cut	-0.50m - -0.25m	665.05m ³	-
Cut	-0.25m - -0.10m	648.64m ³	-
Cut	Minimal Earthwork		
Fill	0.10m - 0.25m	-	531.84m ³
Fill	0.25m - 0.50m	-	586.49m ³
Fill	0.50m - 0.75m	-	334.99m ³
Fill	0.75m - 1.00m	-	173.92m ³
Fill	1.00m - 1.25m	-	65.97m ³
Fill	1.25m - 1.50m	-	15.84m ³
Fill	1.50m - 1.75m	-	0.09m ³

Total Cut: 1678.07m³

Total Fill: 1709.14m³

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VIEW TOWARDS THE SITE AND THE LOCATION OF THE PROPOSED ACCESS FROM TITCHFIELD LANE



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VIEW WEST FROM WITHIN SITE TOWARDS TITCHFIELD LANE



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VIEW TOWARDS NORTH OF SITE



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VIEW TOWARDS SOUTH BOUNDARY



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VIEW TOWRDS SOUTH-WEST CORNER OF SITE AND BOUNDARY WITH TICHFIELD LANE



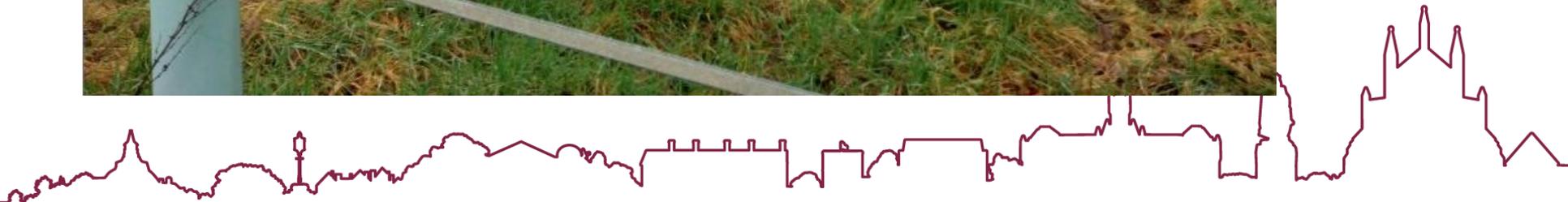
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VIEW TOWRDS SOUTH-EAST CORNER OF SITE



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VIEW FROM NORTH-WEST CORNER LOOKING SOUTH-EAST



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RECOMMENDATION

Permit subject to conditions

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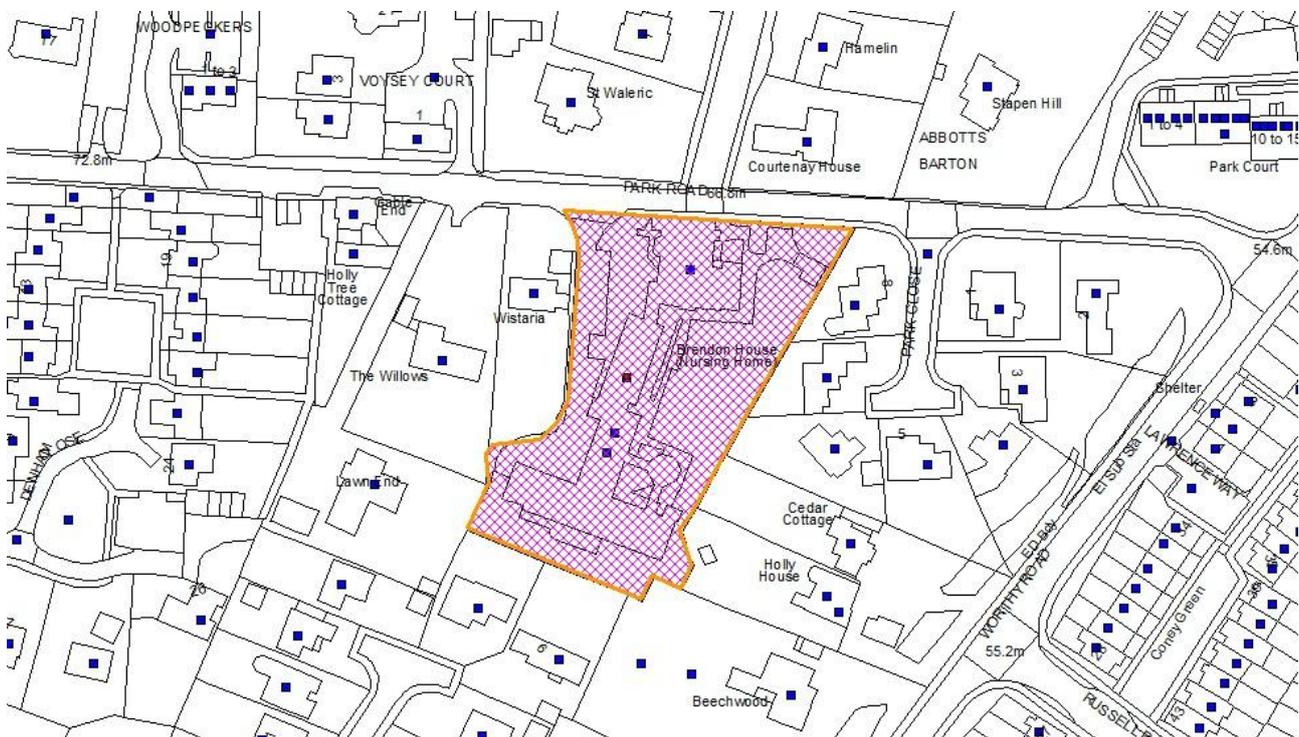
WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No:	25/02183/FUL
Proposal Description:	Part demolition and part conversion of an existing C2 Care Home to three C3 residential dwellings, with the erection of five C3 residential dwellings, with associated access, landscaping and parking (Amended Plans)
Address:	Brendon House Park Road Winchester Hampshire SO23 7BE
Parish, or Ward if within Winchester City:	St Bartholomew
Applicants Name:	Mr Chris Rees
Case Officer:	Cameron Taylor
Date Valid:	24 October 2025
Recommendation:	Permit
Pre Application Advice	Yes (25/01281/PRE)

Link to Planning Documents

[Link to page – enter in reference number 25/02183/FUL](#)

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



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Reasons for Recommendation

The development is recommended for permission as it is considered that it will respond positively to the character and appearance of the local environment and would not create significant adverse harm to neighbouring residential amenity and is in accordance with the development plan.

General Comments

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

Nathan Eve Ward Councillor has requested for the application to be determined by Planning Committee, based upon material planning considerations as shown in Appendix 1

Amendments to Plans Negotiated

Amended plans have been received which change the layout of plots 4 and 5 to address comments made by the council's Tree Officer. Re-consultation has been undertaken for a further 3 week period. This has included an updated site notice and neighbour letters.

Site Description

The site is situated to the south of Park Road and the junction between Park Road and Courtenay Road. The site currently contains the late 19th Century 'gentleman's residence' of Brendon House. The building is a two and a half storey building that has undergone various extensions over the time. It is not a listed building but does have enough sufficient historic and architectural interest to be considered a non-designated heritage asset. The historic principal elevation of Brendon House was to the south with its access off Worthy Road, but with development within the area the site is now solely accessed off Park Road. The site has a current C2 (care home) use with a large extension to the south of the Brendon House to facilitate this use which is attached to the original building. There is a significant levels changes across the site. The eastern boundary of the site sits at a lower ground level than the western boundary. The ground level drops further to the east with an approximate drop of 5 metres to the neighbouring property of Holly House.

The site is bounded by residential dwellings that typically consist of two-storey dwellings within generous plots. The site has mature vegetation along the east, southern and part of the western boundary.

Proposal

The proposal seeks the part demolition and part conversion of an existing C2 Care Home to create three C3 residential dwellings and the erection of five C3 residential dwellings, with associated access, landscaping and parking.

Plot 1 falls within the converted main building of Brendon House and is a two-storey 3 bed dwelling located on the northern boundary. The dwellings principal elevation is the western elevation. The dwelling includes a front and rear garden off the west and east elevations respectively, with the garage and allocated space located within the eastern access and parking area.

Plot 2 is located within the southeast corner of the converted Brendon House and would form a two and a half storey dwelling 3 bed dwelling. The dwellings principal elevation is the eastern elevation which is also the location of the site's private amenity space. This leads to garage and allocated parking to plot 2 within the eastern access shared with plot 1.

Plot 3 is located within the southwestern corner of Brendon House and forms a two and a half storey 3 bed dwelling. Plot 3 utilises the existing main entrance to Brendon House on

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the southern elevation, with the site's amenity spaces being located off the western elevation. The garage and parking to plot 3 is situated along the western access road with the sites garden separating the garage and dwelling.

Plot 4 is a one and a half storey 3 bed dwelling that has a style of a coach housing fronting the Brendon House to the south. Plot 4 includes a side and rear amenity space, with landscaping creating the boundary with the access and plot 5. This dwelling includes an attached garage and driveway off the east elevation which creates 2 allocated spaces

Plot 5 forms a one and a half storey 2 bed dwelling that is a corner plot that has an L-shape to front the access both to the west and south. The dwellings entrance is located on the western elevation with the attached garage and parking located on the northern boundary. The dwelling has the amenity space to the north and east of the dwelling.

Plot 6 is located in the southwestern corner of the site and is a two and a half storey hipped roof dwelling. The dwelling includes a single-storey flat roof element off the west elevation and a single-storey hipped element off the eastern elevation which forms part of the garage and additional residential floor space. The dwelling includes dormers on the north and eastern elevation, with the private amenity space being located to the south of the dwelling. The dwelling has a driveway for 2 allocated spaces with the third located within the garage.

Plot 7 is a two and a half storey dwelling located centrally along the southern boundary between plots 6 and 8. The dwelling includes 2 dormer windows to the front with a half-hipped roof form and a single-storey hipped element off the east elevation which serves the dwelling's garage. The parking is located off the east, with 2 allocated spaces to the front and its third within the garage. The amenity space is located to the south of the dwelling.

Plot 8 is located within the southeast corner of the site and forms a two-storey dwelling to the front and a three-storey dwelling to the rear and eastern side elevation. Plot 8 includes an attached garage off the west elevation and an allocated space to the front of the garage and its additional space located next to a visitors space to the north. Plot 8 has a levels change from its western boundary to the eastern boundary of around 1.5 to 2 metres, which falls within the amenity space of the dwelling.

The site overall includes 3 visitors' spaces. 2 are located just beyond the access gate with the additional space located at the end of the access road within the southeast corner of the plot.

Relevant Planning History

- No Previous Relevant Planning History

Consultations

Service Lead – Built Environment (Historic Environment) –

- No objection subject to conditions

Service Lead – Built Environment (Urban Designer) –

- No objection to proposal

Service Lead – Engineering (Drainage) -

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- No comments received

Service Lead – Sustainability and Natural Environment (Ecology) –

- No objection subject to conditions

Service Lead – Sustainability and Natural Environment (Trees) –

- Initial comments- The proposal is not acceptable because several of the new buildings are positioned too close to protected trees (including T3, T9, T10, T12, T14, T16 and those within TPO 2262). Their root protection areas would be encroached upon, and the relationship between the buildings and the trees are considered poor. Although some mitigation for root impacts has been suggested, the canopy spread and height of these trees mean that significant shading, seasonal nuisance, and pressure for future tree works are highly likely. The submitted assessment does not adequately account for future canopy growth or provide sufficient clearance between trees and buildings, raising long-term concerns for both tree health and residential amenity.
- No Objection to amended plans subject to conditions

Representations:

Councillor Nathan Ward- St Bartholomew

- Overlooking / Loss of privacy (See appendix 1)

City of Winchester Trust

Support

“The Trust feels persuaded by the applicant's case for a change of use on this site from C2 to C3 and welcomes the decision to retain the existing principal building which is indeed a heritage asset which is no longer in use and at risk of becoming dilapidated. The removal of the long extension wings and the use of the site for 5 additional detached dwellings does indeed create a footprint more suited to the residential context of the area. The Trust have been informed that many neighbours have welcomed the scheme but the neighbour at Lane End is concerned about overlooking and shading from Plot 6 in particular. Perhaps the applicants could provide some modelling on these issues to satisfy those concerns.

In general the Trust welcomes these proposals as an acceptable way forward for this redundant but important site. We also welcome the commitment to CP11 sustainability policies and the proposals for photovoltaic panels and heat pumps”

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

- Impact upon character and appearance
 - The design and scale for plots 6, 7 and 8 are excessive in height and massing
 - Fails to respond to the character and appearance of the area
 - Fails to respect the established scale and roofscape.
 - None compliance with WIN3, through the height and massing of Plot 8.
 - Interrupt views toward Brendon House
- Impact upon neighboring amenity
 - Overbearing impact upon the surrounding neighboring properties from plots 6, 7 and 8
 - Overshadowing impact upon No. 5 and 6 Salcot Road and Holly House.

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- Overlooking impact upon the surrounding neighboring properties from plots 6, 7 and 8
- Loss of outlook
- Drainage
 - Surface water drainage concerns as a result of topography of the site and area.
- Ecology
 - Environmental impacts as a result of development
 - Protection of the trees on site
- Lack of information
 - For plots 6, 7 and 8
 - Lack of cross-sectional and street scene drawings and topographical data
- Lack of consultation

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

- Retention and protection of the non-designated heritage asset
- The development responds positively to the existing building and its setting
- Allows the construction of 5 sustainable houses
- Reduces traffic entering and leaving the site
- Protects the protected trees located on site
- Boundary between the site and Wistaria needs to be clarified
- Plot 6 looks squashed in behind rising ground level.

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
11. Making effective use of land
12. Achieving well-designed places
13. Protecting Green Belt land
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment

National Planning Practice Guidance (NPPG)

- Appropriate assessment
- Biodiversity net gain
- Community Infrastructure Levy
- Consultation and pre-decision matters
- Design: process and tools
- Effective use of land
- Flood risk and coastal change
- Historic environment

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- Natural environment
- Plan-making
- Planning obligations
- Tree Preservation Orders and trees in conservation areas
- Use of planning conditions

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

- DS1 – Development Strategy and Principles
- CP2 – Housing Provision and Mix
- CP6 – Local Services and Facilities
- CP11 – Sustainable Low and Zero Carbon Built Development
- CP13 - High Quality Design
- CP16 – Biodiversity
- CP20 - Heritage and Landscape Character

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

- DM1 – Location of New Development
- DM2 – Dwelling Sizes
- DM15 – Local Distinctiveness
- DM16 – Site Design Criteria
- DM17 – Site Development Principles
- DM18 – Access and Parking
- DM19 – Development and Pollution
- DM20 - Development and Noise
- DM24 – Special Trees, Important Hedgerows and Ancient Woodland
- DM31 – Locally Listed Heritage Assets

Local Plan (Regulation 19) 2020 – 2040

- SP1 – Vision and Objectives
- SP2 – Spatial Strategy and Development Principles
- CN1 – Mitigating and adapting to climate change
- CN2 – Energy Hierarchy
- CN3 – Energy efficiency standards to reduce carbon emissions
- CN4 – Water efficiency standards in new developments
- CN5 – Renewable and low carbon energy schemes
- D1 – High Quality, well designed and inclusive places
- D2 – Design Principles for Winchester Town
- D5 – Masterplans
- D7 – Development Standards
- T1 – Sustainable and Active Transport and Travel
- T2 – Parking for New Development
- T3 – Promoting sustainable travel modes of transport and the design and layout of parking for new developments
- NE1 – Protecting and enhancing Biodiversity and the Natural Environment in the district
- NE5 – Biodiversity
- NE6 – Flooding and Flood Risk

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- NE15 – Special Trees, Important Hedgerows and Ancient Woodlands
- 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
- HE1 – Historic Environment
- HE2 – All heritage assets
- HE4 – Non-Designated Heritage Assets
- H4 – Development within Settlements
- H5 – Meeting housing needs
- E8 – Local Shops, Services and Facilities

Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

Air Quality Supplementary Planning Document 2021

Car Parking Standards Supplementary Planning Document (2009)

Other relevant documents

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

Nature Emergency Declaration.

Statement of Community Involvement 2018 and 2020

Winchester Waste Management Guidelines

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 situated within the designated settlement boundary of Winchester, where the principle of new residential development is acceptable in accordance with policy DM1 of the LPP2 and emerging policy SP2, provided that the development is in accordance with policies of the Development Plan and unless material planning reasons indicate otherwise.

The proposal seeks the creation of 8 residential units. Under policy CP2 of the LPP1 it notes the majority of dwellings should be of a 2 and 3 bed mix. Within the emerging local plan, policy H5 is relevant which has substantial weight as it is not subject to modifications and notes the proposal should include a reasonable mix of dwelling sizes. As indicated within the planning statement and plans it is demonstrated that a housing mix of one 2 bed, four 3 bed and three 4 bed dwellings will be provided. This equates to the majority of the proposed dwellings being 2 and 3 bed dwellings and is considered to be a reasonable

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housing mix. The proposal therefore complies with policies CP2 of the LPP1 and H5 of the Emerging Local Plan

The proposal engages Policy CP6 of LPP1 and its equivalent policy in the Emerging Local Plan E8 which seek to prevent the loss of local services. A care home is listed in the preamble to the policy as a facility. E8 is not subject to modification and so has substantial weight.

Policy E8 says that development proposals should not threaten or result in the loss of premises or sites used to provide services and facilities unless it can be demonstrated that:

- i. The site/premise is not required because the service or facility has been satisfactorily relocated or is no longer needed to serve the locality;
- ii. The service/facility is no longer practical or viable and cannot be made so; and
- iii. The site or building has no reasonable prospect of being used for an alternative service or facility which would benefit the local community.

As part of the assessment of proposals, applicants are expected to provide viability assessments of the sites and evidence of the appropriate marketing for alternative services or facilities. Marketing should be undertaken for a minimum of at least 12 months.

In this case, the care home no longer operates from this site but has been relocated to another site within Winchester City at St Giles View on Quarry Road. The re-located care home is operated by the same company and in fact has increased the number of care home beds from 49 to 60.

Criteria i of E8 above has therefore clearly been satisfied as there is not a net loss of a facility as the care home has been satisfactorily relocated and in fact there is a gain in terms of increased bed numbers serving the community.

Criteria ii of E8 is not engaged because the facility has been relocated.

Criteria iii requires an assessment of whether the site / building on Park Road (which is now vacant) could be used for an alternative service or facility which would benefit the local community. To undertake this assessment the applicant is expected to provide a viability assessment of the site and evidence of appropriate marketing for alternative services or facilities for a minimum of at least 12 months.

The applicant has undertaken some marketing which commenced October 2024 with the particulars being distributed to 1,066 parties. The applicant has advised that there were 8 expressions of interests / offers made, however the principal limitation noted was the main building being classed as a non-designated heritage asset and as such the need for its retention.

It is not considered that this marketing exercise has been sufficiently robust enough or adequately recorded to meet the requirements of E8 iii, in that it does not represent a 12 month exercise fully evidenced in a submitted marketing report. As such the proposal is in conflict with E8 iii.

Notwithstanding this conflict, it is recognised that the proposal does meet criteria i, meaning that there is no net loss of a facility, which is the primary intention of policy E8.

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The relocated facility is within the city and operated by the same company and as noted, a larger care home than the one that operated at Park Road. These factors have positive weight when considering the conflict with criteria iii and it is considered therefore that criteria iii has reduced weight in the planning balance in light of the relocation of the satisfactory relocation of the care home.

It is also recognised that Brendon House is a non-designated heritage asset which the council would want to retain, and that this is likely to place certain limitations on the potential re-uses of the site. The marketing that the applicant undertook corroborates this view although as noted, the marketing exercise itself can be afforded little weight. However, notwithstanding the inadequate marketing, the circumstances of the site and presence of a non-designated heritage asset would indicate that conversion to residential, while not the only possible re-use, is preferable when considering the least impactful options. The proposed development to Brendon House is considered to result in some improvement to the non-designated heritage asset, with the new dwellings preserving its significance.

It is therefore considered that the principle of residential development through the retention and conversion of the existing building and development of new houses within the grounds and is acceptable.

In summary, despite the identified conflict with E8 iii, when considering the proposal in the round against key policies CP2 and CP6 of the LPP1, DM1 of the LPP2 and emerging policies SP2, H5 and EP8, it is considered to be acceptable in principle.

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 located to the south of Park Road and has a current use as a care home, occupying the original Brendon House building together with a series of rear extensions that provide additional accommodation and amenity space for the care home. Brendon House originally fronted south, with the rear elevation facing towards Park Road. It is a two and a half storey Queen Anne-style dwelling constructed of red brick beneath a clay tiled crown roof, featuring prominent and elaborate brick chimney stacks.

The site benefits from two vehicular access points and associated parking areas, both of which are to be retained. One access is positioned to the east and the other to the west of Brendon House, each taken from Park Road. The western access extends further into the site along the boundary with Wisteria.

The site is typically surrounded by two-story detached dwellings set within generous plots, many of which back onto the application site. The area features a noticeable fall in topography from west to east, with an approximate 5 metre drop towards Holly House.

The proposal retains the principal Brendon House building and involves the demolition of the extensions located to the south of the main structure. The primary elevation fronting the public realm is the north elevation, which historically served as the rear of the building.

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The proposed works to Brendon House include its subdivision to form three residential dwellings, along with a modest north facing extension to provide additional residential floorspace to plot 1. Although the extension will be visible from the public realm, it represents a small infill between existing elements of the building and is therefore not considered to result in any adverse impact on the character or appearance of the site or the wider area.

The proposal also includes the continuation of the existing brick boundary wall on the northern boundary to enclose the proposed amenity spaces of plot 1, together with a new gate serving the western access. While the introduction of the gate is not ideal, it is not considered harmful to a degree that would justify refusal. Overall, the boundary treatment along the public realm is acceptable and would not harm the character or appearance of the site or its surroundings.

Three brick-built garage structures are proposed. These include 2 within the eastern parking area that serve plots 1 and 2, with the third garage being located just past the entrance gate opposite the garage of Wistaria. These are modest, ancillary, and subservient in scale and appearance, they are considered to remain in keeping with the character and appearance of the main building.

The works to Brendon House would remove several 20th century additions, thereby enhancing and better revealing its architectural quality. Conditions will be imposed to ensure that the works preserve the significance of Brendon House as a non-designated heritage asset. A more detailed assessment of its heritage value is provided in the section below.

The demolition of the southern extensions is considered to represent an improvement to the site overall.

Following the demolition of the southern wing of the care home, the proposal seeks the construction of five new dwellings. These comprise two one-and-a-half-storey units located centrally within the site (Plots 4 and 5), and three larger two-storey detached dwellings positioned to the south (Plots 6, 7 and 8).

Plot 4 fronts north towards the principal elevation of Brendon House. Its overall scale and design are reminiscent of a traditional coach house or stable building, allowing it to read as an ancillary structure to the larger Brendon House. This relationship is reinforced by the direct views of the dwelling available from the site access. The proposed dwelling adopts a classically inspired design, characterised by symmetry and balanced proportions, with the massing softened by lower side wings. Given its scale, form, and architectural approach, the building is considered to represent an enhancement compared with the existing structures located to the south of Brendon House. As such, it would improve the character and appearance of the site and the wider area.

Plot 5 adopts a similar design approach to Plot 4, with an overall scale and appearance that allow it to function as a notional service or ancillary building to Brendon House. The dwelling is sited on a corner plot as a result of the access road serving Plots 6-8. As a result of the siting of the dwelling, it features an L-shaped footprint presenting active frontages to both the western and southern elevations, providing enclosure and natural surveillance across the internal access roads serving the proposed dwellings. Its scale

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remains clearly subservient to Brendon House, reinforcing its role as a supporting building in a manner consistent with Plot 4.

The architectural treatment reflects the traditional character of Brendon House, ensuring that Plot 5 integrates effectively with its setting. As such, the proposed dwelling would not result in any adverse impact on the character or appearance of the site or the wider area.

Both Plots 4 and 5 are proposed to be finished in facing brick with slate roof tiles, reflecting the materials and architectural character of Brendon House. To ensure an appropriate match and a high-quality finish, Condition 3 is attached, requiring the submission and approval of full details of the proposed external materials.

Plot 6 is located in the southwest corner of the site and borders Wistaria, The Willows, Lawn End, and No. 5 Salcot Road. The proposed dwelling is a two and a half storey, four bedroom property with a hipped roof. Two dormer windows are proposed on the principal and side elevations; both are proportionate in scale and do not dominate the roof form. The dwelling has a balanced, traditional appearance, with its massing effectively broken up through its design and use of materials, including facing brickwork and clay roof tiles. An integrated garage and a flat roofed projection on the side elevation increase the footprint but remain appropriate in scale and appearance for a dwelling of this size. Overall, the design and form of Plot 6 are considered to be in keeping with the character of the site and the wider area.

Plot 7 is the largest of the proposed new dwellings and is positioned centrally along the southern boundary of the site. It is a two and a half-storey, half-hipped dwelling designed with a traditional architectural approach. The principal elevation features symmetrical fenestration, complemented by two proportionate dormer windows that sit comfortably within the roof form, with rooflights positioned on the rear elevation.

The integrated garage for Plot 7 is set back from the principal elevation, adopting a subservient form that ensures it sits cohesively within the overall design without detracting from the dwelling's character or appearance. Traditional detailing is incorporated throughout, with the external finish comprising rendered walls and clay roof tiles. To ensure an appropriate quality of finish to the render, full details are required to be submitted and approved under Condition 3.

Plot 8 presents as a two-story dwelling when viewed from the front with a height of 9.1 metres, and as a three-story dwelling to the rear due to the change in ground levels across the site which has a height of approximately 12.1 metres. The design adopts a traditional approach, with symmetrical fenestration on the principal elevation. While the level change results in some areas of taller walling, the inclusion of windows on the east elevation helps to break up the massing and reduce visual bulk.

The garage is set back from the front elevation, ensuring it remains subservient to the main dwelling and does not detract from its overall character. The external materials match those proposed for Plot 6 that are facing brick and clay roof tiles, ensuring consistency and helping the dwelling integrate with the character and appearance of the wider development and surrounding area.

Plots 6, 7 and 8 are positioned along the southern boundary and comprise a range of dwelling sizes, with Plots 6 and 7 being two and a half storey properties and Plot 8

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presenting as two storeys from the front and three storeys to the rear due to the lower ground level. While the dwellings are substantial in scale, they remain in keeping with the size and form of surrounding properties and maintain generous separation to the site boundaries. This ensures that the proposed dwellings do not appear cramped or overly dominant within the site and that they successfully integrate with the character and appearance of the surrounding area.

The proposed development is considered to result in an overall enhancement to the character and appearance of Brendon House, particularly through the removal of the functional southern extensions. Comments have been received from the Urban Designer in which he notes plots 6, 7 and 8 are marginally proportionally too large for the plots. It is appreciated that the dwellings are large, however they are considered to remain in-keeping to the character of the area with regards to the scale of the dwelling. The new dwellings, which will be visible from the site access, are traditional in scale and appearance and have been designed to sit comfortably within the setting of Brendon House. Subject to the conditions attached, the proposal would not give rise to any significant adverse impact on the character or appearance of the site or the wider area.

Landscape

A landscape plan has been submitted setting out the proposed landscaping across the site. From a character and appearance perspective, the landscaping is considered acceptable. However, concerns have been raised regarding potential impacts on overlooking and overbearing, and these matters are addressed in detail later in this report.

The proposal therefore complies with policies CP13 of the LPP1; DM15 and DM16 of the LPP2 2; D1 and D2 of the Emerging Local Plan, and the High Quality Places SPD.

Development affecting the South Downs National Park

The application site is located over 320m to the west of 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.

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

The development involves works within the curtilage of Brendon House, which is identified as a non-designated heritage asset. Brendon House is a substantial late 19th century dwelling in the Queen Anne style, constructed of red brick under a clay tiled crown roof and featuring elaborate brick chimney stacks. The building incorporates a range of

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decorative architectural elements, including ornate porches, detailed brick string courses, and timber sash windows set beneath rubbed brick arches.

Brendon House has been significantly extended during the 20th century, both before and during its use as a care home. The two storey additions to the north of the original building are generally of good quality and sit well in relation to the host structure. In contrast, the southern extensions are of limited architectural interest and are more functional in appearance, reflecting their role in supporting the former care home use. These later additions do not successfully relate to the form, materials, or character of Brendon House. Despite these alterations, the original building retains sufficient architectural and historic interest to warrant its identification as a nondesignated heritage asset.

The Grade II listed building of Stapenhill is located in close proximity to the site, approximately 65 metres to the northeast.

The following legislation and policies are taken into account in the assessment and determination of this planning application.

Relevant Legislation

The preservation of the special architectural/historic interest of the listed building (Stapenhill) and its setting (S.66 P(LBCA) Act 1990; Policy DM29 & DM30 of the LPP2; Policy CP20 of the LPP; NPPF (2024) Section 16).

The preservation of a non-designated heritage asset (Policies DM29 & DM32 of the LPP2; Policy CP20 of the LPP1; HE1, HE2 and HE4 of the Emerging Local Plan; NPPF (2024) Section 16).

Guidance

The consideration and assessment of due regard is required in relation to the relevant legislation and guidance as outlined within the Historic Environment/Archaeology consultation response

As such due regard has been given to Section 66 of the Planning (Listed Buildings and Conservation Areas Act 1990) which confirms that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Listed Building/Structure. Case law has established that where an authority finds that a development proposal would harm the setting of a listed building, it must give that harm “considerable importance and weight”.

The historic environment section of the Planning Practice Guidance further outlines the role of the Local Planning Authority in considering the effects of new development that are in the vicinity of or affect the setting of listing buildings and heritage assets. Paragraph 212 of the NPPF advises that great weight should be given to the conservation of a heritage asset in considering the impact of a proposal on its significance (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 213 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Policy CP20 of LPP1 and Policy
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DM29 of LPP2 ensure that development preserves and enhances heritage assets and their settings.

Brendon House is appreciated both from Park Road and from within the site itself. The proposed works include the demolition of the southern extension, which does not contribute to the significance of the non-designated heritage asset.

The development also involves the subdivision of Brendon House into three dwellings.

This element of the scheme would reverse a number of 20th century alterations and would help to sustain the building's architectural quality. The proposed works are considered acceptable, subject to Conditions 5 and 7, and the subdivision will enable the longterm retention and viable reuse of the building. The removal of the southern extension is regarded as an enhancement, and the five additional dwellings proposed within the wider site are not considered to harm the significance of the non-designated heritage asset.

Stapenhill, a Grade II listed building, is located approximately 65 metres to the northeast of the site. It is physically separated from Brendon House by Park Road and substantial garden planting and vegetation. As the listed building is already experienced within a residential context, it is considered that the proposed development at Brendon House would not harm its significance or its setting, nor would it diminish the ability to appreciate that significance.

The proposed development to Brendon House is considered to result in some improvement to the non-designated heritage asset, with the new dwellings preserving its significance. The proposal therefore complies with policies DM29 of the Local Plan Part 2 and HE1, HE2 and HE4 of the Emerging Local Plan and NPPF (2024) Section 16.

It is considered that it will not result in an adverse impact to the significance, the setting and historic interest of the nearby listed building of Stapenhill, Section 16 para 212 of the NPPF (2024), S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy CP20 of LPP1 and DM29 of LPP2 and the historic environment section of the Planning Practice Guidance.

Neighbouring Amenity

Plots 1, 2 and 3 are situated within the existing Brendon House building. The only external alterations to the building's footprint comprise a proposed extension to the north elevation and the removal of an external access staircase on the east elevation. The scheme also includes the introduction of new windows on the east and west elevations, along with alterations to existing openings on the north and south elevations. At first-floor level, the windows on the eastern elevation serve a mix of bedrooms for Plots 1 and 2, as well as an en-suite for Plot 1. However, Brendon House is located over 20 metres from the nearest residential property at No. 7 Park Close, with No. 8 Park Close situated more than 21 metres away. Both properties benefit from established mature vegetation along the shared boundary. Similarly, the windows proposed on the western elevation serve bedrooms and en-suites for Plots 1 and 3. These windows face towards the front garden of Wisteria, across a separation distance of over 21 metres on the opposite side of the access road. Given the intervening distances involved and the presence of boundary vegetation, it is not considered that the proposal would result in material harm to the residential amenities of neighbouring properties. Plot 2 includes a first floor window that looks directly into Plots 1 garden, this is to be obscured glazed and secured by condition.

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Plot 4 is a one-and-a-half-storey dwelling positioned centrally within the site, featuring two dormer windows facing east and west. Both dormers serve bedrooms located within the roof space. The western dormer overlooks the access road, with a separation distance of over 23 metres to the nearest neighbouring dwelling, Wisteria, and more than 20 metres to the boundary of that property. Additional planting is proposed within the western corner of Plot 4's garden, which will provide further screening. The eastern dormer faces towards the boundary with No. 7 Park Close, with a separation distance of over 20 metres to the dwelling itself, and mature trees and vegetation are present along the boundary. Given the position of Plot 4 within the site and the intervening distances involved, it is not considered that the proposal would result in an adverse impact on the residential amenities of neighbouring properties.

Plot 5 is the second one-and-a-half-storey dwelling on the site and features a single dormer window facing east. The dormer serves a bedroom and, although it is orientated towards No. 6 Park Close, the outlook is obscured by mature vegetation retained as part of the proposal and benefits from a separation distance of over 34 metres. No additional first-floor glazing is proposed on the eastern elevation. The only other upper-floor opening is a southern gable-end window serving the landing, which looks towards the internal access road. Given the location of Plot 5, the existing boundary treatment, and the considerable distance to the neighbouring property, it is not considered that the proposal would result in an adverse impact on neighbouring residential amenities.

Plot 6 is located in the south-western corner of the site and shares boundaries with four neighbouring dwellings outside of the development. To the north lies Wisteria, with The Willows and Lawn End positioned along the eastern boundary, and No. 5 Salcot Road located to the south. The proposed dwelling includes a single central dormer window on the front elevation. Wisteria is situated over 36 metres to the north, and the dormer does not directly overlook this property. A first-floor bedroom window is also proposed on the west elevation. The separation distance to the boundary with The Willows is approximately 7.5 metres, with land levels rising to the west and a mature hedge extending along the boundary which has a height of around 4 metres. The dwelling at The Willows is positioned more than 22 metres to the northwest of this window. Given the level change, the boundary vegetation and distance to The Willows, it is not considered that the window would result in a significant adverse overlooking impact on The Willows. To the rear, Plot 6 contains three first-floor windows serving the master bedroom and dressing room. Lawn End is located over 24 metres to the west, with mature trees retained along the boundary providing effective screening. No. 5 Salcot Road lies to the south and is over 24 metres from the rear elevation of Plot 6, providing a suitable separation distance. Although a boundary hedge is present along the southern boundary, it is irregular in places. Therefore, Condition 7 is recommended, requiring the submission of an updated landscaping plan prior to commencement of development to ensure suitable planting is provided to mitigate any potential overlooking impacts.

Plot 7 is located centrally along the southern boundary of the site, where mature hedging already provides a strong degree of screening. The dwelling includes first-floor bedrooms to both the front and rear, with additional accommodation within the roof space served by dormer windows on the principal elevation and roof lights to the rear. The front-facing dormers look towards the principal elevation of Plot 5 and the internal access road. To the south, Plot 7 is positioned over 22 metres from the rear of No. 5 Salcot Road, with No. 6 Salcot Road located approximately 29 metres away. While the first-floor windows

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face towards these neighbouring properties, the existing mature boundary vegetation provides meaningful screening. Furthermore, Condition 7 requires the submission of additional planting to reinforce the southern boundary and strengthen this screening effect. Given the intervening distances and existing boundary treatment along with the enhancements secured through condition, the proposal is not considered to result in a material adverse impact on the residential amenities of neighbouring properties that would warrant refusal.

Plot 8 is located in the south-eastern corner of the site and shares boundaries with No. 6 Salcot Road and Limewood to the south, and Holly House to the east. The ground and first-floor elements of the dwelling are set away from the southern boundary, with separation distances of over 33 metres to No. 6 Salcot Road and approximately 20 metres to Limewood and 22 metres to the front of Oakwood. Existing boundary treatment provides screening which supplements the substantial separation distances. Additional landscaping is secured by condition, ensuring further planting can be introduced to reinforce privacy. The application site sits at a higher ground level than Holly House to the east; however, there is a separation distance of more than 33 metres between Plot 8 and Holly House. While the proposal introduces an increased amount of first-floor glazing, the combination of intervening distances and boundary vegetation ensures that no unacceptable level of overlooking would occur. Accordingly, Plot 8 is not considered to result in a degree of overlooking or loss of privacy that would amount to material harm or justify refusal of the application.

Concerns have been raised regarding the height of the proposed dwellings, particularly in relation to the potential increase in massing for Plots 6, 7, and 8 when compared with the existing building on the site. While it is acknowledged that these dwellings are taller than the current structure along the southern boundary, their positioning is not considered to give rise to any adverse overshadowing impacts. Furthermore, given the separation distances to all surrounding neighbouring properties, together with the presence of mature boundary vegetation, the proposal is not considered to result in a significant overbearing effect.

Plots 7 and 8 both include windows on their side elevations serving bathrooms or dressing rooms. These openings are secured by condition 4, which requires them to be obscure-glazed and fitted with restricted openings to prevent overlooking. To prevent any future development that could result in overbearing or overshadowing impacts, conditions 8 and 9 removes permitted development rights and restricts new glazing from all the proposed dwellings. This ensures that any extensions or alterations that may affect neighbouring amenity will require planning permission and be subject to formal assessment. To mitigate potential harm that the construction of the proposal would have upon neighbouring properties condition 10 is attached that requires a construction management plan be submitted prior to the commencement of works.

The proposal therefore would not result in a significant adverse overbearing, overshadowing and overlooking impact upon the surrounding neighbouring properties. Therefore the proposals comply with policies DM17 of the LPP2 and D7 of the Emerging Local Plan.

Sustainable Transport

The proposed development utilises the existing access points serving the site. The eastern access will serve the parking areas for Plots 1 and 2, while the western access will provide

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access to Plots 3 to 8. The level of traffic generated by the proposed dwellings is expected to be comparable to that associated with the former care home use.

Parking provision is acceptable, with Plots 1, 2, 4 and 5 each providing two allocated spaces, and Plots 3, 6, 7 and 8 each providing three spaces. In addition, three visitor spaces are distributed across the site. This ensures that adequate parking is provided to meet the needs of future occupiers and visitors. Condition 11 secures the retention of the garages.

The existing access arrangements are considered acceptable, offering suitable visibility splays along Park Road. The internal layout also accommodates refuse vehicle access, enabling vehicles to enter, turn within the site, and exit in a forward gear.

The proposal is therefore not considered to result in any additional highways safety impact greater than the existing use on the site, with suitable parking provisions across the site. The proposal is therefore complies with policies DM18 of the LPP2 and T1 and T2 of the Emerging Local Plan, subject to compliance with conditions 12-14.

Ecology and Biodiversity

An Ecological Assessment (Pro Vision 2025) is submitted with this application and its findings are set out below. Appropriate recommendations have been provided in section 5 of this report, which are subject to condition 15.

Badgers

The findings within the assessment found there were no badger setts recorded on site or within 30m of the sites boundary, with no records of badgers within 1km of the site.

Bats

The main house was found to have a high potential to support roosting bats, the extension block off the south has a moderate potential for roosting bats and the small outbuilding within the eastern parking area had no potential for roosting bats. Precautionary works mitigation measures should be included to ensure the works to the main house will not disturb the bats through noise, vibration and dust. This will be secured through a construction environmental management plan. Restrictions on external lighting are secured through condition 16.

Birds

A number of red list bird species were noted to potentially be present of site, with trees and hedging providing areas for common species of nesting birds. The site was noted as not providing suitable habitat for Schedule 1 species. Suitable mitigation and enhancement measures have been put forward which includes that any vegetation must be scheduled to avoid the peak bird nesting season and a 5 metre buffer provided should the presence of nesting birds be identified, with the addition of 4 integrated bird boxes in the development.

Great crested newts

No evidence of amphibian presence was recorded during the survey and the habitats on the site are low quality for great crested newts. The grassland across the site is well maintained and the site is located in an urban location with no waterbodies present or within 500 metres of the site.

Hazel dormouse

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There are no records of hazel dormouse within 1km of the site, with the site being of a poor quality for hazel dormouse. Therefore the proposal is not considered to affect this species.

Other mammals

The HBIC returned 40 records of European hedgehogs within 1km of the site, with the site itself noted as having potential to support hedgehogs. Suitable mitigation has been noted within section 5 of the ecological assessment.

Invertebrates

A HBIC search returned records of stag beetles and white letter hairstreak's. The site does not have any suitable habitats for either of the species, with enhancements put forward within section 5 being considered acceptable.

Reptiles

The HBIC search returned 5 records of reptiles within 1km of the site for slow-worms, adder and common lizards. Suitable habitat is limited to the hedgerows and areas or ornamental shrubs which are surrounded by other residential areas. Therefore due to the poor quality of habitats on the site and the urban location reptiles are no considered likely to be present on site.

The presence of protected species on site has therefore been addressed, and the submitted report is acceptable and the mitigation and enhancements are secured through condition 15. The proposal is therefore considered to comply with policies CP16 of the LPP1 and NE5 of the Emerging Local Plan.

Biodiversity Net Gain

A Biodiversity Net Gain Assessment by Pro Vision (2025) and BNG metric calculations have been submitted as part of this application. The proposed site would result in entirely private residential land, this means there will be no room for all the BNG to be provided on site although some tree planting and the introduction of shrubs will provide some onsite BNG. However, the remainder of the BNG will need to be achieved offsite which is considered acceptable. Evidence of the purchase of the required units, along with a Biodiversity Gain Plan and fully completed metric will be secured under conditions 17 and 18.

The proposal therefore complies with policies CP16 of the LPP1 and NE5 of the Emerging Local Plan.

Appropriate Assessment.

The proposal is to replace an existing 49 bed care home with an 8 dwelling development which includes the redevelopment of Brendon House and the erection of 5 new dwellings.

The supporting nutrient neutrality statement sets out that the proposals to demolish the existing 49 bed care home and replace with 8 dwelling houses will result in a reduction of total nitrogen (TN) and total phosphorus (TP) being generated by the site. A Habitats Regulation Assessment (HRA) has been carried out by the LPA setting this out.

The authority's assessment is that the application has demonstrated nitrate neutrality, complying with the Council's strategy and resulting in nitrate neutral development. It can

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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).

Under Reg 63(4) of the Habitat 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 with the general public.

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 4 for the Energy aspect of the Code for Sustainable Homes (CfSH) and Level 4 for the water aspect. The emerging policies will work to a different regime from the CfSH.

Conditions 19 secures the submission of design-stage data prior to the commencement of development to ensure this is complied with, and condition 20 secures the submission of data at an as-built stage.

The proposal therefore complies with policy CP11 of the LPP1.

Sustainable Drainage

The site lies within Flood Zone 1 and is therefore at low risk of fluvial flooding. The proposal involves the demolition of a substantial section of the existing care home and its replacement with five new dwellings and associated hard and soft landscaping. The site is located within an established builtup area, with levels falling towards the east. Overall, the development will reduce the built footprint on the site due to the removal of the southern wing of the care home.

To ensure the scheme does not give rise to harmful foul or surface water drainage impacts either on the site or in the surrounding area, Condition 21 is attached requiring the submission and approval of a detailed foul and surface water drainage strategy prior to the commencement of development.

The proposal therefore complies with policies DM17 of the LPP2 and NE6 of the Emerging Local Plan.

Trees

The site contains a number of mature trees and includes a number of trees that are protected under a Tree Preservation Order(TPO) by both a TPO point and area. These include 2 TPO areas and 2 TPO points along the eastern boundary, another TPO area on the southwestern corner and a TPO point within the curtilage of Wisteria, along the eastern boundary. The proposal has been amended to address concerns with regards to plots 4 and 5. The updated plans and arboricultural reports submitted demonstrate that the

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proposed development on site will not result in harm that would have a negative impact upon the protected trees on site subject to compliance with conditions 22-29.

The proposal therefore complies with policies DM24 of the LPP2 and 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 proposal is for the subdivision and works to Brendon House to create 3 dwellings and the demolition of the southern wing of the care home and the erection of 5 detached dwellings. Amended plans have been submitted as part of this application which have been reconsulted on and assessed by officers.

The proposal is located within the development boundary of Winchester where new residential development is in principle acceptable. The proposal meets the required housing mix. The existing care home has been relocated to another site in Winchester. It is acknowledged that the proposal is in conflict with criteria iii of policy E8 in that it has not been adequately marketed for an alternative use but as noted in the report above this is afforded reduced weight given that the previous care home has been satisfactorily relocated in the city. The proposed development to Brendon House is also considered to result in some improvement to the non-designated heritage asset, with the new dwellings preserving its significance and this adds weight to the benefits of allowing the scheme.

The layout and the design are considered acceptable in relation to the character of the surrounding area, and it would not result in any unacceptable impact towards neighbouring amenities.

The parking provision and access is acceptable and meets the highways standards.

Other planning considerations, such as landscape, ecology drainage, water, construction and waste management have been addressed appropriately.

Therefore. Notwithstanding the conflict with policy E8 criteria iii the positive benefits of the proposal are considered to outweigh any identified harm and the application is therefore considered acceptable.

Recommendation

Permission Granted 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.

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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:
 - Site Plan Proposed - Dwg No. P02 Rev Q- Received 22/01/2026
 - Site Sections Proposed Sheet 1 - Dwg No. P03 Rev G- Received 18/11/2025
 - Site Sections Proposed Sheet 1 - Dwg No. P04 Rev G- Received 18/11/2025
 - Brendon House Plans Proposed - Dwg No. P05 Rev D- Received 24/10/2025
 - Brendon House Elevations Proposed - Dwg No. P06 Rev E- Received 24/10/2025
 - Plot 4 Plans Elevations Proposed - Dwg No. P07 Rev H- Received 22/01/2026
 - Plot 5 Plans Elevations Proposed - Dwg No. P08 Rev j- Received 22/01/2026
 - Plot 6 Plans Elevations Proposed - Dwg No. P09 Rev G- Received 24/10/2025
 - Plot 7 Plans Elevations Proposed - Dwg No. P10 Rev G- Received 24/10/2025
 - Plot 8 Plans Elevations Proposed - Dwg No. P11 Rev G- Received 24/10/2025
 - Block Plan Proposed - Dwg No. P13 Rev C- Received 24/10/2025
 - Garage Plots 1, 2, 3 Plans and Elevations - Dwg No. P14 Rev B- Received 24/10/2025
 - Site Sections A-A Enhanced - Dwg No. P19 Rev C- Received 10/02/2026
 - Site Sections B-B Enhanced - Dwg No. P20 Rev C- Received 10/02/2026
 - Site Sections C-C Enhanced - Dwg No. P21 Rev C- Received 10/02/2026
 - Site Sections E-E Enhanced - Dwg No. P22 Rev C- Received 10/02/2026

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

3. No development shall take place above DPC level 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 first-floor windows to the plot 2 north elevation, plot 7's east and west elevations and plot 8's east and west elevation of the dwellings hereby permitted shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4. The glazing shall be non-opening below 1.7m from the floor level and the glazing shall thereafter be retained in this condition at all times.

Reason: To protect the amenity and privacy of the adjoining residential properties.

5. No related works to Brendon House itself shall commence on site until full details of all new materials and finishes to be used in the alterations to it have been submitted to and approved in writing by the Local Planning Authority. The schedule shall be accompanied by labelled samples. Following approval of those details, the works shall be carried out and thereafter retained in strict accordance with the details so approved.

The details to be submitted shall include

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- Brickwork, including, specials, brick type, colour, texture, size, finish, brick bond, joint profile and mortar mix/colour]
- Roofing, including the type, size and colour of slates, tiles and, ridges, eaves, fascias and soffits
- Rainwater goods, including their material, colour, profile, size and finish

Reason: Further information is required because insufficient information was submitted in this regard to ensure preservation of the significance of the historic building, in accordance with Section 16 of the NPPF 2024; Policy DM31 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy 2013. Policies D1, HE1, HE2, HE4 (Non-designated Heritage Assets), and HE5 (Protecting Significance) of the Emerging Winchester District Local Plan 2020-2040.

6. No related works shall commence on Brendon House until large-scale details of all new and altered windows, rooflights, dormers and external doors for Brendon House have been submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include joinery drawings at a scale of 1:10, 1:5 and 1:1 as necessary, showing elevations and sections, the relationship with surrounding fabric, and details of finishes. Following approval of those details, the works shall be carried out and thereafter retained in strict accordance with the details so approved.

Reason: Further information is required because insufficient information was submitted in this regard to ensure preservation of the significance of the historic building, in accordance with Section 16 of the National Planning Policy Framework 2024, Policy CP20 of the Winchester District Joint Core Strategy 2013, and Policy DM29 of the Winchester District Local Plan Part 2 2017.

7. A detailed scheme for hard and soft landscaping, indicating the positions, design, materials and type of boundary treatment to be erected; tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. Hard landscaping for each dwelling shall be completed in accordance with the approved details prior to the occupation of that dwelling. 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 trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To improve the appearance of the site in the interests of visual amenity and to protect the amenities of neighbouring properties.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Class A, B, C or E of Part 1; of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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Reason: To ensure that the development is proportionate to the site in order to protect the amenities of the locality and to maintain a good quality environment.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that order, with or without modification), no windows other than those expressly authorised by this permission shall, at any time, be constructed in the side elevations of plots 6, 7 and 8 hereby permitted.

Reason: To protect the amenity and privacy of the adjoining residential properties

10. Prior to work commencing on the site a Construction Management Plan shall be submitted to and approved in writing by the local planning authority. The Construction Management Plan shall include the following details:

- Development contacts, roles and responsibilities
- Construction parking
- Public communication strategy, including a complaints procedure.
- Dust suppression, mitigation and avoidance measures.
- Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- Use of fences and barriers to protect adjacent land, footpaths and highways.
- Details construction traffic management measures including the provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development
- Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway
- Avoidance of light spill and glare from any floodlighting and security lighting installed.
- Pest Control

Works shall be undertaken in accordance with the approved details and remain in force for the duration of the construction period.

Note to applicant: Further information and guidance for developers on the bullet points above can be found on the Winchester City Council website:

<http://www.winchester.gov.uk/environment/pollution/construction-sites/>

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

11. The garages associated with the dwellings hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

Reason: In the interests of the amenities of the locality.

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12. Plots 1 and 2 shall not be occupied until the existing vehicle crossover has been reduced in length in accordance with the approved plans, with the redundant dropped kerbs reinstated with full-height kerbs.

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

13. No dwelling hereby approved shall be occupied until the access road and footway have been constructed in accordance with the approved plans. These shall thereafter be maintained.

Reason: In the interests of highway safety.

14. No dwelling hereby approved shall be occupied until the visitor parking, and the parking and turning areas (where appropriate) for that property have been constructed in accordance with the approved plans and made available for use. These areas shall be retained for this purpose.

Reason: In the interests of highway safety.

15. The development shall be carried out in accordance with the measures, conclusions and recommendations and to the timeframe for implementation as set out within Ecological Assessment, October 2025 written by Pro Vision. Thereafter, the compensation measures shall be permanently maintained and retained in accordance with the approved details.

Reason: To ensure that the ecological value of the site is not adversely impacted upon by the development.

16. Prior to the installation of any external lighting on the site, full details of any lighting, including positioning on the building, level of luminance, direction of lighting and details of any motion sensors or timers shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that bats and other nocturnal species are not adversely impacted by the lighting

17. 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;

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).

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18. 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 17 has been submitted to and approved in writing by the Local Planning Authority (LPA). The HMMP shall include the following details:
- (a) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 - (b) any necessary legal mechanism or covenant for securing the monitoring over the relevant period;
 - (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 - (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;
 - (e) a proposed definition of 'completion of development' in respect of the development hereby approved.

The approved habitat creation and enhancement works shall be implemented in full within six months of the date of their written approval. 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)

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

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.

20. 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 Equivalent of Code for Sustainable Homes Level 4 for Energy and Equivalent of Code for Sustainable Homes Level 3 / 4 for water, 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

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requirement of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

21. 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 the development is first occupied.

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

22. 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.

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

23. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Implications Assessment and Method Statement ref:- AIA/AMSKC/AH/BRENDON/001 Revision A written by Kevin Cloud of Technical Arboriculture and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

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

24. The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with the Arboricultural Implications Assessment and Method statement Ref:- AIA/AMS-KC/AH/BRENDON/001 Revision A and Tree Protection Plan, Ref:- TCP-KC/BRENDON/001 Telephone – Tree Officer. 01962 848360

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

25. The Arboricultural Officer shall be informed prior to the commencement of construction of specialist foundations and special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848360

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

26. 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:- AIA/AMS-KC/AH/BRENDON/001 Revision A

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

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WINCHESTER CITY COUNCIL
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27. Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Implications Assessment Appraisal and Method Statement, Ref:- AIA/AMS-KC/AH/BRENDON/001 Revision A shall be agreed in writing to the Local Planning Authority.

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

28. 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.

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

29. 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.

Reasons: 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 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.

In this instance a site meeting was carried out with the applicant.

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

Local Plan Part 1 - Joint Core Strategy: DS1, CP2, CP6, CP11, CP13, CP16, CP20

Local Plan Part 2 - Development Management and Site Allocations: DM1, DM2, DM15, DM16, DM17, DM18, DM19, DM20, DM24, DM29, DM31

Emerging Local Plan - SP1, SP2, CN1, CN2, CN3, CN4, CN5, D1, D2, D5, D7, T1, T2, T3, NE1, NE5, NE6, NE15, NE16, HE1, HE2, HE4, H4, H5, E8

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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. 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.

6. 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 Practise

<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

7. 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)

8. Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the “biodiversity gain condition” which means development granted by this notice must not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

The planning authority, for the purposes of determining whether to approve the Biodiversity Gain Plan, would be Winchester City Council

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: Submit a biodiversity gain plan - GOV.UK (www.gov.uk)

9. The applicant is advised that the modification of the vehicle crossover on Park Road will require separate approval from Hampshire County Council as the Highway Authority,

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and a suitable licence will be needed to carry out these works. Further guidance is available at: www.hants.gov.uk/transport/parking/droppedkerbs.

Appendix 1- Cllr Eves request for application to be viewed at Committee

City Councillor's request that a Planning Application be considered by the Planning Committee

Request from Councillor: Cllr Nathan Eve
Case Number: 25/02183/FUL
Site Address: Brendon House, Park Road
Proposal Description: Part demolition and part conversion of an existing C2 Care Home to three C3 residential dwellings, with the erection of five C3 residential dwellings, with associated access, landscaping and parking.
Requests that the item be considered by the Planning Committee for the following material planning reasons: <ul style="list-style-type: none">- Overlooking/loss of privacy

- Whilst requests will be accepted up to the determination of the application, Members should make their request as quickly as possible and preferably within the publicity period of the application. Otherwise the case may be determined under delegated powers soon after the expiry of the publicity period. The committee date for the application will depend upon when the request is received in relation to the committee cycle.
- It would be helpful if Members can indicate their preferred outcome to avoid it going to the committee unnecessarily

Once completed, please email this form to the relevant Planning Case Officer and the Head of Development Management.

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25/02183/FUL- Brendon House, Park Road, Winchester, Hampshire, SO23 7BE

Part demolition and part conversion of an existing C2
Care Home to three C3 residential dwellings, with the
erection of five C3 residential dwellings



Location Plan



Site Plan



Block Plan



Aerial Photograph



East Elevation

Brendon House Existing Elevations
South Elevation



West Elevation

North Elevation

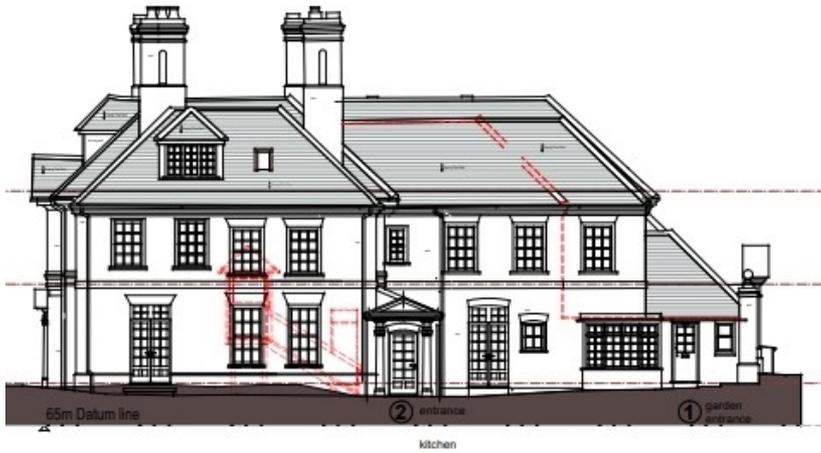
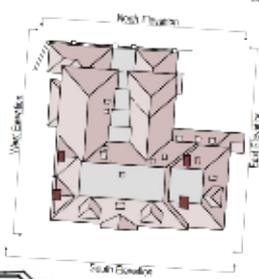


65m Datum line

65m Datum line

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Brendon House Proposed Elevations



East Elevation
Scale: 1:100

South Elevation
Scale: 1:100



West Elevation
Scale: 1:100

North Elevation
Scale: 1:100

Brendon House Proposed Plans

- ① Plot number
- ②
- ③



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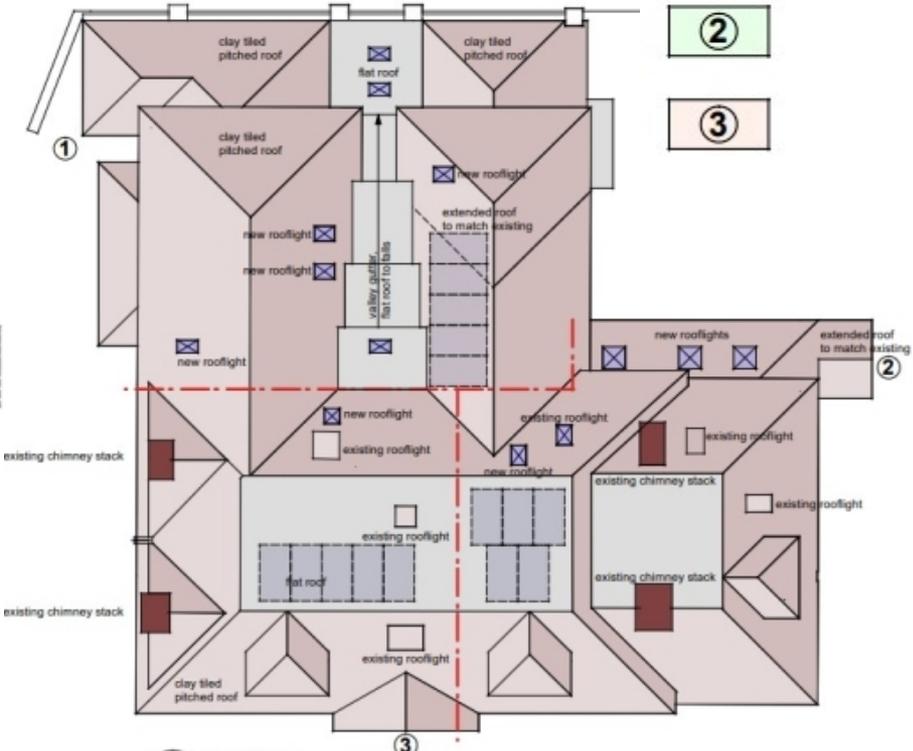
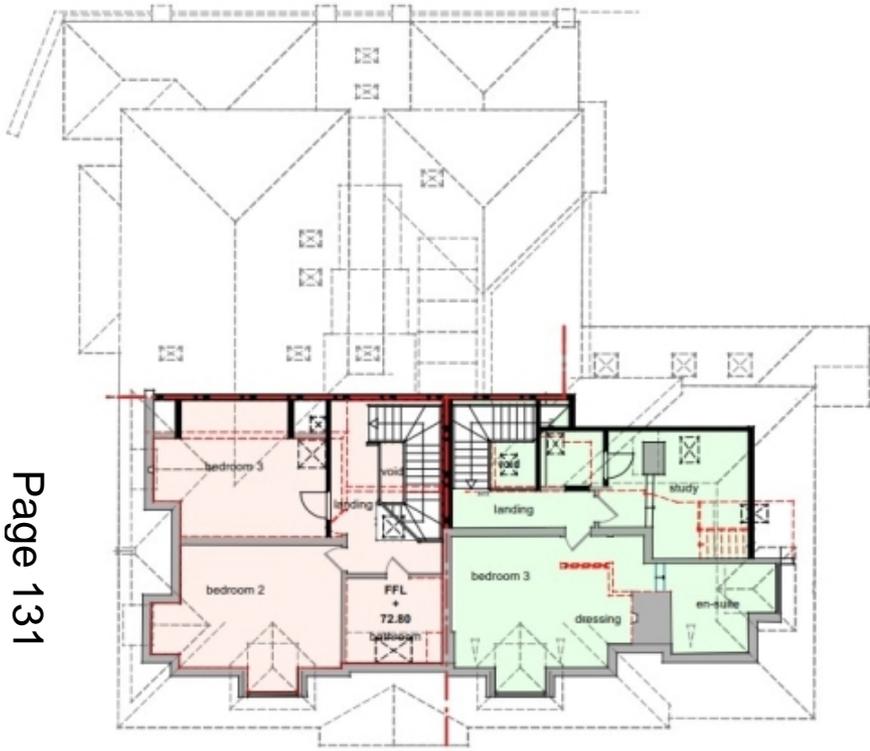
Brendon House Proposed Plans

① Plot number

②

③

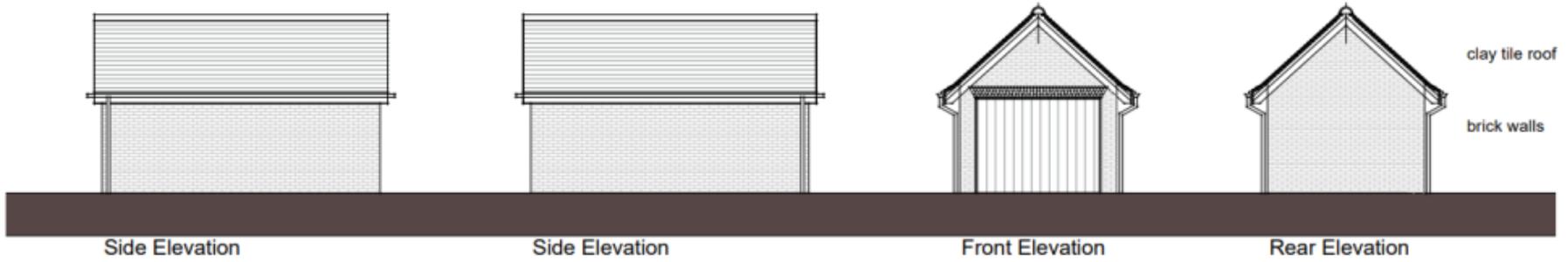
Page 131



Roof Plan
Scale: 1:100



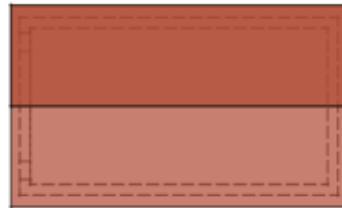
Proposed Garages for Plots 1, 2 and 3



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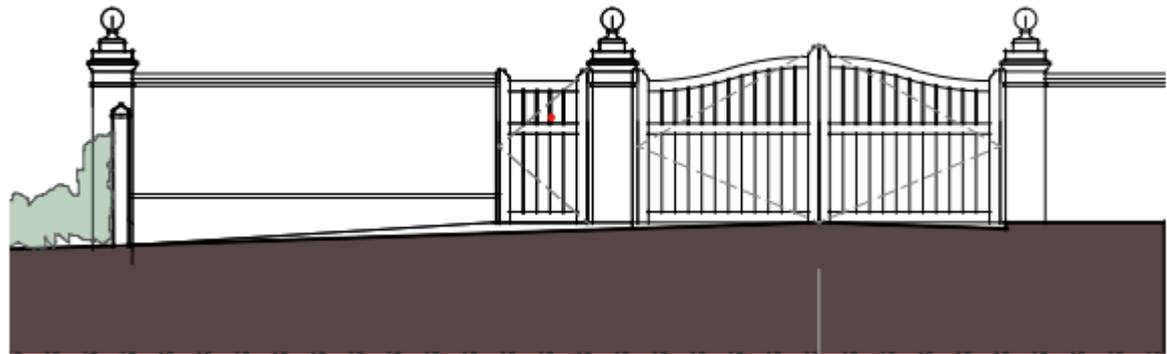
Floor Plan



Proposed Section along Park Road and access Gate Elevations



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Street view towards north elevation of Brendon House



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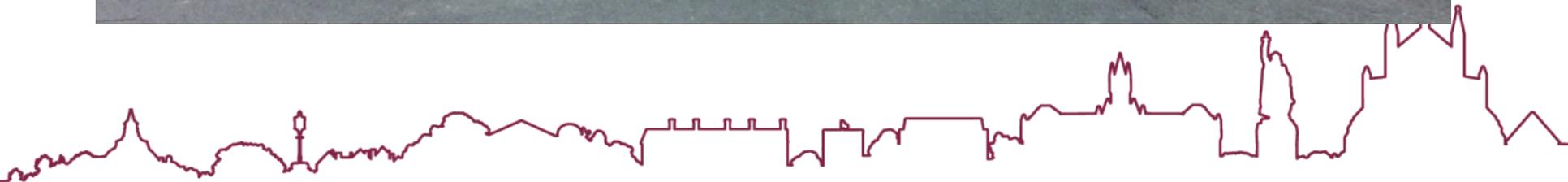


Photo looking towards east elevation and parking



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Photo and Street View looking towards the east elevation



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Photo looking towards west elevation and parking



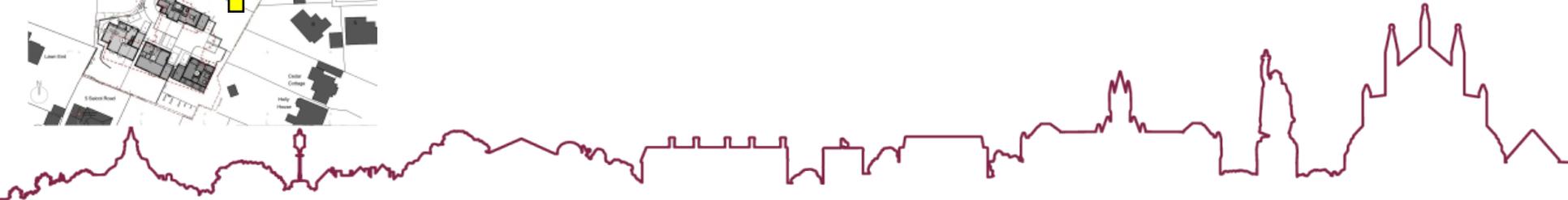
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Photo towards south elevation of Brendon House



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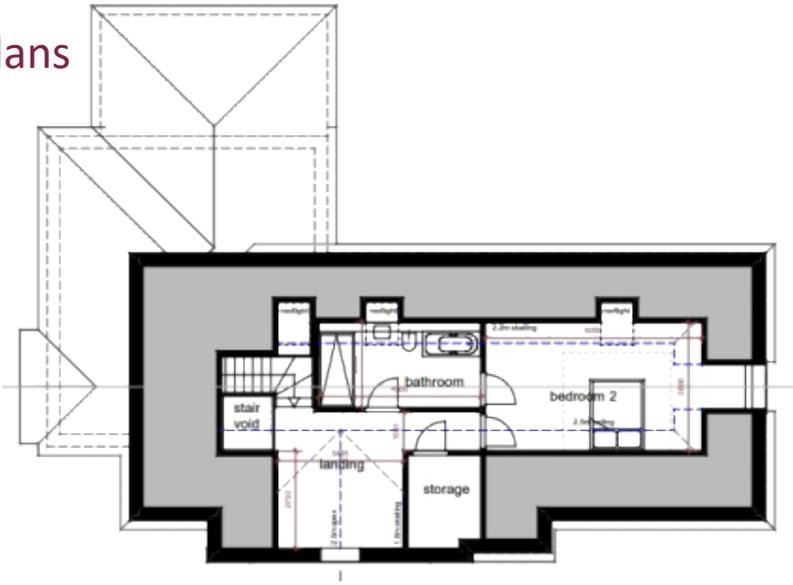


Plot 5 Floor Plans

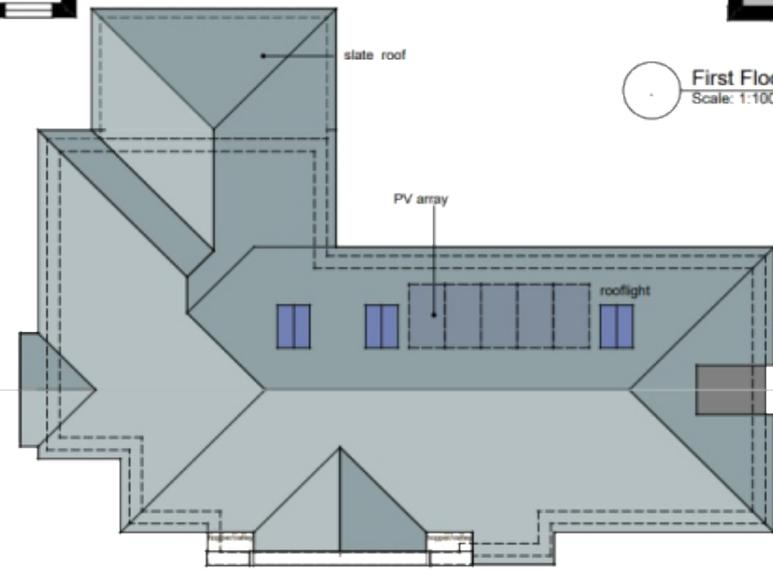


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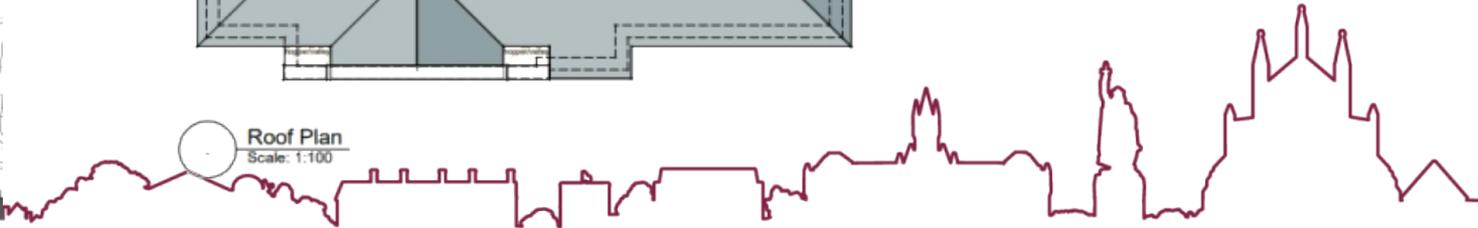
Ground Floor Plan
Scale: 1:100



First Floor Plan
Scale: 1:100



Roof Plan
Scale: 1:100



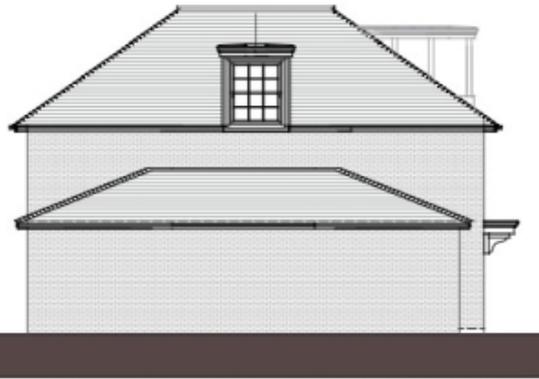
Photos within the site



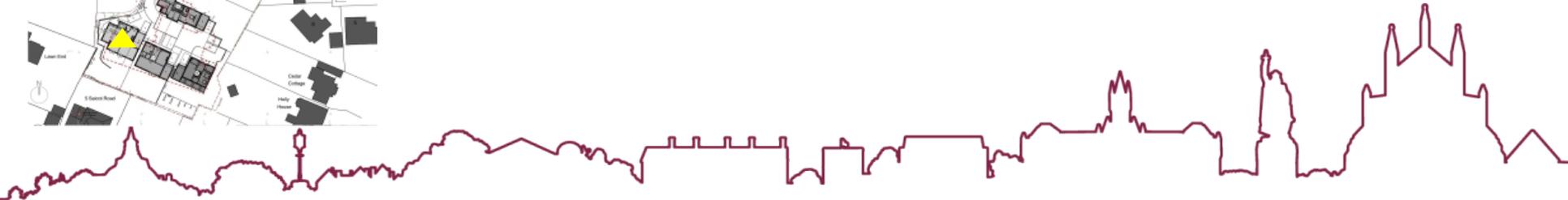
Page 143



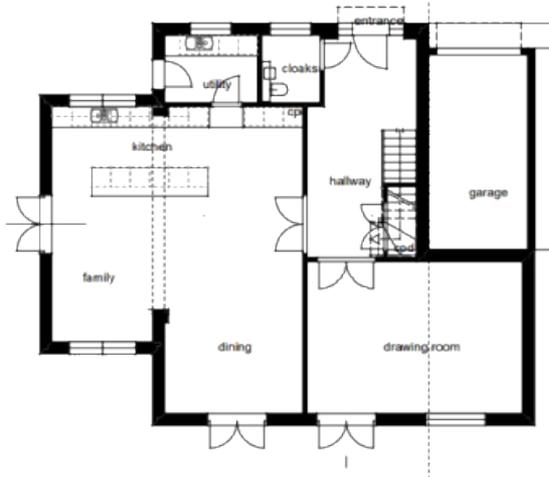
Plot 6 Elevations



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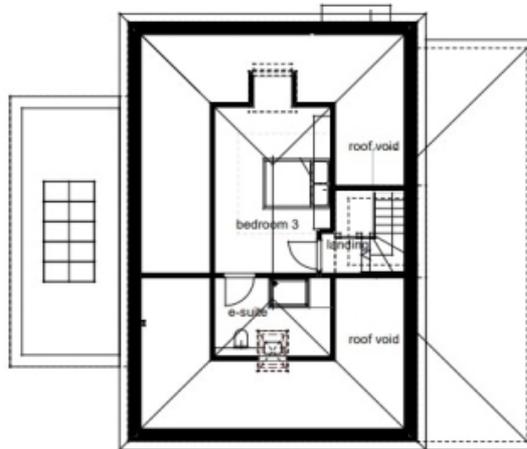
Plot 6 Floorplans



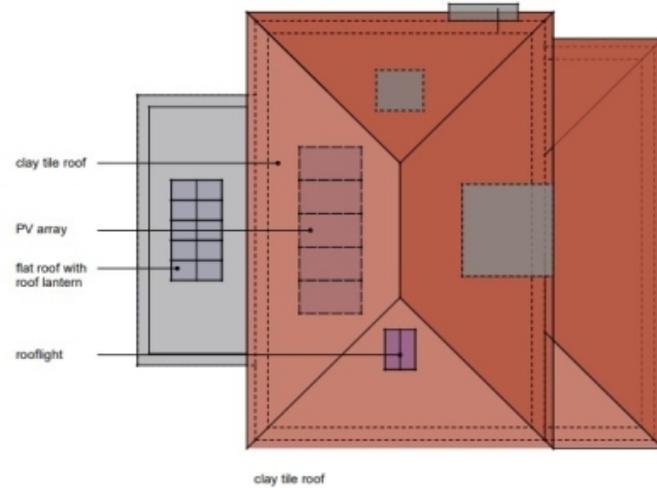
Ground Floor Plan
Scale: 1:100



First Floor Plan
Scale: 1:100



Second Floor Plan
Scale: 1:100



Roof Plan
Scale: 1:100

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Plot 6 Sections to No.5 Salcot Road

NOTE:
Unless otherwise stated and for clarity, Only trees and hedging immediately adjacent to each section cut line are illustrated, planting beyond is not indicated.

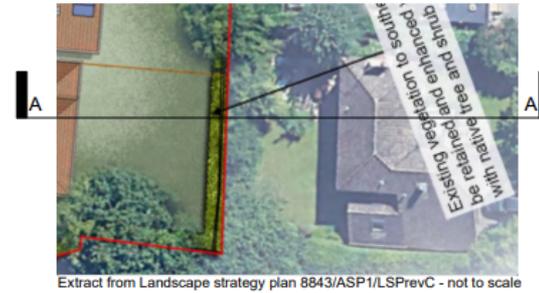
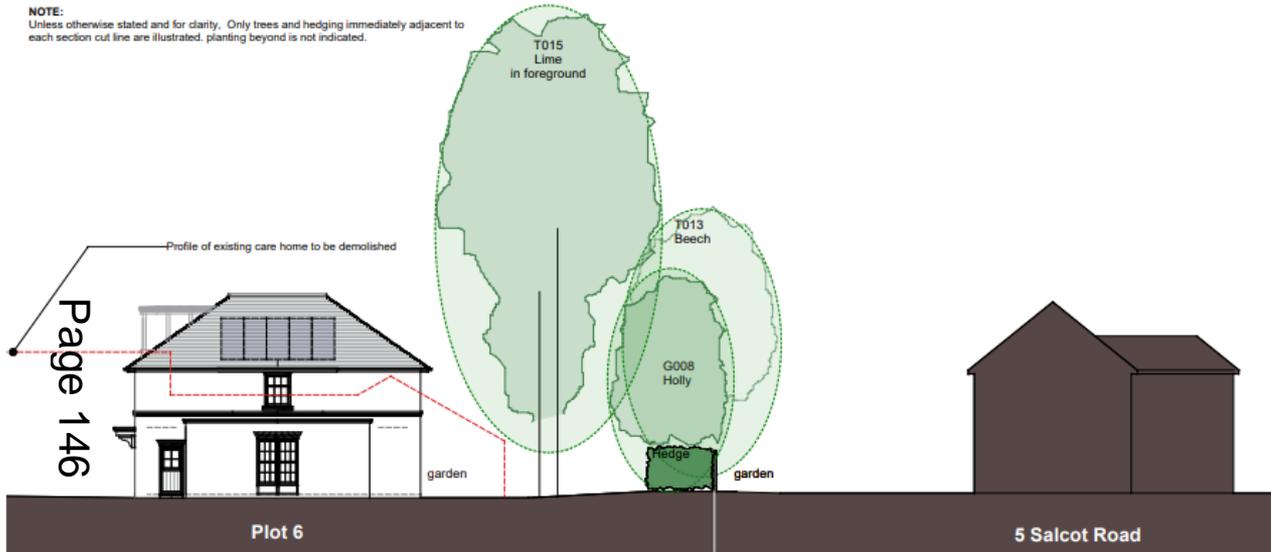


Photo looking towards southwestern corner



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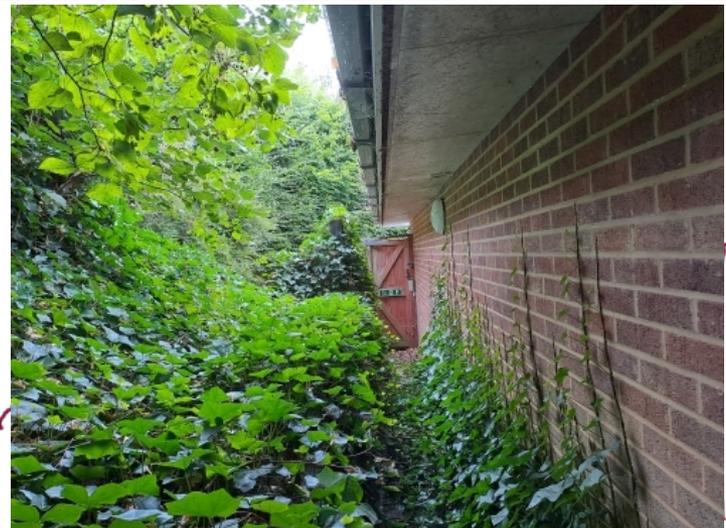


Photo from No.5 Salcot towards site



Photo from No.5 Salcot towards site

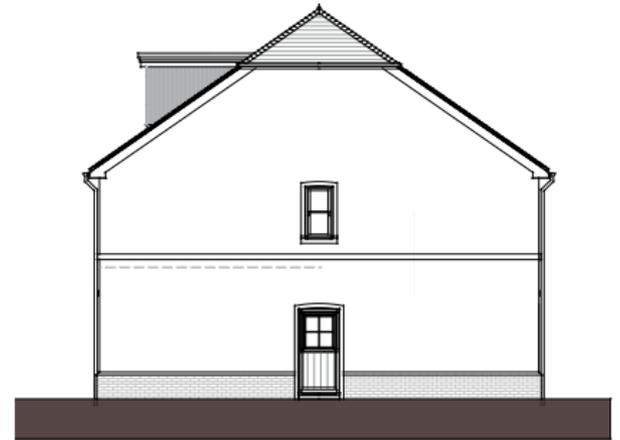
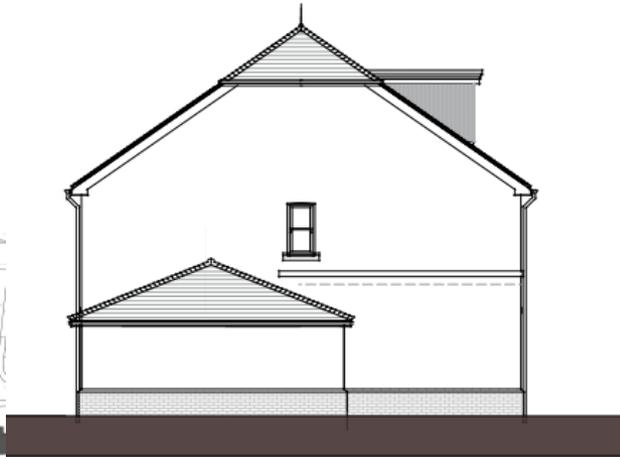


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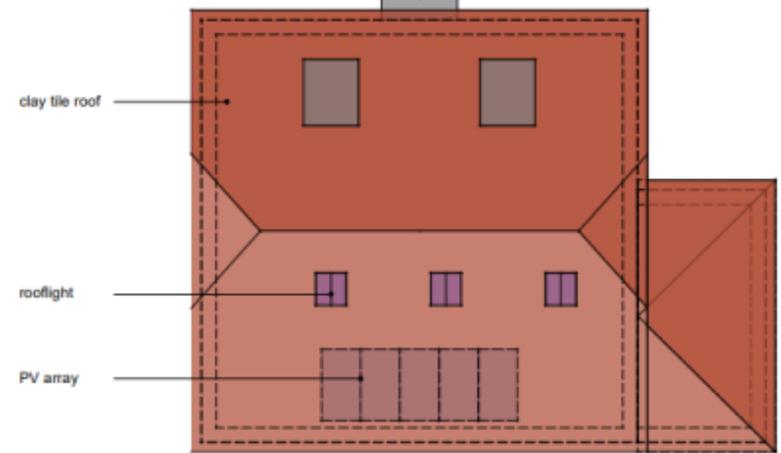
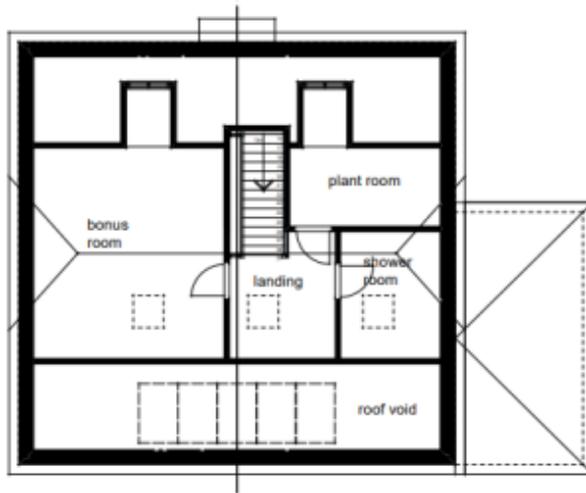
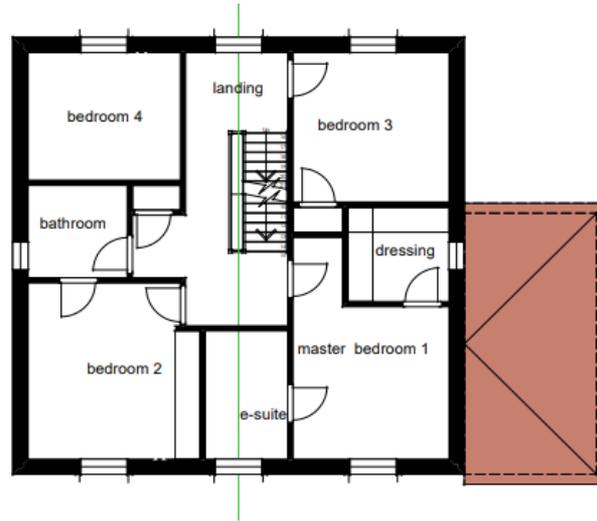
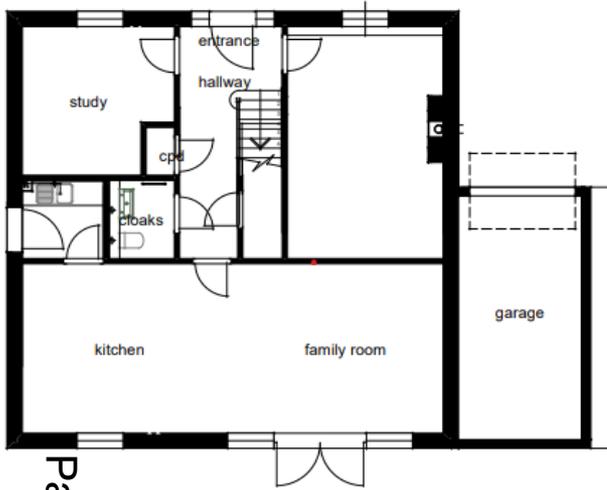


Plot 7 Elevations

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Plot 7 Floorplans



Plot 7 Sections to No.6 Salcot Road

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6 Salcot Road

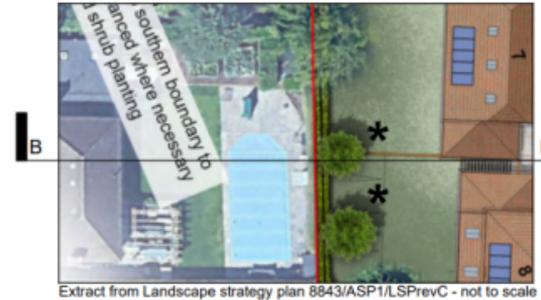
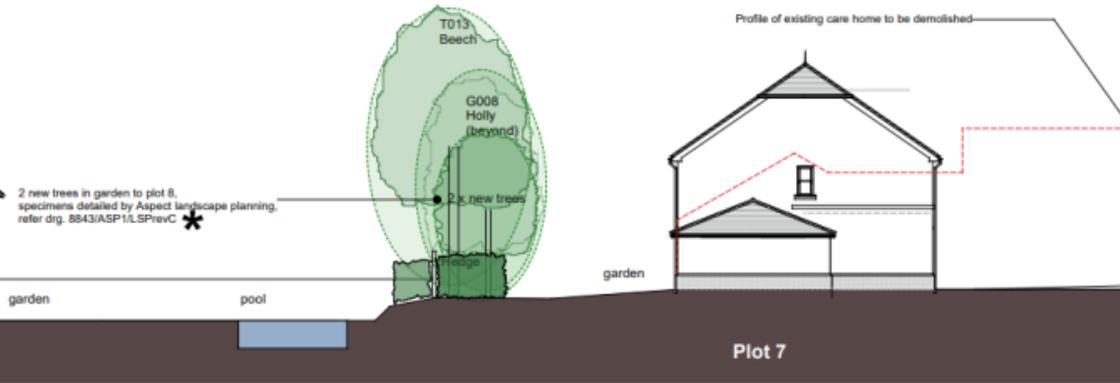


Photo looking towards southwest and southeast corner



Photo from No.6 Salcot towards site



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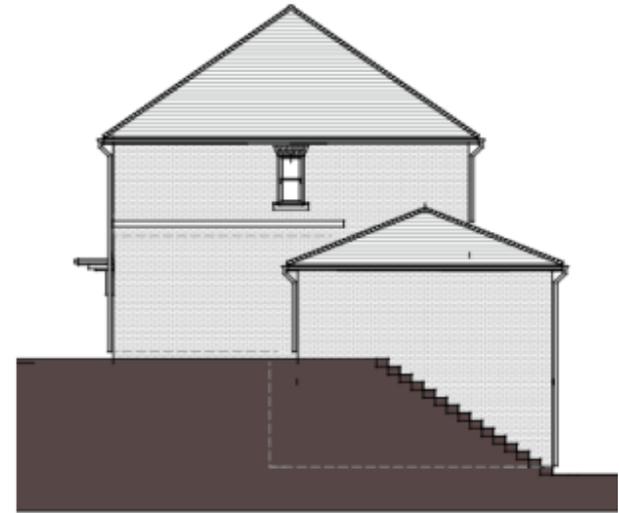
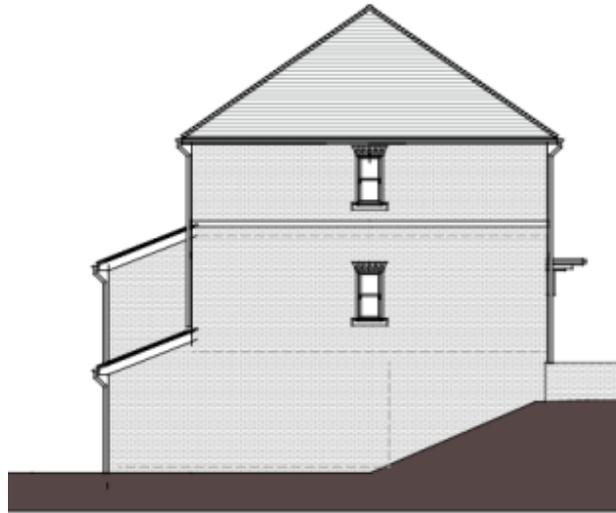
Photo from No.6 Salcot towards site



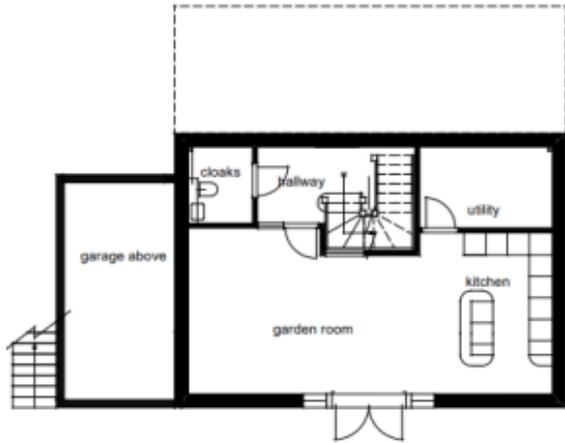
Plot 8 Elevations



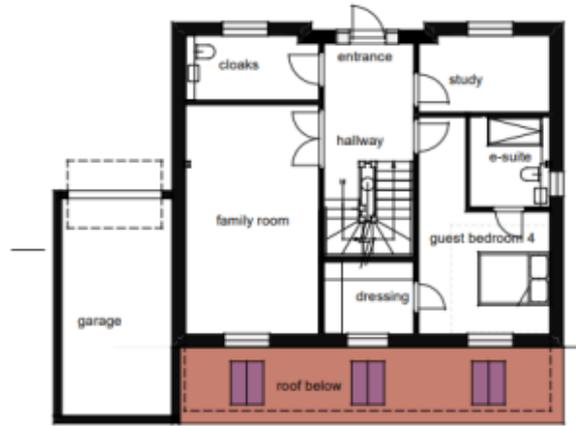
Front (North) Elevation
Scale: 1:100



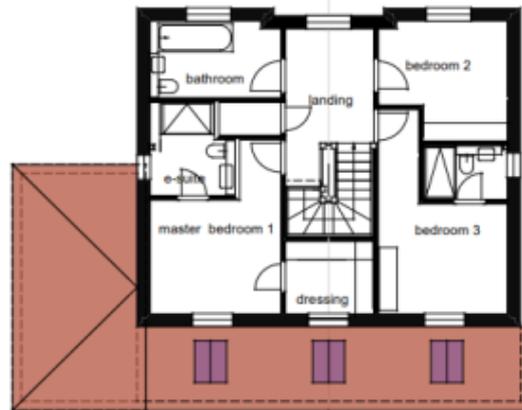
Plot 8 Floorplans



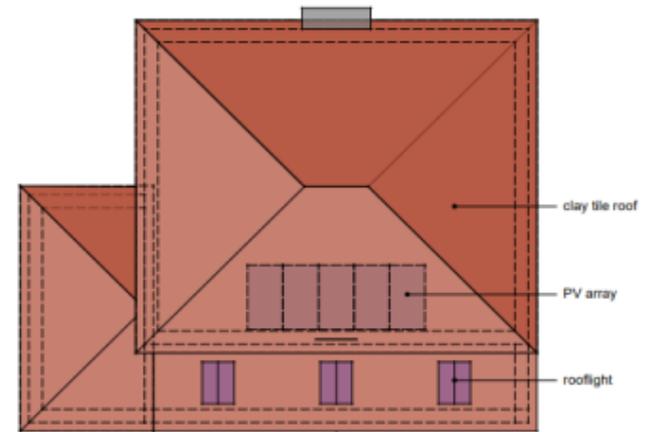
Lower Ground Floor Plan
Scale: 1:100



Ground Floor Plan
Scale: 1:100



First Floor Plan
Scale: 1:100

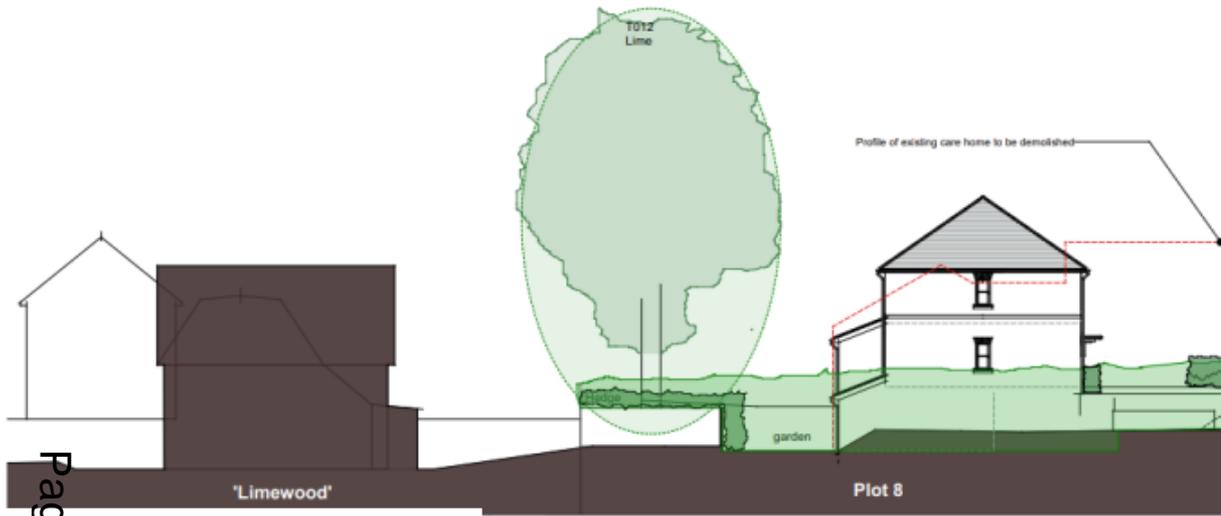


Roof Plan
Scale: 1:100

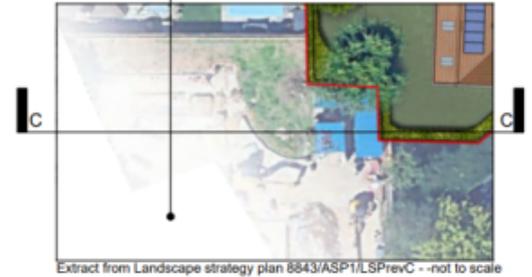
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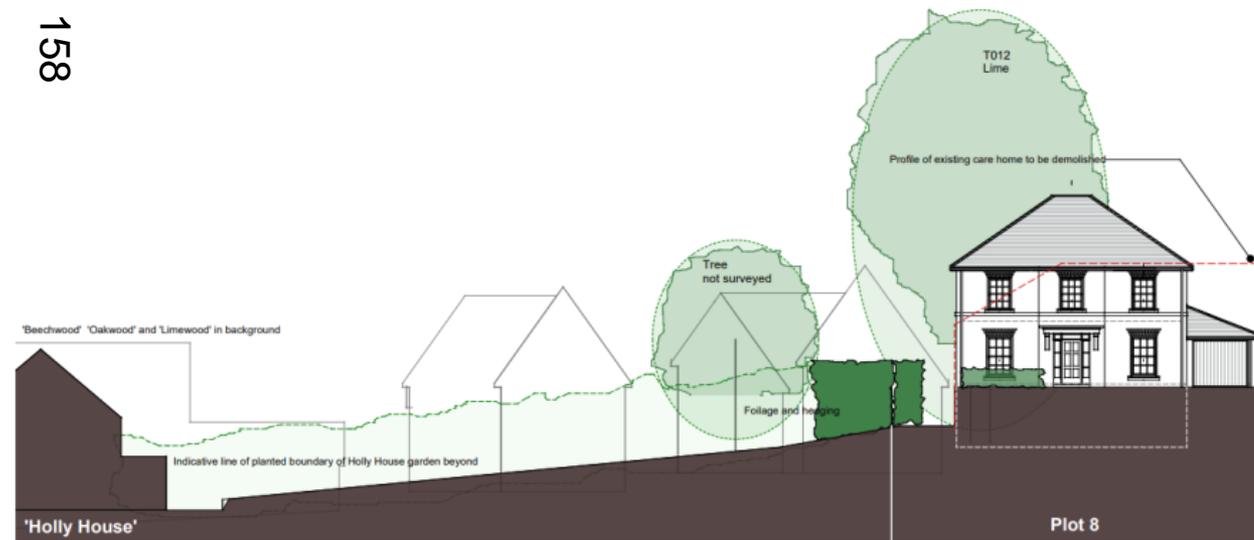
Plot 8 Sections to Limewood & No.6 Salcot Road; Holly House



Construction of Limewood, Oakwood post dates available aerial imagery



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Aerial image - not to scale



Extract from Landscape strategy plan 8843/ASP1/LSPrevC - not to scale



Sections showing plots 6, 7 and 8

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Photo from No.6 Salcot towards site



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Conclusion

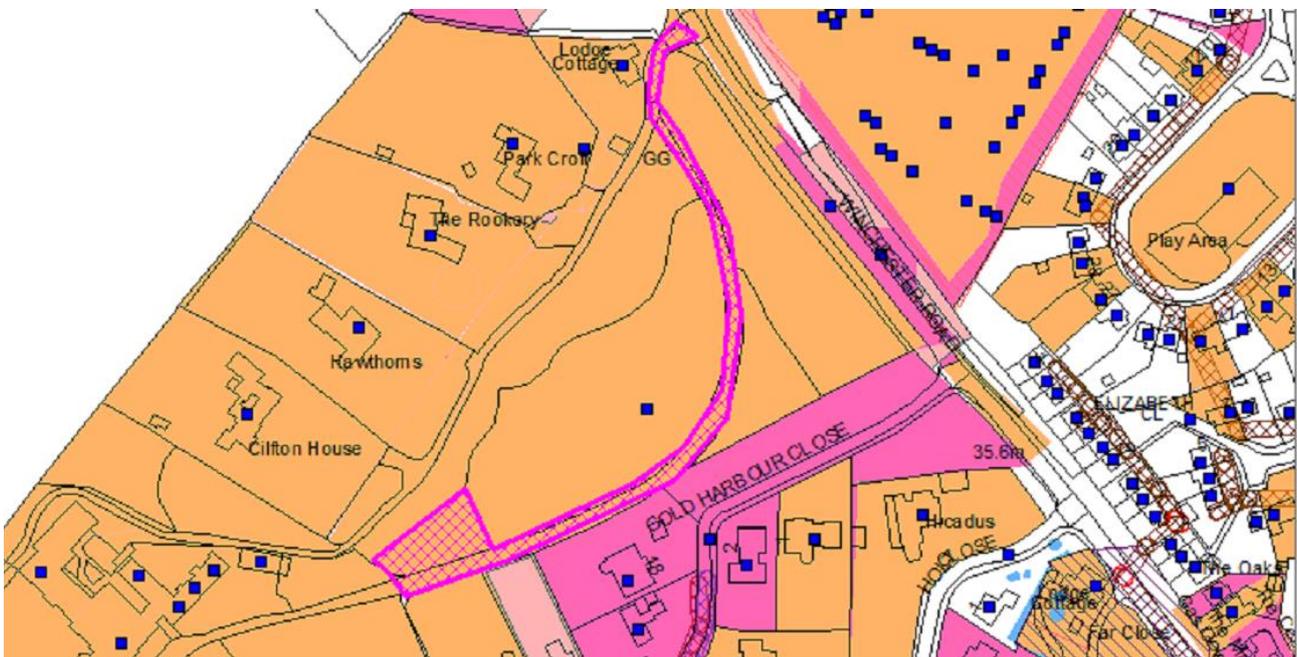


WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: 25/01371/FUL
Proposal Description: Erection of classroom dome to service kindergarten.
Address: Land North East Of Park Place Pastoral Centre Winchester Road Wickham Hampshire
Parish, or Ward if within Winchester City: Wickham And Knowle
Applicants Name: Mr Ben Walliman
Case Officer: Cameron Finch
Date Valid: 18 August 2025
Recommendation: Permit
Pre Application Advice: No

Link to Planning Documents

[Link to page – enter in reference number 25/01371/FUL](https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple)
<https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple>



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Reasons for Recommendation

The development is recommended for permission as it is considered that it will have a positive impact on the character of the area in accordance with Policies DM15 and DM16 of the LPP2 and D1 of the Emerging Plan and would not harm neighbouring residential amenity in accordance with policy DM17 of the LPP2 and D7 of the Emerging Plan and does not harm nearby heritage assets in accordance with policy CP20 of LPP1, DM29 of LPP2 and HE1, HE2, HE3 and HE8 of the Emerging Plan.

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General Comments

Wickham and Knowle Parish Council have requested for the application to be determined by Planning Committee, based upon material planning considerations is shown in Appendix 1

Amendments to Plans Negotiated

None

Site Description

The site comprises a paddock on the approach to Park Place Pastoral Centre, a grade II* listed building although they are not viewed within the same context. This accommodates in part the Kids Love Nature Kindergarten who use the paddock as part of their offering. The site area is approximately 184 sqm. A polytunnel is located at the Eastern end of the paddock also used by the nursery.

The site sits just outside the Northern edge of the Wickham settlement boundary. A number of residential dwellings sit on the other side of the Northern boundary and also within Cold Harbour Close to the South. The northern boundary is densely wooded with mature trees and vegetation. The trees along this Northern boundary are subject to a tree preservation order. The Southern boundary is defined by a low wooden fence with the access track and mature trees beyond. Cold Harbour Close and the residential properties sit behind these trees.

Proposal

The proposal seeks to construct a classroom dome with two toilet pods centrally within the site. The dome measures 5 metres at its tallest point. The dome uses a geodisc frame with PVC covers finished in Olive green. The external surfaces of the dome are protected to reduce corrosion and UV damage by fading to produce a consistent appearance. The two toilets utilise non-mins drainage with a septic bag system. The classroom is sited away from the boundaries with residential neighbours to the North and the South. No trees or vegetation are removed to accommodate the proposal. Site access remains the same. The facility is ancillary to the Kindergarten accommodated with the listed building.

Relevant Planning History

The below relates specifically to the paddock (the proposal site).

25/00591/FUL – Retention of polytunnel granted 27th May 2025.

Consultations

Service Lead – Public Protection (Environmental Health) –

- No adverse comments. the site has been used by the kindergarten for two years and I therefore do not consider that the addition of an extra classroom will have a noticeable impact on nearby residents.

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Representations:

Wickham and Knowle Parish Council

Wickham and Knowle Parish Council wishes to object to this application based on the following reasons:

1. Excessive height and scale

The proposed dome (approximately 5m high) is unsuitable for the surroundings and excessively tall for a classroom in this setting and the application lacks justification for that height.

Such a structure is likely to be overbearing, intrusive and harmful to neighbours' light, outlook and privacy. This conflicts with Policy CP13 of the Winchester Local Plan Part 1, Policy DM14/DM16 (Local Plan Part 2), and the National Planning Policy Framework (notably paragraph 130 and paragraph 134).

2. Lack of information on foundations, drainage and heating

The application has been submitted without information on the proposed foundations under the dome, no drainage plan for the toilets nor heating plan for the dome. Without this information, it is impossible to assess the application accurately.

The Parish Council requests that this application is discussed by Planning Committee and would register to speak to object to the application.

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

- The proposed dome is tall and overbearing on neighbouring properties.
- Impacts the character of the drive leading to the listed building.

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

- The proposed classroom would support the existing nursery.
- The materials and structure align with the character of the surrounding natural environment.

Relevant Government Planning Policy and Guidance

National Planning Policy Framework (NPPF)

1. Introduction
2. Achieving sustainable development
4. Decision-making
6. Building a strong, competitive economy
11. Making effective use of land
12. Achieving well-designed places
15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment

National Planning Practice Guidance (NPPG)

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- Biodiversity net gain
- Design: process and tools
- Determining a planning application
- Historic environment
- Natural environment
- Noise
- Rural housing
- Tree Preservation Orders and trees in conservation areas

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

MTRA4 – Development in the Countryside

CP13 – High Quality Design

CP16 – Biodiversity

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

DM1 – Location of New Development

DM10 - Essential Facilities and Services in the Countryside

DM15 – Local Distinctiveness

DM16 – Site Design Criteria

DM17 – Site Development Principles

DM23 – Rural Character

DM24 – Special Trees, Important Hedgerows and Ancient Woodlands

DM29 – Heritage Assets

Local Plan (Regulation 19) 2020 – 2040

SP3 – Development in the Countryside

D1 – High Quality, well designed and inclusive places

D7 – Development Standards

NE1 – Protecting and enhancing biodiversity and the natural environment in the district

NE5 – Biodiversity

NE9 – Landscape Character

NE14 – Rural Character

NE15 - Special Trees, Important Hedgerows and Ancient Woodlands

HE1 – Historic Environment

HE2 – All heritage Assets

HE3 – Designated Heritage Assets

HE8 – Applications affecting listed buildings

E8 – Local Shops, Services and Facilities

Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

Landscape Character Assessment March 2004 and emerging LCA December 2021

Biodiversity Action Plan 2021

Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment | Historic England (2015)

Good Practice Advice in Planning 3: The Setting of Heritage Assets | Historic England 2nd Edition (2017)

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Historic Environment Good Practice Advice in Planning: 4
Published 30 June 2020
Enabling Development and Heritage Assets

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, with those policies not subject to modifications afforded significant weight.

The proposal sits just outside of the Northern edge of the settlement boundary of Wickham. The site is within the countryside and is covered by policy MTRA4 of the LPP1 and SP3 of the Emerging Plan. These policies outline that the expansion or replacement of buildings to meet the needs of an established business are acceptable provided the development is proportionate to the nature and scale of the site, its setting and the surrounding countryside location. Policy DM10 of LPP2 outlines that development in a rural site may be required for operational reasons. This includes educational facilities. This is supported by policy E8 of the Emerging Plan. Policies SP3 and E8 are subject to modifications and therefore carry limited weight.

The proposed development supports an established Kindergarten in a rural location. The proposed classroom will supplement the existing offer of the educational establishment which are already using this site in their operations, providing an undercover teaching space. Whilst technically in the countryside, the semi-urban character of the surrounding area, exemplified by nearby residential development visible within the site helps to ensure that the establishment of another built structure in this area would not be detrimental to its rural character. There is a visible increase in built form on the site but the scale, massing and design are considered proportionate to the overall character of the site. The site is able to take advantage of the existing planting on site to help recede it into the context.

Overall, it is considered that the development supports the operational need of an established educational facility within the countryside. The principle of development is acceptable in accordance with adopted and emerging local plan policies.

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 context of the site is defined by the semi-rural character of the surrounding area. Whilst it sits outside the settlement boundary, the site is located in close proximity to

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residential dwellings which place the site within the rural-urban fringe. It is not considered that the construction of the proposed domed classroom on this site would harm the further rural landscape outside of Wickham.

Based upon the context it is not considered that the construction of the classroom would be out of character with its surroundings. The scale and massing of the proposed classroom is moderate and is not of a size that it would be widely visible from outside of the site. The wooded nature of the boundaries of this site means that the site is not widely visible which limits the visual impact of the structure on the character of the wider area. It also helps to screen it from view of the nearby listed building, ensuring the two developments are not viewed within the same setting. The more significant height of the dome is acknowledged but it is not considered to be of a scale that would appear prominent outside of the site. The placement of the structure in proximity to the existing polytunnel helps to limit the sprawl of built form outside of the settlement boundary.

The proposed design form of the classroom as a dome presents a more contemporary character. This adds to the visual interest of the structure and is not harmful to the character of the surrounding area. This is also informed by the proposed material use which is green coloured PVC. The proposed use of cladding is not harmful and the use of Olive Green helps to recede the development into the surrounding trees and bushes, further reducing its visual prominence. The use of protective coating to maintain a high quality appearance is encouraging.

Whilst the building represents an increase in built form on a site with little development as existing, it is not considered that the proposed structure would have a significant visual impact upon the surrounding area. Whilst technically in the countryside, the context of the site means that it will not have a significant impact upon the rural landscape. The proposal is compliant with policies DM15, DM16 and DM23 of LPP2 and D1 and NE9 of the Emerging Plan.

Development affecting the South Downs National Park

The application site is located 0.8 km from the South Downs National Park with the settlement of Wickham in-between.

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.

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Park Place Pastoral Centre is a Grade II* listed building which sits approximately 153 metres to the West of the proposal site. The paddock where the classroom is to be located sits alongside the access road to this building. The following legislation and policies are taken into account in the assessment and determination of this planning and listed building application.

Relevant Legislation

The preservation of the special architectural/historic interest of the listed building and its setting (S.66 P(LBCA) Act 1990; Policy DM29 & DM30 of the Winchester District Local Plan Part 2; Policy CP20 Winchester District Joint Core Strategy; NPPF (2024) Section 16.

Guidance

The consideration and assessment of due regard is required in relation to the relevant legislation and guidance as outlined within the Historic Environment/Archaeology consultation response

As such due regard has been given to Section 66 of the Planning (Listed Buildings and Conservation Areas Act 1990) which confirms that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Listed Building/Structure. Case law has established that where an authority finds that a development proposal would harm the setting of a listed building, it must give that harm “considerable importance and weight”.

The historic environment section of the Planning Practice Guidance further outlines the role of the Local Planning Authority in considering the effects of new development that are in the vicinity of or affect the setting of listing buildings and heritage assets. Paragraph 212 of the NPPF advises that great weight should be given to the conservation of a heritage asset in considering the impact of a proposal on its significance (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 213 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Policy CP20 of WDLPP1 and Policy DM29 of WDLPP2 ensure that development preserves and enhances heritage assets and their settings.

The building is a Grade II* C18 mansion house with C19 wings. Whilst the proposal site is within the grounds of the listed building it does not form part of its immediate setting. There is a degree of separation between the site and the listed building owing to the distance between the two and intermittent screening provided by mature trees and hedges. The listed building is first glimpsed within the more rural context once the paddock site has been passed. This ensures that the proposed classroom and the listed building are not visible within the same view.

The proposed classroom is experienced on the approach to the listed building, however it is not considered that it impacts upon its immediate setting. In any case, the design of the building is interesting and is not considered to be harmful to the listed building. As the two structures are not experienced within the same views, it is not considered that the

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proposed development impacts upon its setting and the impact on the listed building is negligible.

The site is outside of the Wickham Conservation Area and does not impact upon its character and setting.

It is considered that the proposal does not harm to the significance of the setting and historic interest of the listed building to an unacceptable extent, in accordance with Section 16 para 212 of the NPPF (2024), S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy CP20 of WDLPP1 and DM29 of WDLPP2, HE1, HE2, HE3 and HE8 of the Emerging Plan and the historic environment section of the Planning Practice Guidance.

Neighbouring Amenity

A noise report has been submitted to accompany this application. The site is already in use as part of the Kindergarten and it is not considered that the placement of the classroom on this site would cause additional harm by noise nuisance to neighbours.

Dwellings Clifton House and the Hawthorns which to the North and North West of the site. They sit in excess of 90 metres from the proposal site with intermittent screening provided by protected trees on the boundary. This is considered sufficient to prevent a structure of this size from appearing overbearing on these neighbours. No harm is caused by overshadowing or overlooking.

18 Cold Harbour Close is positioned approximately 29 metres to the South of the proposal site. The access road to the Pastoral Centre and a number of mature trees and shrubbery sit in-between the proposal site and this dwelling. Glimpses of the structure will be visible from the rear garden of this dwelling but the intermittent distance between the site and this neighbour ensure the height of the classroom is not overbearing. The development does not overshadow or overlook this dwelling.

No further neighbouring dwellings are impacted.

It is not considered that the proposed development is harmful to neighbours and is in accordance with policy DM17 of LPP2 and D7 of the Emerging Plan.

Sustainable Transport

The proposal will have no impact on highway safety/amenity/traffic generation/air quality/sustainable travel/parking ratio/standards/ because it is not considered that the proposal generates significant additional traffic. There are no changes to the existing accesses as part of this application.

Ecology and Biodiversity

The proposal will have no impact as it is not Development within, bordering or in close proximity to a European Protected Site (i.e. River Itchen SAC, The Solent SAC, SPAs, Ramsar Sites) or is not overnight accommodation affecting Nitrates.

Due to the nature of the development and the distance between the application site and the European Protected Site of the Solent SAC and SPA and the River Itchen SAC, an Appropriate Assessment under the Conservation of Habitats & Species (Amendment) Regulations 2011 is not required.

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A Preliminary Ecological Appraisal has been submitted to support this application. This has confirmed that the site is not within the sphere of influence of the nearby SINC and that the proposal does not impact upon any protected habitats within the site. A number of enhancements are proposed to ensure an uplift on Biodiversity on the site. This includes the provision of an insect hotel and the provision of bat and bird boxes within the site. There is also ambition for improvements such as wildflower grasslands and a wildlife pond within the wider site. This is secured through condition.

As the site is leased it is not possible to secure Biodiversity Net Gain on the site under agreement for thirty years. The purchasing of credits to offset any habitat loss is proposed and this is considered acceptable. A condition is included to secure this.

Therefore, the proposal complies with policy CP16 of LPP1 and NE1 and NE5 of the Emerging Plan.

Trees

A number of protected trees sit along the Northern boundary of the site. No trees are proposed to be removed as part of the proposed development. The pruning of T6 (a category B oak tree) is required in order to access the site for construction, however this is not considered to have a long term impact on the vitality of this tree. No further works are required to facilitate the development and the proposed classroom sits outside of the root protection areas. A tree protection plan has been provided to demonstrate how trees will be protected and this is secured through condition.

The proposal does not cause harm to protected trees and is compliant with DM24 of LPP2 and NE15 of the Emerging Local Plan.

Sustainable Drainage

The proposed development uses low impact drainage solutions. The two toilets are not connected to mains drainage, using a septic bag which is simply removed when required. No services are required to accommodate this and it is considered acceptable for the scale of the development.

The proposal uses low-impact foundations. The site is within Flood Zone 1 and there is no identified surface water flood risk. The spiked frame foundation allowing natural surface water drainage to occur underneath the proposed structure. This ensures that there is not a significant impact on drainage within the surrounding area.

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 development is to support the existing Kindergarten on the site and supports the existing use. The proposed dome is not widely visible from outside of the site

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and it does not have a significant visual impact upon the surrounding area. Whilst in close proximity to a listed building it is not considered that the proposed development is harmful to its character, significance and setting. No harm is caused to biodiversity or nearby protected trees. The proposal is compliant with adopted and emerging local plan policies.

Recommendation

Application GRANTED 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: 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.

2. The development hereby permitted shall be constructed in accordance with the following plans:

Location Plan received 07 July 2025 drawing no. LP01 A

Existing & Proposed Block Plans received 07 July 2025 drawing no. Block01 A

Proposed Floor Plan & Elevation received 07 July 2025 drawing no. IAW-1

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.

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

4. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Implications Assessment and Method Statement ref:- DS/30425/AC written by Treecall Consulting Ltd and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

Inspection of fencing

The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with the Arboricultural Implications Assessment and Method statement Ref:- A DS/30425/AC and Tree Protection Plan, Ref:- DS/30425/AC Telephone – Tree Officer. 01962 848360

Construction of special engineering under tree canopies the Arboricultural Officer shall be informed prior to the commencement of construction of specialist

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foundations and special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848360

Limit of arboricultural work

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:- AIA/AMS-KC/SH/SOUTHDOWN/001

No deviation from agreed method statement

Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Implications Assessment Appraisal and Method Statement, Ref:- AIA/AMS-KC/SH/SOUTHDOWN/001 shall be agreed in writing to the Local Planning Authority.

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

5. Arboricultural Supervision

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.

Pre-commencement meeting.

A pre-commencement meeting will be held on site before any of the site clearance and construction works begins. This will be attended by the site manager, the Arboricultural consultant and the LPA tree officer.

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

6. The recommendations and procedures within the following documents must be adhered to:
Preliminary Ecological Appraisal dated June 2025 by ProVision

Reason: To ensure the mitigation and recommendations are adhered to in respect of policy CP16 of the LPP1 and NE5 of the Emerging Plan.

7. Development may not be begun on site unless:

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- (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;

Reason: To ensure an appropriate setting to the development and to secure a net gain in biodiversity in accordance with the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 and paragraph 193 of the National Planning Policy Framework (2024).

8. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), has been submitted to and approved in writing by the Local Planning Authority (LPA). The HMMP shall include the following details:
- (a) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 - (b) any necessary legal mechanism or covenant for securing the monitoring over the relevant period;
 - (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 - (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;
 - (e) a proposed definition of 'completion of development' in respect of the development hereby approved.

The approved habitat creation and enhancement works shall be implemented in full within six months of the date of their written approval. 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)

Informatives:

1. In accordance with paragraph 39 of the NPPF 2024 , Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:
- offer a pre-application advice service and,
 - update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

2. 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

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(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)

Appendix 1

Objection – Application 25/01371/FUL

Proposal: Erection of classroom dome to service kindergarten,

Location: Land North East Of Park Place Pastoral Centre Winchester Road Wickham Hampshire

Wickham and Knowle Parish Council wishes to object to this application based on the following reasons:

1. Excessive height and scale

The proposed dome (approximately 5m high) is unsuitable for the surroundings and excessively tall for a classroom in this setting and the application lacks justification for that height.

Such a structure is likely to be overbearing, intrusive and harmful to neighbours' light, outlook and privacy. This conflicts with Policy CP13 of the Winchester Local Plan Part 1, Policy DM14/DM16 (Local Plan Part 2), and the National Planning Policy Framework (notably paragraph 130 and paragraph 134).

2. Lack of information on foundations, drainage and heating

The application has been submitted without information on the proposed foundations under the dome, no drainage plan for the toilets nor heating plan for the dome. Without this information, it is impossible to assess the application accurately.

The Parish Council requests that this application is discussed by Planning Committee and would register to speak to object to the application.

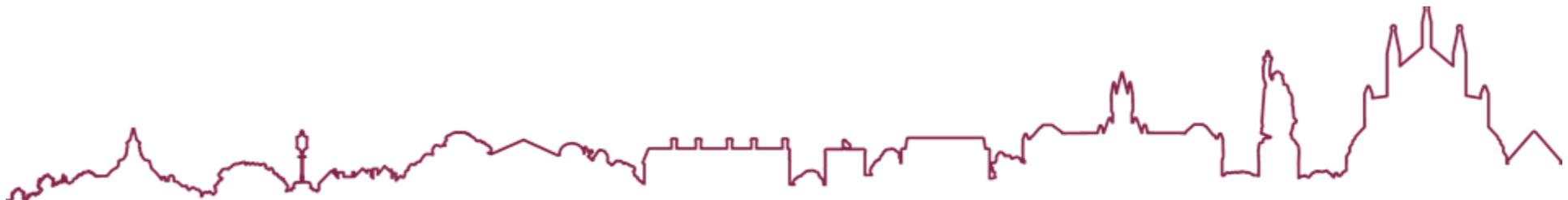
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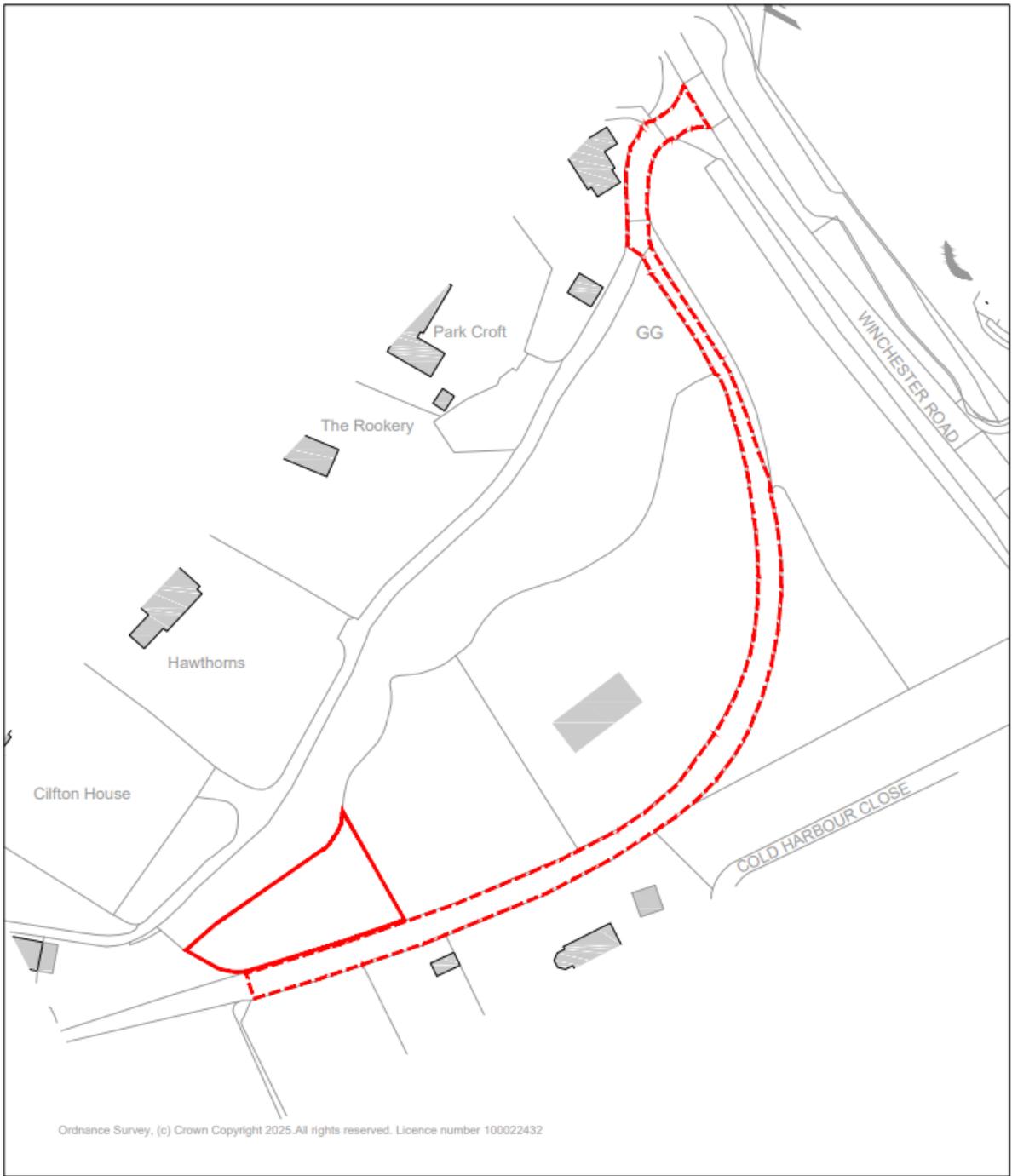
Land North East of Park Place Pastoral Centre Winchester Road Wickham

Erection of classroom dome to service kindergarten

Application Number: 25/01371/FUL

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Hawthorns

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Existing Block Plan

Hawthorns



Proposed Block Plan

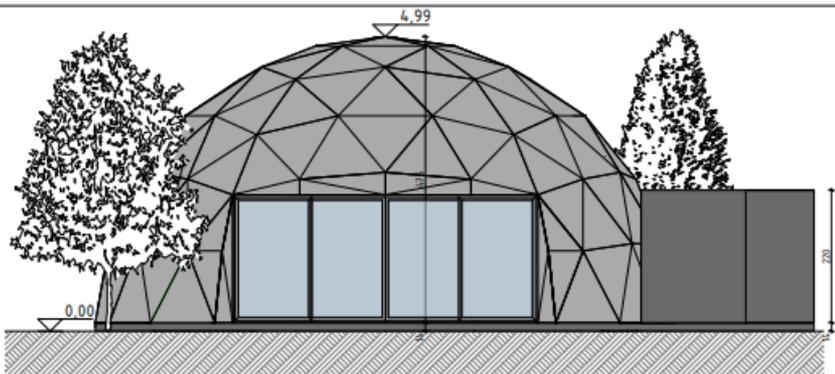
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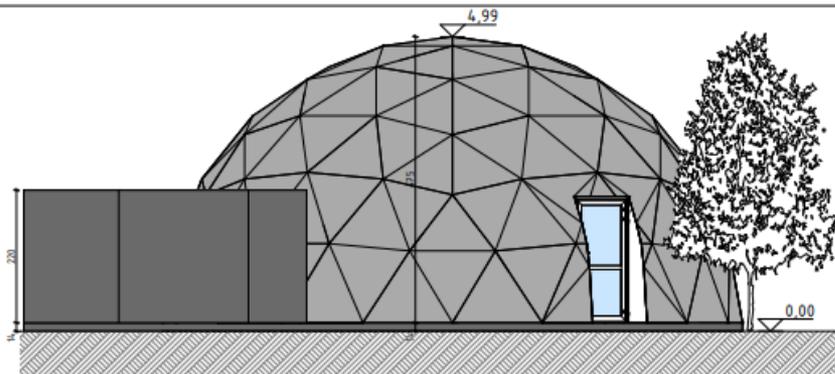
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Wickham
Park Place Centre

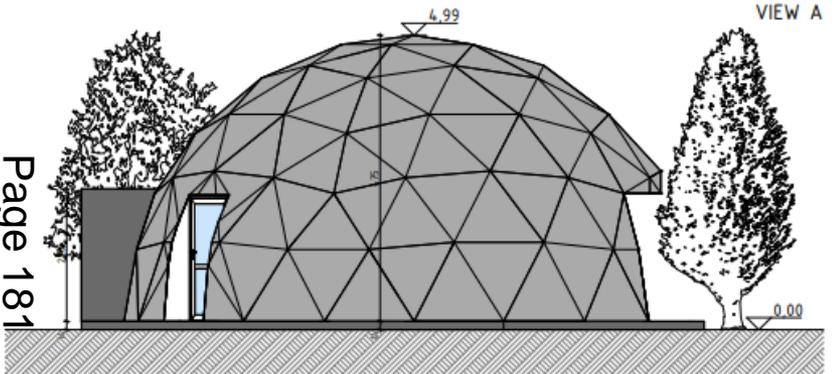
Elevations and Floor Plan



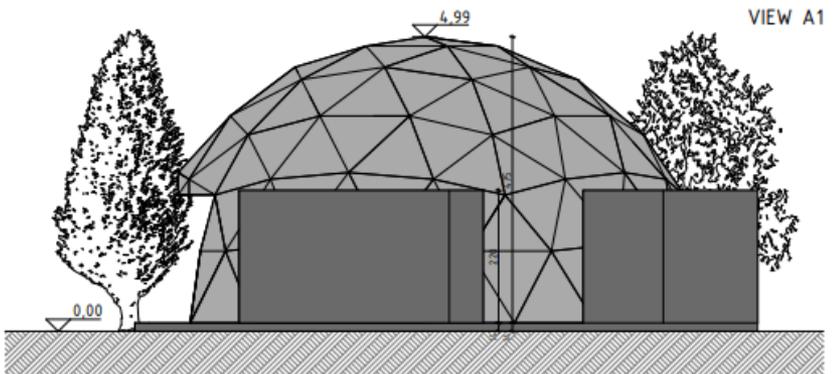
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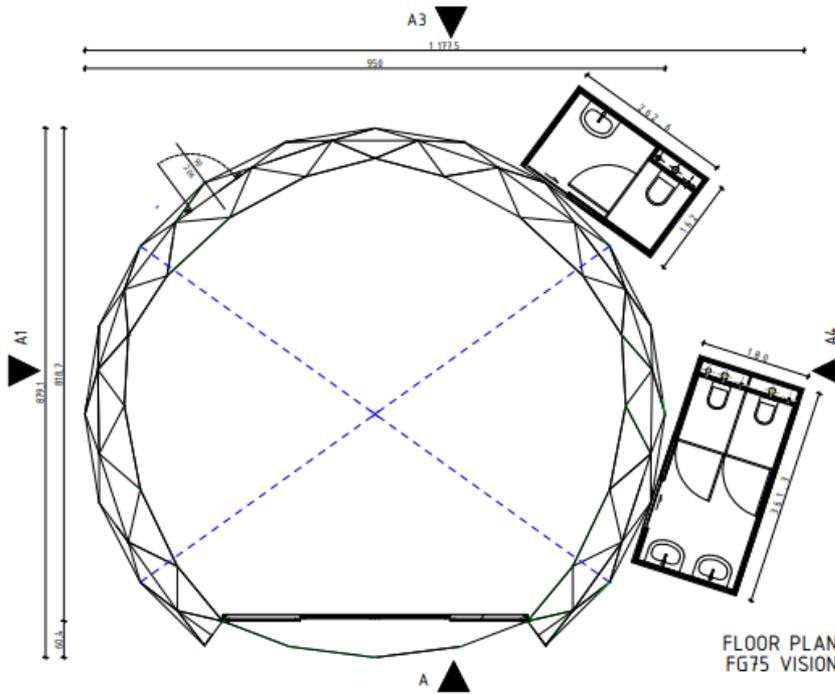
VIEW A3



VIEW A1



VIEW A2



FLOOR PLAN
FG75 VISION

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FDOMES 41 Kattankavu Tal 72-881 Kattankavu NP- 851748286 www.FDOMES.COM Tel: +91 91 810 61 21 SALES@FDOMES.COM		MAY 2025	150	IAM-1
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Photos of the Site

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RECOMMENDATION - APPROVE

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REPORT TITLE: PLANNING AND ENFORCEMENT NOTICE APPEALS
QUARTERLY REPORT – 1 OCTOBER – 31 DECEMBER 2025

11 MARCH 2026

REPORT OF CABINET MEMBER: Councillor Jackie Porter, Cabinet Member for
Place and Local Plan

Contact Officer: Sarah Armstrong Tel No: 01962 848063 Email:
sarmstrong@winchester.gov.uk

WARD(S): ALL (EXCLUDING SOUTH DOWNS NATIONAL PARK AUTHORITY)

PURPOSE

This report provides a summary of appeal decisions received during 1 October 2025 to 31 December 2025.

Copies of each appeal decision are available on the Council's website.

RECOMMENDATIONS:

1. That the report be noted.

RESOURCE IMPLICATIONS:

1.1 COUNCIL PLAN OUTCOME

Analysis of appeal decisions ensure consistency in decision making helping the City Council to protect the Environment.

1.2 Greener Faster

1.3 None

1.4 Thriving Places

1.5 None

1.6 Healthy Communities

1.7 None

1.8 Good Homes for All

1.9 None

1.10 Efficient and Effective

1.11 None

1.12 Listening and Learning

2 FINANCIAL IMPLICATIONS

2.1 None

3 LEGAL AND PROCUREMENT IMPLICATIONS

3.1 None

4 WORKFORCE IMPLICATIONS

4.1 None

5 PROPERTY AND ASSET IMPLICATIONS

5.1 None

6 CONSULTATION AND COMMUNICATION

6.1 None

7 ENVIRONMENTAL CONSIDERATIONS

7.1 None

8 PUBLIC SECTOR EQUALITY DUTY

8.1 None

9 DATA PROTECTION IMPACT ASSESSMENT

9.1 None

10 RISK MANAGEMENT

10.1 None

Risk	Mitigation	Opportunities
Financial Exposure N/A		
Exposure to challenge N/A		
Innovation N/A		
Reputation N/A		
Achievement of outcome N/A		
Property N/A		
Community Support N/A		
Timescales N/A		
Project capacity N/A		
Other N/A		

11 SUPPORTING INFORMATION:

Total Number of all Appeals 20

11.1 This report provides a summary of appeal decisions in relation to planning cases received during 1 October – 31 December 2025,

Planning Appeal Cases in Total 18

APPEAL DECISION TYPE	NUMBER	PERCENTAGE	COSTS APPLICATIONS	COSTS DECISION
Allowed	3	16.67%	0	0
Dismissed	14	77.78%	1	Appellant's Costs Refused
Part Allowed/ Part Dismissed	0	0%	0	0
Invalid – Out of Time	0	0%	0	0
Withdrawn	1	5.55%	0	0

11.2 This report provides a summary of appeal decisions in relation to enforcement notice cases received during 1 October – 31 December 2025,

Enforcement Appeal Cases in Total 2

APPEAL DECISION TYPE	NUMBER	PERCENTAGE	COSTS APPLICATIONS	COSTS DECISION
Allowed	1	50%	1	Appellant's Costs Refused
Dismissed	0	0%	0	0
Part Allowed/ Part Dismissed	0	0%	0	0
Invalid – Out of Time	0	0%	0	0
Withdrawn	1	50%	0	0

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 NONE

BACKGROUND DOCUMENTS: -

Previous Committee Reports:

Appeals Summary Report Q2 – Jul - Sept 2025

The previous Appeal Summaries were presented at the October 2025 Planning Committee Meeting.

APPENDICES

APPENDIX 1 Planning Appeals – Summary of Decisions

APPENDIX 2 Enforcement Notice Appeals – Summary of Decisions

PLANNING APPEALS – SUMMARY OF DECISIONS**REPORT FROM SERVICE LEAD: BUILT ENVIRONMENT**

A summary of planning appeal decisions received during the period 1 October – 31 December 2025

Item No: 1			
Date of Inspector's Decision:	14th October 2025	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Informal Hearing	Costs	No Application for Costs
Case No:	22/00281/FUL		
Case Officer:	Cameron Taylor		
Original Decision Type:			
Was Decision Overturned at Committee?	No		
PINS Ref:	APP/L1765/W/24/3349262		

Proposal:	Use of an existing temporary dwelling as a permanent onsite dwelling for occupation as an equestrian manager's dwelling
Location:	Cherry Tree Stables Ltd Stoke Charity Road Kings Worthy Hampshire SO21 2RP
Summary of Appeal Decision:	The appeal was dismissed because the Inspector found that the existing livery business was not proven to be financially sound; accounts showed historic losses, only modest recent profits that could not support proper labour costs, ongoing uncertainty due to negative equity and reliance on informal cash arrangements, and a lack of long-term security over key rented land. Meaning the proposal failed Policy DM11. Additionally, with the expiry of the temporary permission, the dwelling's occupation constituted new permanent residential development requiring nutrient-neutral mitigation for impacts on the Solent SPAs, but no mitigation package or legal agreement was provided, so adverse effects on designated habitats could not be ruled out under the Habitats Regulations; with these harms and only limited benefits from one dwelling, there were no material considerations to justify departing from the development plan, and the appeal was therefore dismissed.

Item No: 2			
Date of Inspector's Decision:	29th October 2025	Inspector's Decision:	Appeal Allowed
Appeal Procedure	Householder	Costs	No Application for Costs
Case No:	24/01132/TPO		
Case Officer:	John Bartlett		
Original Decision Type:	Delegated Decision		

Was Decision Overturned at Committee?	No
PINS Ref:	APP/TPO/L1765/10280

Proposal:	G2 on the sketch plan are a group of ash trees on our driveway boundary - Remove due to ash dieback. We are not planning to replant due to concerns over further damage to the drive.T1- Common Beech - Reduce canopy the property by 2-3 m back to pre-cuts to suitable growth points.T3 - Common Beech. Growing on driveway boundary on the left-hand side of shared driveway.Tip-reduce two lowest limbs to the south over existing hedge line by up to 2m. Crown clean all crossing rubbing branches. Remove Ivy upon trunk and crown. Remove Major deadwood. (See original application) (Amended)
Location:	5 Norris Gardens South Wonston Winchester Hampshire SO21 3TA
Summary of Appeal Decision:	The main issue was whether a condition requiring replacement trees is both reasonable and necessary having regard to the effect on the character and appearance of the area. The group of ash trees in question grow in a very narrow strip between the parking area of 5 Norris Close and the boundary fence with the adjoining property. The trees are virtually hidden from public view from Downs Road by a large beech and the available planting area is limited. It is therefore unclear why the replacement planting condition requiring three such large trees has been imposed for such a small area. There is no substantive evidence to demonstrate that there is not already a varied age of tree stock in the area, especially within the modest size gardens of the Norris Close cul-de-sac. The condition is found to be both unnecessary and unreasonable.

Item No: 3			
Date of Inspector's Decision:	30th December 2025	Inspector's Decision:	Appeal Allowed
Appeal Procedure	Householder	Costs	No Application for Costs

Case No:	24/01747/TPO		
Case Officer:	John Bartlett		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	APP/TPO/L1765/10445		

Proposal:	G1 Ash - Remove trees in later stages of Ash dieback - Significantly reduced leaf coverage/crown density. Tips of branches showing die back, brown keys evident and foliage has become 'clumpy'.G2 Sycamore - Crown lift to approximately 6m over 6 Norris Gardens and prune back remaining canopy side by side by approximately 1.5m to maintain trees distance from building.
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Location:	6 Norris Gardens South Wonston Winchester Hampshire SO21 3TA
Summary of Appeal Decision:	The appellant seeks to remove Condition 5 which requires replacement of Ash trees with 3 extra-heavy standard trees. The Ash trees have been removed and had been part of a line of trees running along the edge of the appeal site with 101 Downs Road which had a positive effect on the character and appearance of the area. Numerous mature trees of various species remain in the immediate vicinity. There is a small space available for replanting and any replacement trees would be constrained and realistically, even if three extra-heavy standard trees could be planted on the site, they would be very restricted and unlikely to grow to a size where they would have the amenity value of the removed ash trees. This requirement is therefore unnecessary and unreasonable as it would not mitigate the harm identified. The Council has suggested an alternative condition to require four standard trees of more upright species to be planted but given the very small space available it has not been demonstrated that this would either be feasible or would achieve any significant increase in amenity.

Item No: 4			
Date of Inspector's Decision:	5th December 2025	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	Appellant's Costs Refused
Case No:	24/01343/OUT		
Case Officer:	Liz Young		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	APP/L1765/W/25/3361293		

Proposal:	Erection of 2 detached self build houses with detached garages, parking, turning and landscaping.
Location:	Land Adjacent Lodge Green Whiteley Lane Titchfield Hampshire
Summary of Appeal Decision:	<p>Most of the land within the appeal site lies within ancient woodland and priority habitat and the proposal would result in material harm to biodiversity in respect of these features.</p> <p>The site lies within open countryside outside the Whiteley settlement boundary and within a designated 'Settlement Gap'. While no harm was found to the settlement gap, having regard to previous appeals and the Council's recent Settlement Gap Review (July 2024), a scheme for 2 market homes conflicts with LPP1 policy MTRA4 which restricts development in the countryside. The Inspector also found that the proposal would materially harm the rural character and appearance of the area.</p> <p>The appellant and Council disagreed on the Council's 5 year housing land supply, but given the material harm identified to ancient woodland the Inspector concluded there was no</p>

	<p>requirement to come to a view on this matter as the presumption in favour of sustainable development set out in paragraph 11 d) of the Framework was not engaged.</p> <p>While the Council has a shortfall in self-build housing supply in comparison to the registered need, the Inspector attached modest weight to the stated self-build nature of the scheme given the small number of units proposed and the absence of a guarantee that the proposal would be secured as self-build housing.</p>
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Item No: 5			
Date of Inspector's Decision:	24th October 2025	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs
Case No:	24/01659/FUL		
Case Officer:	Matthew Rutledge		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	APP/L1765/W/25/3362068		

Proposal:	To vary conditions 2 (approved plans) and 3 (materials) attached to 17/02777/FUL (permitted 22.12.2017)
Location:	The Old Forge Inn Winchester Road Shedfield Southampton Hampshire SO32 2HS
Summary of Appeal Decision:	<p>The inspector found that the amended scheme has an acceptable scale and mass and is proportionate to the building, site and its setting, and therefore satisfies Policy MTRA4.</p> <p>In contrast with the consented scheme, however, glazing is no longer the principal material and the copious red brickwork used in the amended scheme was considered by the inspector to result in the development having an overtly dominant appearance. In addition, the horizontal emphasis of its windows was considered at odds with the vertical emphasis of the remainder of the Inn's fenestration. These departures from the unmistakable conservatory design of the consented scheme, make the proposed development visually jarring.</p> <p>The inspector noted that Paragraph 88 of the Framework encourages decisions which enable the sustainable growth and expansion of all types of business in order to support a prosperous rural economy, however, this was not considered sufficient to outweigh the harm to the character and appearance of the building as described above.</p>

Item No: 6			
Date of Inspector's Decision:	27th November 2025	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs
Case No:	24/01317/FUL		
Case Officer:	Rose Chapman		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	APP/L1765/W/25/3364106		

Proposal:	Erection of 3 detached 4 bedroom dwellings with private amenity space, off-road parking, soft landscaping and associated works
Location:	Land Opposite Lockhams Hill Lockhams Road Curdridge Hampshire
Summary of Appeal Decision:	<p>The application site is located within the countryside at the corner of a prominent road. The proposal would not meet the infill requirements of MTRA3 in this regard.</p> <p>MTRA3 allows for development that would support a settlements role and function provided the need is reflected in an adopted Neighbourhood plan or equivalent. The appellant used a referendum which was organised and conducted by the appellant's planning consultant to demonstrate compliance with this. This inspector found flaws with the referendum process conducted and concluded that the opinion of Parish residents were divided and therefore the proposal did not align with policy MTRA3.</p> <p>Further concerns were raised by the Inspector in regard to housing mix and nutrient neutrality.</p> <p>The appellant and the Council did not agree on the 5 year Housing Land Supply. The Inspector highlighted the issues raised in terms of nutrient neutrality and other policy compliance and the Inspector found that the proposal would be contrary to paragraph 195 of the NPPF 2024, and as such the tilted balance was not applied.</p>

Item No: 7			
Date of Inspector's Decision:	18th November 2025	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs
Case No:	23/02918/FUL		
Case Officer:	Matthew Rutledge		

Original Decision Type:	Committee Decision
Was Decision Overturned at Committee?	Yes
PINS Ref:	APP/L1765/W/25/3364235

Proposal:	Change of use of agricultural land to a sui generis use for secure dog walking, together with the instalment of stockfencing to secure the area.
Location:	Land North Of The Avenue Alresford Hampshire
Summary of Appeal Decision:	<p>The main issue was considered by the inspector to be the effect of the proposal on the living conditions of neighbours.</p> <p>Inspector found the site to be a ‘tranquil countryside location’. Open relationship between the site and two adjacent residential properties. In the above context, the inspector considered the proposed dog walking/exercise paddock is likely to generate some activity and associated noise and, as such, had concerns about the potential for noise nuisance and the resulting impact on the living conditions of neighbours.</p> <p>A noise assessment was submitted to address these potential issues. The inspector noted that when the assessment was undertaken, the sports fields in the adjacent recreation ground were in use, and therefore the background noise level recorded may have been higher than is typically the case. The inspector was also unconvinced that the report appropriately considered the nature of dog barking, which can be high frequency and intermittent, two characteristics that the inspector felt contribute to ‘heightened annoyance levels’. The inspector also felt this could be exacerbated by dogs being walked in groups, dogs near to the boundary with the neighbouring properties, and human behaviour of the dog walkers.</p> <p>The report suggested a solid fence could be installed to act as an acoustic barrier between the site and neighbouring dwellings, however, the inspector was unconvinced by the effectiveness of this and, since it would be subject to neighbour agreement, felt it was an unreliable mitigation strategy.</p> <p>The appellant referred to several conditions aimed at restricting the use of the site and reducing the impact on neighbours. The inspector felt that these conditions would be difficult to enforce and would likely not reflect the nature of the activity on the site.</p> <p>The inspector concluded that it has not been satisfactorily shown that noise from the proposal would not have a detrimental impact on neighbouring residents.</p>

Item No: 8			
Date of Inspector’s	27th November	Inspector’s	Appeal Dismissed

Decision:	2025	Decision:	
Appeal Procedure	Written Representation	Costs	No Application for Costs
Case No:	24/01816/LIS		
Case Officer:	Joe Toole		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	APP/L1765/Y/25/3366363		

Proposal:	Change of use of Class E (b) Restaurant to 4 No 1 bed flats		
Location:	Unit D South Square Knowle Fareham Hampshire PO17 5FL		
Summary of Appeal Decision:	The Appeal site would result in harm to the designated heritage asset and result in the harmful loss of a local facility/service.		

Item No: 9			
Date of Inspector's Decision:	27th November 2025	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs

Case No:	24/01484/FUL		
Case Officer:	Joe Toole		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	APP/L1765/W/25/3366385		

Proposal:	Change of use of Class E (b) Restaurant to 4 No 1 bed flats		
Location:	Unit D South Square Knowle Fareham Hampshire PO17 5FL		
Summary of Appeal Decision:	The Appeal site would result in harm to the designated heritage asset and result in the harmful loss of a local facility/service.		

Item No: 10			
Date of Inspector's Decision:	19th November 2025	Inspector's Decision:	Appeal Allowed
Appeal Procedure	Public Inquiry	Costs	No Application for Costs

Case No:	24/02803/FUL		
Case Officer:	Liz Young		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	APP/L1765/W/25/3366618		

Proposal:	Erection of 60 dwellings, access and minor alterations to Grindall Field, landscaping, parking and other associated works
Location:	Land At Southwick Road And School Road Wickham Hampshire
Summary of Appeal Decision:	<p>The appeal site is located on the edge of Wickham and is allocated for development within the emerging Local Plan. During the course of the appeal emerging policy H2, which secured the phased submission for allocations, was withdrawn by the Council. As such reason for refusal 1 was withdrawn.</p> <p>Amended plans were also submitted in regard to affordable housing which were considered acceptable to the Council and reasons for refusal 3 and 6 were withdrawn.</p> <p>A S106 was submitted as part of the appeal which addressed reasons for refusal 2,4,5 and 7 and therefore these reasons for refusal were withdrawn.</p> <p>The Inspector found no harm and allowed the appeal.</p>

Item No: 11			
Date of Inspector's Decision:	14th November 2025	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Informal Hearing	Costs	No Application for Costs
Case No:	24/02359/OUT		
Case Officer:	Catherine Watson		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	APP/L1765/W/25/3366702		

Proposal:	Outline application for the construction of five self-build dwellings with all matters reserved apart from the proposed access.
Location:	Land Adjacent The Down House Harestock Road Winchester Hampshire
Summary of Appeal Decision:	<p>The application was for 5 self-build dwellings situated just outside the settlement boundary of Harestock so classed as being in the countryside. The application was outline and they were seeking approval for the proposed access into the site. They also submitted an indicative site plan showing the layout of the proposed site and dwellings. The applicant submitted the appeal for non-determination of the application but if the Council had determined it, we would have refused it for the main reason of it being outside the settlement boundary and the resulting landscape impact. The Inspector dismissed the appeal, stating that the proposal failed to safeguard habitats sites (the Itchen SSSI and Solent SPA in respect of nutrient mitigation).</p>

Item No: 12			
Date of Inspector's Decision:	15th December 2025	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Public Inquiry	Costs	No Application for Costs
Case No:	24/02737/OUT		
Case Officer:	Rose Chapman		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	APP/L1765/W/25/3367467		

Proposal:	Outline planning permission for up to 188 houses including Custom and Self Build housing with all matters reserved except for access
Location:	Land West Of Lanham Lane Winchester Hampshire
Summary of Appeal Decision:	<p>The application was for a speculative development outside the Winchester settlement boundary. The Inspector agreed that the location was not suitable for development.</p> <p>The Inspector highlighted that the landscape was considered to be a valued landscape under the NPPF 2024, and found that the proposal would result in significant harm to the character and appearance of the area.</p> <p>The Inspector highlighted that many of the Highways mitigations were 'counter intuitive' but would not result in harm to the highway and its users.</p> <p>The appellant and the Council disagreed with the 5 year Housing Land Supply. The Inspector explored the Council's position and calculations at length and accepted the Council's position. The Inspector also concluded that the proposal would not deliver the full amount of housing within 5 years and what could be provided would be in the latter parts of the term.</p> <p>It was agreed that the Council was not meeting its Self and Custom Build requirements and the proposed S106 would have secured 6% of SCB units in line with emerging policy.</p> <p>The appellant proposed to install a Waste Water Treatment Works and SUDs on site to provide nutrient mitigation. The Inspector found that the additional details of the WWTW could be secured via condition and S106 however this was not covered in detail due to other reasons for refusal.</p>

Item No: 13			
Date of Inspector's Decision:	27th November 2025	Inspector's Decision:	Appeal Dismissed

Appeal Procedure	Written Representation	Costs	No Application for Costs
Case No:	24/02442/OUT		
Case Officer:	Joe Toole		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	APP/L1765/W/25/3368976		

Proposal:	Outline planning application for the construction of 2no. dwellings with all matters reserved except for access
Location:	Mount Folly Farm Southwick Road North Boarhunt Fareham Hampshire PO17 6JH
Summary of Appeal Decision:	The Appeal site would result in the loss of an important gap that would also not be within a continuously road frontage. It would therefore be incompatible with the character and appearance of the settlement. As such, the proposal would not represent a suitable location for residential development, in conflict with Policy MTRA3 of LPP1.

Item No: 14			
Date of Inspector's Decision:	29th December 2025	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs

Case No:	25/00905/FUL		
Case Officer:	Catherine Watson		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	6000545		

Proposal:	The proposed installation of 1no. BT Street Hub unit and removal of associated BT payphone kiosk(s)
Location:	BT Street Hub Unit On Pavement Outside West Downs Student Village Romsey Road Winchester Hampshire
Summary of Appeal Decision:	The application was for the installation of a BT Street Hub outside the West Downs student centre on Romsey Road. The Inspector dismissed the appeal and agreed that the considerable height and box-like form of the Street Hub would introduce a visually dominant feature into the streetscape where there is presently no other items of street furniture of the pavement of comparable bulk or prominence.

Item No: 15			
Date of Inspector's	29th December	Inspector's	Appeal Dismissed

Decision:	2025	Decision:	
Appeal Procedure	Householder	Costs	No Application for Costs
Case No:	25/00906/AVC		
Case Officer:	Catherine Watson		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	APP/L1765/Z/25/3371377		

Proposal:	Two digital 75-inch LCD display screens, one on each side of the Street Hub unit.
Location:	BT Street Hub Unit On Pavement Outside West Downs Student Village Romsey Road Winchester Hampshire
Summary of Appeal Decision:	As above however, the Inspector also agreed that the positioning and size of the Hub would affect accessibility for pedestrians, including wheelchair and pram users.

Item No: 16			
Date of Inspector's Decision:	31st December 2025	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Written Representation	Costs	No Application for Costs

Case No:	25/00907/FUL		
Case Officer:	Catherine Watson		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
PINS Ref:	6000546		

Proposal:	The proposed installation of 1no. BT Street Hub unit and removal of associated BT payphone kiosk(s)
Location:	BT Street Hub Unit On Pavement Near Waitrose Waitrose Food Store Stockbridge Road Winchester Hampshire
Summary of Appeal Decision:	The application was for the installation of a BT Street Hub near the junction of Stockbridge Road and Stoney Lane in Weeke. The Inspector agreed that because the site lies in a location where the character shifts towards residential use from the commercial area, the installation would heighten the sense of intrusion into a quieter, more domestic environment which would erode the residential character.

Item No: 17			
Date of Inspector's Decision:	31st December 2025	Inspector's Decision:	Appeal Dismissed
Appeal Procedure	Householder	Costs	No Application for Costs

Case No:	25/00908/AVC
Case Officer:	Catherine Watson
Original Decision Type:	Delegated Decision
Was Decision Overturned at Committee?	No
PINS Ref:	APP/L1765/Z/25/3371378

Proposal:	Two digital 75-inch LCD display screens, one on each side of the Street Hub unit.
Location:	BT Street Hub Unit On Pavement Near Waitrose Waitrose Food Store Stockbridge Road Winchester Hampshire
Summary of Appeal Decision:	As above.

Item No: 18			
Date of Inspector's Decision:	24th November 2025	Inspector's Decision:	Appeal Withdrawn
Appeal Procedure	Public Inquiry	Costs	No Application for Costs

Case No:	25/00159/OUT
Case Officer:	Mrs Megan Osborn
Original Decision Type:	Delegated Decision
Was Decision Overturned at Committee?	No
PINS Ref:	APP/L1765/W/25/3373322

Proposal:	Outline application with all matters reserved except access for the development of up to 65 dwellings (including affordable housing), a 70-bed residential care home (C2) and 0.24 ha of land safeguarded for a community/ health facility; accessed off Cranbourne Drive; alongside the provision of public open space, play facilities, sustainable urban drainage, ecological mitigation and supporting infrastructure.
Location:	Fields Rear Of Cranbourne Drive Otterbourne Hampshire
Summary of Appeal Decision:	This application with withdrawn by the applicant.

ENFORCEMENT NOTICE APPEALS – SUMMARY OF DECISIONS**REPORT FROM SERVICE LEAD: BUILT ENVIRONMENT**

A summary of enforcement notice appeal decisions received during the period 1 October – 31 December 2025.

Item No: 19			
Date of Inspector's Decision:	1st October 2025	Inspector's Decision:	Appeal Allowed - ENF Notice Quashed
Appeal Procedure	Informal Hearing	Costs	Appellant's Costs Refused
Case No:	23/00024/CARAVN		
Case Officer:	Mark Fletcher		
PINS Ref:	APP/L1765/C/23/3320989		
Proposal:	Without planning permission, the material change of use of the Land from agricultural to a mixed use for residential use of a caravan and storage of caravans and the laying of scalpings to facilitate the mixed use		
Location:	Plot 2 Pony Paddock Hipleys Road Hambleton Hampshire		
Summary of Appeal Decision:	<p>Significant unmet need: The Council currently only has a 3.2 year supply of gypsy and traveller pitches and cannot demonstrate a five year supply. The Inspector considered the updated national traveller definition (2024 PPTS) likely to increase need further.</p> <p>Policy failure: Relevant policies (CP5 and DM4) are not delivering sufficient authorised sites.</p> <p>Personal circumstances: The Doran family, including several school age children, have an established need for settled accommodation. Their welfare weighed heavily in favour of allowing the development.</p> <p>Nitrate neutrality: Mitigation was shown to be achievable via a Package Treatment Plant and nitrate offsetting credits. A management/monitoring condition will secure compliance.</p> <p>Character and appearance: The development was found to cause harm to the rural character, consistent with previous appeal findings. This harm weighed against the scheme.</p> <p>Intentional unauthorised development: Counted against the appellant but did not outweigh the overall need and personal circumstances.</p>		

	Outcome: Permission granted temporarily for five years, enabling reassessment once the new Local Plan is adopted. A suite of conditions controls the number of caravans, drainage, layout, lighting, landscaping, and requires removal of all development at expiry.
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Item No: 20			
Date of Inspector's Decision:	23rd October 2025	Inspector's Decision:	WCC withdrew ENF Notice
Appeal Procedure	Informal Hearing	Costs	No Application for Costs

Case No:	25/00122/WKS		
Case Officer:	Sandra Graham		
PINS Ref:	APP/L1765/C/25/3368433		

Proposal:	Without planning permission:i) the carrying out of operational development consisting of building and engineering operations (including but not limited to, the creation of hardstandings and laying of services or drainage) and enclosing the Land with fencing, andii) the importation onto the Land of hardcore, scalplings or other materials used for the construction of hard surfacing.
Location:	Land To The Rear Of The Chairmakers Arms Forest Road Worlds End Hambledon Hampshire
Summary of Appeal Decision:	Planning permission was granted under reference: 25/01078/FUL on the land for "Material Change of Use of Land to a 2 Pitch Gypsy/Traveller Site comprising the siting of 1 Mobile Home, 1 Touring Caravan, and 1 Utility Room per pitch. Retention of hardstanding and fencing". The enforcement notice was redundant following granting of this permission and was therefore withdrawn by WCC.