



Meeting	Planning Committee
Date and Time	Wednesday, 12th August, 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, 6 August 2026 before the meeting. Please note that priority will be given to those wishing to attend and address the meeting over those wishing to attend and observe.

AGENDA

PROCEDURAL ITEMS

1. Apologies and Deputy Members

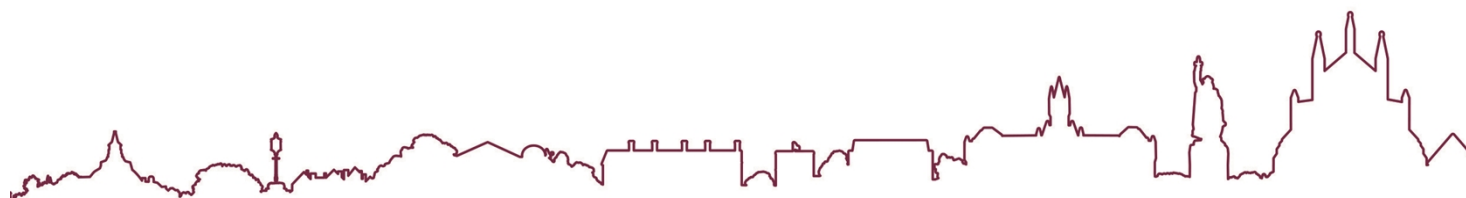
To record the names of apologies given and Deputy Members who are attending the meeting in place of appointed Members.

2. Disclosures of Interests

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

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

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



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

Minutes of the previous meeting held on 15 July 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 on the 6th August 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.

BUSINESS ITEMS

	Ward
4. Where appropriate, to accept the Update Sheet as an addendum to the Report	
5. Planning Applications (WCC Items 6, 7 and 10 and SDNP items 8 & 9, reports, presentations and update sheet refers)	
6. Tanglewood Stables, Nobs Crook, Colden Common (Case: 21/00888/FUL, Ward: Colden Common & Twyford) (Pages 15 - 44)	Colden Common & Twyford
7. High Land, Lanham Lane, Winchester, Hampshire SO22 5JS (Case: 26/00568/FUL, Ward: St Barnabas) (Pages 45 - 106)	St Barnabas
8. The White Horse Inn, South Hill, Droxford, Hampshire SO32 3PB (Case: SDNP/25/02601/FUL, Ward: Central Meon Valley) (Pages 107 - 146)	Central Meon Valley
9. The White Horse Inn, South Hill, Droxford, Hampshire SO32 3PB (Case: SDNP/25/02602/LIS, Ward: Central Meon Valley) (Pages 147 - 178)	Central Meon Valley
10. 12 Laxton Leaze, Waterloooville, Hampshire PO7 3AW (Case: 26/00576/HOU, Ward: Denmead) (Pages 179 - 196)	Denmead

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.



4 August 2026

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

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

MEMBERSHIP

Chairperson:
Rutter (Liberal Democrats)

Vice-Chairperson:
Williams (Liberal Democrats)

Conservatives

Langford-Smith

Liberal Democrats

Ablitt
Aron
Gordon-Smith
Laming
Small

Ind & Green

White

Conservatives

Horrill

Deputy Members Liberal Democrats

Clear and Pett

Ind & Green

Cook and 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, 6 August 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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PLANNING COMMITTEE

Wednesday, 15 July 2026

Attendance:

Councillors
Rutter (Chairperson)

Williams
Ablitt
Aron
Gordon-Smith

Laming
Langford-Smith
Small
White

Other members in attendance:

Councillor Fleuren

[Video recording of this meeting](#)

1. **APOLOGIES AND DEPUTY MEMBERS**
None

2. **DISCLOSURES OF INTERESTS**

Councillor Jane Rutter made a personal statement that the Applicant in respect of item: Apple Crumble Pudding Lane Headbourne Worthy (case Ref:26/00240/VAR) was known to her as a near neighbour. Therefore, she stated that she would take no part in the determination of the application and left the meeting for the consideration of the item taking no part in the discussion or vote thereon.

Councillor Jonathan Williams and Councillor Ann Small declared a disclosable pecuniary interest due to their roles as Hampshire County Councillors. However, as there was no material conflict of interest, they remained in the room, spoke and voted under the dispensation granted on behalf of the Audit and Governance Committee.

Councillor Suzanne White made a personal statement due to her role as Ward Member in respect of item: Four Acres Lane Newtown Fareham Hampshire PO17 6LF. Case Ref: 25/00572/FUL. However, she had taken no part in discussions regarding the application, therefore she took part in the consideration of the item and voted thereon.

Councillor Rachel Aron made a personal statement due to her role as Ward Member in respect of item: 1 Bridge Street Winchester Hampshire SO23 9BH. Case Ref: 26/00868/LIS. However, she had taken no part in discussions regarding the application, therefore she took part in the consideration of the item and voted thereon.

Councillor Jonathan Ablitt made a personal statement due to his role as Ward Member in respect of item: 1 Hinton Hill Cottages, Hinton Hill, Hinton Ampner, Hampshire, SO24 0JZ. Case Ref: SDNP/25/04792/FUL. However, he had taken no part in discussions regarding the application, therefore he took part in the consideration of the item and voted thereon.

Councillor Jonathan Williams made a personal statement due to his role as County Division Member in respect of item: 1 Hinton Hill Cottages, Hinton Hill, Hinton Ampner, Hampshire, SO24 0JZ. Case Ref: SDNP/25/04792/FUL and as a District Ward Member in respect of item: Bishops Farm, Winchester Road, Bishops Waltham. Case Ref: 25/01383/FUL. However, he had taken no part in discussions regarding the applications, therefore he took part in the consideration of the items and voted thereon.

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

That the minutes of the previous meeting held on the 10 June 2026 be approved and adopted.

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

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

5. **PLANNING APPLICATIONS (WCC ITEMS 6-10 AND SDNP ITEM 11) (REPORTS, PRESENTATIONS AND UPDATE SHEET REFERS)**

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

The committee considered the following items:

6. **BISHOPS FARM, WINCHESTER ROAD, BISHOPS WALTHAM. CASE REF: 25/01383/FUL (BISHOPS WALTHAM;)**

Proposal Description: Retrospective change of use of dwelling to allow the premises to be used for supported living for up to 4 adults with learning difficulties (Amended Plans).

The application was introduced and members were referred to the update sheet which provided additional information, which could be summarised as follows:

1. Site Description (Page 16, Paragraph 3): The text was amended to clarify that the closest residential neighbours were 10-13 Albany Court (rather than 9-13 Albany Court).

2. Proposal and Sustainable Transport (Pages 17 and 29): To reflect that the facility was at full occupation with four adults, the following amendments were made:

- a. The deletion of the text '(currently occupied by three adults)' from paragraph 2 of the 'Proposal' section on page 17.
- b. The deletion of the text 'each of the' from paragraph 2 of the 'Sustainable Transport' section on page 29.

The following verbal update was also provided to the committee.

1. Page 16 (Penultimate Paragraph): The reference to a dimension of "0.95 centimetres" was corrected to read "0.95 metres".
2. Condition 1: The plan relating to the acoustic fencing (Plan Reference: S.NM.417.04 Revision A), which had been omitted from the report, was to be included.

During public participation, Neil March, Hayden Foster, and Cass Palmer spoke in support of the application and answered members' questions.

Cllr Fleuren spoke as a ward member and expressed several points on behalf of residents which could be summarised as follows.

1. Councillor Fleuren clarified that objections to the application were not objections to assisted living or care facilities.
2. Councillor Fleuren noted that this was a retrospective application and evidence demonstrated that the change of land use by Acorn Healthcare over several years resulted in noise and disturbance which exceeded that of a residential dwelling and caused harm to neighbouring amenities.
3. Winchester City Council Environmental Health had received complaints in 2021, 2022, 2023, 2025, and 2026, and environmental protection officers had expressed concerns regarding the impact on neighbouring residents.
4. Councillor Fleuren stated that if the committee were not convinced the applicant could mitigate these harms, the application should be refused. If approved, conditions were required to mitigate the impacts.
5. Councillor Fleuren requested the following six changes to the proposed conditions:
 - a. That the condition relating to pleached trees should specify evergreen trees.
 - b. That the landscaping conditions include a suitable depth of bed around the property boundary to reduce the possibility of objects being thrown over the fences.
 - c. That opaque window treatments were required for any first-floor rooms overlooking Albany Court that were not residents' bedrooms.
 - d. That triple glazing be installed on first-floor windows overlooking neighbouring gardens if keeping them closed failed to mitigate noise.

- e. That a condition was required to ensure the garden entrance to flat two was restricted to garden access and not used as the main external entrance.
 - f. That other elements were conditioned to reduce the impact on the closest neighbours, as the acoustic fencing fell short of the required 28-decibel noise reduction.
6. Councillor Fleuren concluded that the ideal solution was for ongoing positive relations and actions between Acorn Healthcare and the neighbours.

The committee proceeded to ask questions and debate the application. During discussion, the Legal Officer provided the Committee with advice regarding the imposing of planning conditions to restrict the use of specific doors or entrances at the property. He highlighted concerns regarding the enforceability of such restrictions and the potential fire safety implications.

RESOLVED

The committee agreed to grant permission for the reasons and subject to the conditions and informatives set out in the report and the update. Subject to the following additional conditions:

- a) That the landscaping scheme be amended to ensure that the proposed pleached trees along the boundary would be evergreen species with a trunk height of 1.8 metres,
- b) That a planting bed of suitable depth be incorporated along the boundary with 10 Poppy Close to increase distance and deter objects from being thrown over the fence.
- c) That the first-floor staff bedroom window overlooking Albany Court be obscure-glazed to protect the privacy of neighbouring residents.

7. **FOUR ACRES INGOLDFIELD LANE NEWTOWN FAREHAM HAMPSHIRE**
PO17 6LF. CASE REF: 25/00572/FUL

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

Following the introduction of the application, members were referred to the update sheet which outlined amendments to the development description and updates to the sustainable drainage section including a pre-commencement condition (Condition 5) that had been recommended by the Authority's drainage engineer to secure the final details of both foul and surface water drainage. These points were set out in full within the update sheet.

During public participation, Ruth Harding spoke in objection to the application, and Michael Knappett spoke in support of the application and answered members' questions.

The committee proceeded to ask questions and debate the application. During discussion of the item, the Legal Officer advised that the paddock to the rear of the site was within the ownership of the applicant, as indicated by the blue boundary line on the location plan. He clarified that the proposed gate was intended solely to provide access to this land.

RESOLVED

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

8. **49 BROAD STREET ALRESFORD HAMPSHIRE SO24 9AS. CASE REF: 23/01275/FUL**

The committee was advised that this item had been deferred.

9. **1 BRIDGE STREET WINCHESTER HAMPSHIRE SO23 9BH. CASE REF: 26/00868/LIS**

Proposal Description: Removal of the existing sandbags and the installation of a discreet, demountable flood barrier system to the existing external doorway.

The application was introduced and the committee proceeded to ask questions and debate the application. During discussion of the item, the Legal Officer advised on the potential implications of imposing a planning condition regarding the surface finish of the flood barrier.

RESOLVED

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

Subject to the following additional conditions:

- a) That a condition be added to restrict the use of the barrier, ensuring it is only in place during times of active flood risk.
- b) That a condition be added requiring that, prior to installation, full details of the surface finish be submitted to and approved by officers to ensure it is sympathetic to the Grade II listed building.

10. **APPLE CRUMBLE PUDDING LANE HEADBOURNE WORTHY. CASE REF:26/00240/VAR**

Proposal Description: Variation of condition 4 (restriction on outbuilding use) and condition 3 (approved plans) to the approved application with reference number 20/01860/FUL, to allow ancillary domestic use of the outbuilding and to amend the outbuilding plans for fenestration changes and the creation of habitable rooms in the attic space. (revised proposal).

The application was introduced and during public participation, Neil March spoke in support of the application. The committee proceeded to ask questions and debate the application.

RESOLVED

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

11. **1 HINTON HILL COTTAGES, HINTON HILL, HINTON AMPNER, HAMPSHIRE, SO24 0JZ. CASE REF: SDNP/25/04792/FUL**

Proposal Description: (April Cottage) Proposed change of use from C3 to E(f) with associated parking.

The application was introduced. Members were referred to the update sheet which provided additional information regarding an amendment to Condition 6 and supplementary representations from Bramdean and Hinton Ampner Parish Council.

The alteration to Condition 6 restricted the use of the site solely to a non-residential, early years day nursery (Use Class E(f)) for a maximum of 15 pupils and 7 staff members on site at any one time, and for no other purpose within Use Class E. The reason for this amendment was to ensure the use remained appropriate to the site's rural location, and in the interests of residential amenity, highway safety, and the tranquillity of the National Park.

These points and the Parish Council representations were set out in full within the update sheet.

During public participation, John Fairey spoke in objection to the application, and Alison Pearce spoke in support of the application and answered members' questions. The committee proceeded to ask questions and debate the application.

RESOLVED

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

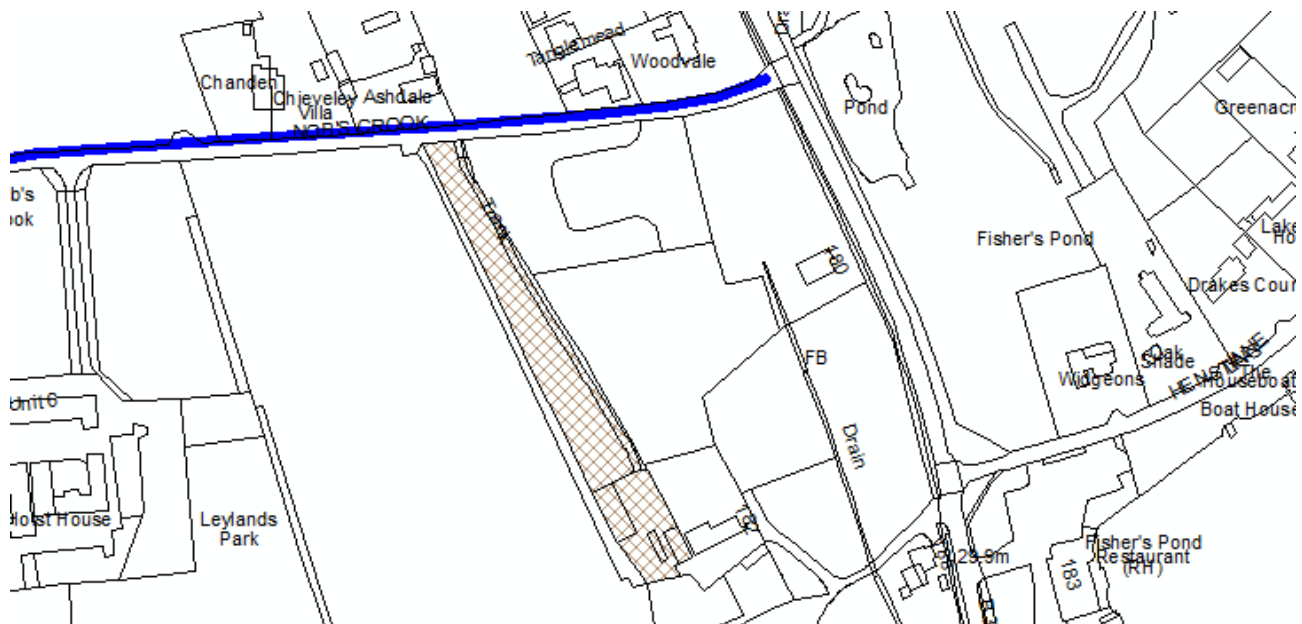
Chairperson

WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: 21/00888/FUL
Proposal Description: Material change of use to a mixed use of the keeping of horses and the stationing of caravans for residential purposes (partially retrospective)
Address: Tanglewood Stables (Mapleview) Nobs Crook Colden Common Winchester Hampshire
Parish, or Ward if within Winchester City: Colden Common PC
Applicants Name: Mr Aaron Barnes
Case Officer: Nicola Martin
Date Valid: 1 April 2021
Recommendation: Permit
Pre Application Advice No

Link to Planning Documents

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



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Reasons for Recommendation

The development is recommended for approval as there are no adverse impacts that would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF.

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In addition, it is considered that the proposal would meet the requirements of the development plan policies SP3, D7, H11, H14, NE1, NE5 and NE16.

General Comments

The application is reported to Committee because of Colden Common Parish Council's request for the application to be determined by Planning Committee, based upon material planning considerations is shown in Appendix 1

Relevant Legislation and Policy changes since the application was validated

It should be noted that since the application has been submitted the Winchester District Local Plan 2020-2040 has been adopted. In addition, Annex 1 of the Government's Planning Policy for Traveller Sites (PPTS) has been updated (December 2024) and the NPPF was also updated (December 2024).

Amendments to Plans Negotiated

Additional information regarding the personal circumstances of the applicants have been submitted on the 16th February 2022. This indicates that the applicants meet the requirements of Annex 1 of the PPTS, currently live in council housing within the Swanmore area and have family ties to the Colden Common area. The applicants have indicated that other sites have been explored and are not available.

Site Description

The site is 0.37ha and is located off Nobs Crook, a single track road that also forms a Public Right of Way (PROW), outside the settlement boundary of the village of Colden Common. The site is a long narrow paddock with two agricultural barns at the southern end of the plot within the application site. An outbuilding belonging to the neighbour 182 Main Road / The Stables lies immediately alongside the red line boundary at the rear of the site.

There is an existing boundary of mature hedging and trees along all boundaries, with residential properties to the east of the site 182 Main Road / The Stables which is located alongside the site's eastern boundary, 2 x flats at Fishers Court 30m to the south and residential caravans at Ashdale 180m to the north of the site.

There are no designated or undesignated heritage assets within 300m of the application site. The closest designated nature conservation site is the Colden Common Wood & Blacknells Copse which is situated 125m to the east of the site.

It is noted that since the application has been submitted the residential postal address of the site has changed from 'Tanglewood Stables' to 'Mapleview'.

Proposal

The proposal would see two pitches for gypsies/travellers including 2 x day rooms. The proposal also seeks to retain the equestrian use and stables on the site.

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This is partially retrospective as, since the application was submitted, the concrete/gravel track and area at the rear of the site have been constructed, as has one of the day rooms (albeit in a temporary location until the second dayroom is ready to be built). One of the static mobile homes has also been added to the site. In addition, close-boarded fencing has been erected at the rear of the site, providing a physical separation of the site from the outbuilding belonging to no. 182 Main Road.

Relevant Planning History

None

Consultations

Service Lead – Built Environment (Strategic Planning)

Initial comment– holding objection

Revised comment – See Appendix 1

Service Lead – Sustainability and Natural Environment (Landscape)

No objection subject to conditions

Service Lead – Sustainability and Natural Environment (Trees)

No comment received

Service Lead – Sustainability and Natural Environment (Ecology)

Initial comment - holding objection

Revised comment – no objection subject to conditions

Service Lead – Engineering (Drainage)

No objection subject to conditions

Hampshire County Council (Highway Authority)

No objection

Hampshire County Council (Rights of Way)

No comments received

Natural England

No objection subject to conditions securing nutrient mitigation

Representations:

Colden Common Parish Council:

The Site is outside of the settlement boundary of the village and therefore does not comply with policy MTRA4 of the Winchester City Council Local Plan Part 1. No information is submitted to show that the application complies with TR6 of the Gypsy, Traveller and Travelling Showpeople DPD. Winchester City Council can demonstrate that the need for gypsy and travellers in policy DM4 of the Winchester City Council Local Plan Part 2 has been met and exceeded, and therefore no outstanding need for gypsy and traveller sites can be justified.

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

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

- Impact on Landscape views and Landscape Character
- Loss of agricultural land
- Unsafe access onto Main Road
- No need for more traveller sites
- Other traveller sites available
- Historic tensions with travellers in the area
- Too much built form for 2 pitches
- Increase in traffic
- Nobs Crook is too narrow
- Impact on local businesses
- Impact on PROW users
- Drainage
- Over concentration of traveller sites in the area
- Outside of settlement boundary
- Would be further developed.
- Impact to Tree Root
- Light and noise pollution

1 Neutral Representation received raising the following queries:

- Unclear plans
- Drainage concerns

Relevant Government Planning Policy and Guidance

National Planning Policy Framework

Section 2 Achieving Sustainable development

Section 4 Decision Making

Section 5 Delivering a sufficient supply of homes

Section 8 Promoting healthy and safe communities

Section 9 Promoting sustainable transport

Section 11 Making effective use of land

Section 12 Achieving well designed places

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

Section 15 conserving and enhancing the natural environment

National Planning Practice Guidance

Appropriate Assessment

Climate Change

Consultation and pre-decision matters

Design: process and tools

Environmental Impact Assessment

Flood risk and coastal change

Light Pollution

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Natural Environment

Open space, sports and recreation facilities, public rights of way and local green space

Planning Obligations

Use of planning conditions

Winchester District Local Plan 2020-2040

- SP2 Spatial Strategy and Development Principles
- SP3 Development in the Countryside
- CN4 Water Efficiency Standards in New Developments
- D1 High Quality, Well Designed and Inclusive Places
- D6 Previously Developed Land and Making Best Use of Land
- D7 Development Standards
- T4 Access for New Developments
- NE1 Protecting and Enhancing Biodiversity and the Natural Environment in the District
- NE5 Biodiversity
- NE9 Landscape Character
- NE12 Equestrian Development
- NE14 Rural Character
- 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
- H1 Housing Provision
- H2 Spatial Housing Distribution
- H4 Meeting Housing Needs
- H11 Provision for Gypsies, Travellers and Travelling Showpeople
- H14 Authorised New / Expanded Traveller Sites

Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

Other relevant documents

Colden Common Village Design Statement

Climate Emergency Declaration Carbon Neutrality Action Plan 2020 – 2030

Statement of Community Involvement 2018 and 2020

Landscape Character Assessment March 2004 and emerging LCA December 2021

Biodiversity Action Plan 2021

Position Statement on Nitrate Neutral Development – February 2020

Planning Policy for Traveller Sites (2024)

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.

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The site is located outside of a defined Settlement Boundary and is therefore in the Countryside for planning purposes. Policy SP3 is the relevant policy and sets out the criteria for acceptable development within the countryside which includes the following:

(vi) Residential accommodation for which an exceptional need has been demonstrated, in accordance with Policies H6 (affordable housing exception sites), H11 and H12 (traveller accommodation), or H10 (agricultural dwellings)

Policy H11 (Provision for Gypsies, Travellers and Travelling Showpeople) states that planning permission will be granted for pitches to meet gypsy and traveller accommodations needs, estimated at approximately 91 gypsy traveller pitches and 35 travelling showpersons' plots from April 2022 to March 2040. This policy goes on to state that consent will be granted for pitches that accord with policies H13-H16 subject to the following 5 criteria, summarised below.

- Sites should be well related to existing settlements, and located to avoid sites being over concentrated in any one location or disproportionate in size to nearby communities;
- Site should be accessible to local services by public transport, on foot or by cycle
- Sites should be clearly defined by physical features and not unduly intrusive
- Sites should avoid harm to the significance of heritage assets or biodiversity interests
- Sites should be capable of accommodating the proposed use to acceptable standards and provide appropriate facilities for water supply' foul drainage; recycling/waste management; surface water drainage; open space for children's play; safe vehicular access from the highway; permanent built facilities restricted to essential facilities such as a small amenity block; no commercial activities to take place on the land; minimise external lighting; proposals should be consistent with other Local Plan policies

The application site is located approximately 200m from the southern extent of the Colden Common Settlement Boundary. This village can be accessed on foot via the public footpath at the north of the site, thence via the pavement that runs along the western side of Main Road, the B3354, a walking distance of 350m. It is considered that the site is located near enough to the settled community of Colden Common to allow future residents of the application site to become integrated and use the existing facilities within the village.

In terms of public transport, the nearest bus stops accessible from the site are located on Main Road, 350m walking distance to both the north and south of the site, with buses linking the site to Winchester (including Peter Symonds College), Fareham, Fair Oak, Twyford, Eastleigh (including Barton Peveril College) and Corhampton.

In terms of the concentration of Gypsy, Traveller and Travelling Showperson sites within Colden Common parish, it is noted that there are three pitches at/adjacent to Ashbrook Stables located approximately 220m to the north-east, separated from the application site by woodland, dwellings and local roads. Two additional pitches are located at Little Ranch, near Fishers Pond 1.8km to the south-east. It is noted that Ashdale to the north of the site operates as a residential caravan site with 4 mobile homes (87/00223/OLD), although it is not identified within Local Plan policy H12 as an existing and safeguarded Traveller site, nor are there any conditions attached to the various permissions at this site that restrict occupation by Gypsy, Travellers or Travelling Showpeople. Given the relatively low

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number of sites, and low numbers of pitches at each of these sites relative to the size and scale of the existing settled community of Colden Common, Officers are satisfied that the development would not result in an over concentration of pitches in the area and would not appreciably alter the character of the local area.

With regard to heritage, there are no designated or undesignated heritage assets within 300m of the site. With regard to biodiversity, this is discussed further in this report, but there is no harm subject to appropriate conditions.

With regard to drainage, open space, and access, these are discussed later in this report, have been assessed and no harm found. With regard to external lighting and restrictions to commercial activities, these can be managed through the use of conditions.

Based on the above, the development complies with WDLP policy H11.

Policy H14 (Authorised New/Expanded Traveller Sites) states that proposals for new traveller sites outside the provisions of Policy H3 will only be permitted exceptionally, where they meet an identified need for pitch provision and are for occupation by persons who are defined as gypsies, travellers or travelling showpeople; can demonstrate personal circumstances that show a strong need to be located in the area; and, there is a lack of other suitable accommodation.

The site must be for occupation by persons identified as gypsies or travellers within the PPTS who can demonstrate a personal or cultural need to be located in the area and there is a lack of other suitable accommodation. The application is to create a new site comprising 2 pitches. Information has been submitted indicating that the applicants meet the requirements of Annex 1 of the PPTS. Other sites have been explored in the local area within the Winchester District and surrounding areas that have all been found to be at maximum capacity. The applicants have also demonstrated that they have a family connection to the area.

Based upon the above assessment the proposal is considered to comply with WDLP policies SP3, H11 and H14.

However, it is a material consideration that Winchester City Council is currently unable to demonstrate a 5-year supply of gypsy and traveller or travelling showpersons' pitches/plots (Winchester City Council 2025 Authority Monitoring Report). As such, it is acknowledged that the policies that are most important for determining the application, i.e. policies SP3, H11 and H14 may be considered to be out-of-date.

The 2024 document 'Planning Policy for Traveller Sites' (PPTS) states that *"If a local planning authority cannot demonstrate an up-to-date 5 year supply of deliverable sites, the provisions in paragraph 11(d) of the National Planning Policy Framework apply"*.

Paragraph 11(d) states that

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

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- i. the application of policies in this Framework that protect areas or assets of particular importance (see footnote 7) provides a strong reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination (see footnote 9).

NPPF Footnote 7 defines assets of particular importance as habitats sites, potential SPAs, possible SACs, listed or proposed Ramsar sites and sites identified for compensatory measures for these types of sites; and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest); and areas at risk of flooding or coastal change. The application site does not fall within, or affect, any of these designations, other than in relation to nutrient neutrality and impact on the Solent designated sites, which would be addressed by the Council's standard Grampian Condition to secure appropriate mitigation.

NPPF Footnote 9 specifies the key policies as those in paragraphs 66 (housing mix) and 84 (isolated homes in the countryside) of chapter 5; 91 of chapter 7 (sequential text of main town centre uses); 110 (sustainable location) and 115 (sustainable transport) of chapter 9; 129 (efficient use of land) of chapter 11; and 135 (design, appearance and function) and 139 (good design) of chapter 12.

As such, whilst the development meets the requirements of WDLP policies SP3, H11 and H14, it is the case that even if it did not, the key policies within the NPPF that the application must satisfy are those listed in NPPF footnote 9, summarised below:

- Paragraph 66 - Relates to major development involving the provision of housing and relates to the mix of affordable housing required meets identified local needs– Whilst not a major development site, the development meets an identified local need for Gypsy and Traveller pitches.
- Paragraph 84 – Relates to development of isolated homes in the countryside – Whilst situated outside of a defined settlement boundary, the application site does not meet the definition of an isolated new home (Braintree 2018¹)
- Paragraph 91 – Relates to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan – Not relevant to this application
- Paragraph 110 – Relates to planning applications for significant development which should be focussed on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. Whilst this development is not considered to be of a significant size or impact, nevertheless give its proximity to village amenities, public footpaths and pavements and public transport, it is considered to be a sustainable location.

¹ *Braintree DC v SSCLG* [2018] EWCA Civ. 610
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- Paragraph 115 – Requires development to ensure that sustainable transport modes are prioritised; safe and suitable access to the site can be achieved and any significant impacts from the development on the transport network on highway safety can be cost-effectively mitigated. As described, the site has easy access to sustainable modes of transport and in addition, access to the site is safe, with no objections from HCC as Local Highways Authority.
- Paragraph 129 – Relates to the efficient use of land, taking into account the identified need for different types of housing; local market conditions; maintaining an area's prevailing character and securing well-designed and attractive places. The application would provide single storey accommodation and retain the existing vegetation screening surrounding the site limiting any visual impact to sensitive receptors from public locations.
- Paragraph 135 requires that development will function well and add to the overall quality of the area over its lifetime; are visually attractive; are sympathetic to local character and history; establish or maintain a strong sense of place; optimise the potential of the site; create places that are safe and accessible with a high standard of amenity for existing and future users. The development would not conflict with any of these criteria (discussed in greater detail in later sections of this report).
- Paragraph 139 states that development that is not well designed should be refused especially where it fails to reflect local design policies and government guidance on design. WDLP policy H11 is the principle local policy in relation to the design and layout of Gypsy and Traveller sites. Later sections of this report demonstrate that the development complies with the provisions of this policy.

As such, Officers are satisfied that there are no adverse impacts of the development that would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF as a whole, with particular regard to the key policies as listed in NPPF footnote 8 and thus the 'tilted balance' in favour of the development applies in line with NPPF paragraph 11(d) and thus permission should be granted.

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

WDLP policy NE9 (Landscape Character) states that the LPA will permit new development where it protects and enhances the district's distinctive landscape character, evidencing that (*inter alia*) the settlement pattern and the integrity of open and undeveloped land between settlements will not be undermined; green and blue corridors will be safeguarded; new planting is consistent with local character and enhances biodiversity.

WDLP policy NE14 (Rural Character) states that outside settlement boundaries plans should not have an unacceptable effect on the rural character and will take into account the following factors including minimisation of visual intrusion; protect and enhance the key characteristics of the landscape and avoid the loss of key features; no unacceptable effect on rural tranquillity including lighting or noise.

In terms of impact on the character and appearance of the surrounding area it is considered that there is a green character to the area with trees and hedges along the

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road. The application site has a mature hedge and tree boundary with an access set back from the road and these features will be retained. The site is long and narrow with existing buildings to the southern end of the site. The proposed site plan would focus development to the southern end of the site to limit the impact of additional buildings on the street scene and from the PROW. The Landscape Architect highlighted that the site is already adequately screened from the area. The PROW though adjacent to the site would be approximately 154m from the proposed development and therefore it is considered that the site would be a significant distance so as to prevent harm to the visual amenities of the area.

In addition, WDLP policy H11 highlights the need for open space within the site for safe children's play, located to avoid conflict with vehicles on the site. Officers are satisfied that the area of lawn at the south of the site, together with the area of grassland at the north would provide sufficient safe space for children to play.

WDLP policy H11 also states that in rural locations, any permanent built structures should be restricted to essential facilities such as a small amenity block. Other than the existing barns on site, the submitted plans show a double amenity block of 8m width, 9.7m length and 5m height. Whilst larger than a single block, the fact that the two blocks are combined reduces the spread of buildings over the site. The block is set back 130m from Nobs Crook and there would be limited visibility from any public viewpoints. It is considered that the proposed layout is acceptable with the proposed pitches are focused at the southern end of the site where there are existing structures.

It is noted that the proposal would result in an intensification of domestic uses, however it is considered that the proposal would be located close to other residential uses in the locality and would not result in harmful impacts to the area. In addition, a landscaping scheme has been secured via condition (conditions 4 and 5) and the existing screening around the site is retained. It is noted that a utility day room has already been erected on the site, in a location other than indicated on the proposed plans and is not the same as the plans/elevations for the day room originally submitted. Whilst the applicant has advised that the location of the day room is a temporary situation only, Officers have not included the plans for the day room within the list of approved plans (condition 1) and in addition a condition to require submission and approval of the details relating to the day room is also proposed.

NPPF paragraph 129 relates to the efficient use of land, taking into account a number of different factors including the identified need for different types of housing; local market conditions; maintaining an area's prevailing character and securing well-designed and attractive places. The application would provide single storey accommodation and retain the existing vegetation screening surrounding the site limiting any visual impact to sensitive receptors from public locations.

NPPF Paragraph 135 requires that development will function well and add to the overall quality of the area over its lifetime; are visually attractive; are sympathetic to local character and history; establish or maintain a strong sense of place; optimise the potential of the site; create places that are safe and accessible with a high standard of amenity for existing and future users. The development would not result in any conflict with these criteria.

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NPPF paragraph 139 states that development that is not well designed should be refused especially where it fails to reflect local design policies and government guidance on design. WDLP policy H11 is the principle local policy in relation to the design and layout of Gypsy and Traveller sites. As previously described, the development complies with the provisions of this policy.

As such, the application would support NPPF paragraphs 129, 135 and 139 and in addition there would be no conflict with WDLP policies NE9, NE14 or H11.

Development affecting the South Downs National Park

The application site is located 0.7km (0.4 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 February 2019. 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.

The proposal would not result in harmful impacts to the SDNP due to the modest nature of development and intervening screening features. The development is therefore in accordance with Section 11a of the National Parks and Access to the Countryside Act 1949.

Historic Environment

There would be no Impact on the historic environment, the works do not affect a statutory Listed building or structure including setting, Conservation Areas, Archaeology, or Non-designated Heritage Assets including their setting.

Neighbouring amenity

There are neighbours to the east of the site at number 182 Main Road. As the mobile homes and the amenity block are single storey and set away from the boundary immediately adjacent to this neighbour, no overlooking, overbearing or loss of light would occur. It is noted that the proposal would result in the introduction of a domestic use within the application site, however this is not considered to be harmful to the residential amenities of the neighbours. As such, no conflict with WDLP policy D7 (Development Standards) would result.

Sustainable Transport

The application site benefits from an existing access which (when the application was originally submitted) led to an informal farm track along the eastern side of the site that leads to the rear stable buildings. This has since (during the course of this planning application) been replaced by a formal gravel track and gravelled area at the south of the site.

Concerns have been raised in regard to increased traffic and the suitability of the road (Nobs Crook) for caravans. It is considered that the access is acceptable and can accommodate larger vehicles. Given the modest scale of proposed development it is not considered that the proposal would result in adverse impacts to highways users or traffic generation. There is also sufficient space within the site to accommodate sufficient car

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parking for cars and also travelling caravans. It is noted that HCC as Local Highways Authority has not objected to the application.

In addition, as previously discussed, the site benefits from easy access to Colden Common via a pedestrian footway along Main Road, and in addition, access to public transport via the nearby bus stops, also on Main Road.

The development is therefore in accordance with NPPF paragraphs 110 and 115

NPPF paragraph 110 relates to planning applications for significant development which should be focussed on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. Whilst this development is not considered to be of a significant size or impact, nevertheless give its proximity to village amenities, public footpaths and pavements and public transport, it is considered to be a sustainable location.

NPPF paragraph 115 requires development to ensure that sustainable transport modes are prioritised; safe and suitable access to the site can be achieved and any significant impacts from the development on the transport network on highway safety can be cost-effectively mitigated. As described, the site has easy access to sustainable modes of transport and in addition, access to the site is safe, with no objections from HCC as Local Highways Authority.

Therefore the proposal complies with NPPF paragraphs 110 and 115 and in addition, there is no conflict with WDLP policies T1 T2, T3, and T4.

Ecology and Biodiversity

A Preliminary Ecological Appraisal (PEA) was submitted in 2021 when the application was originally submitted. This report identified that the onsite habitats provide suitable foraging and commuting habitats for bats, with the potential to support low numbers of reptiles within the grassland and hedgerow bases. Adjacent to the site is an area of broadleaved woodland with high ecological value, to be retained.

Given the lengthy intervening period, the applicant has submitted (June 2025) an update to the original PEA. The site has undergone some changes, in particular with the area of grassland at the front of the site managed to a short sward and showing some species indicating higher nutrient levels. The area of ruderal vegetation at the rear of the site is now managed as lawn with ruderal vegetation at the edges. Other changes include increased management of the hedgerow along the eastern boundary, however this remains species-rich.

The Ecology Officer has reviewed the updated Ecology report and advised that whilst some deterioration/loss of habitat has occurred, the development is acceptable provided the mitigation, compensation and enhancement measures detailed within the Ecology report are implemented in full. These can be secured by condition.

As such, subject to conditions restricting external lighting, and securing the biodiversity mitigation, compensation and enhancement measures (See conditions 6 and 7), the development would not result in any conflict with WDLP policies NE1 and NE5.

Appropriate Assessment.

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The proposal is for Development within proximity of the River Itchen and the Solent SPAs and Ramsar Sites, a European Protected Site and is for overnight accommodation affecting Nitrates and phosphates. The application site lies over 250m from the nearest foul sewer and as such the applicant proposes to install an onsite Package Treatment Plant (PTP), together with a reedbed to further treat the resultant effluent, together with the surface water drainage from the new sealed surfaces (gravelled) area within the site.

The submitted calculations indicate that subsequent to treatment, there will be an increase (net positive) in the levels of nutrients from the site. As such, WCC as competent authority has judged, in the absence of further avoidance and mitigation measures, the application will have a likely significant effect on European and Internationally protected sites as a positive contribution of 0.82 Kg/N/year for nitrates and 0.48 Kg/N/year for phosphates is made. The authority has concluded that the adverse effects arising from the proposal are wholly consistent with, and inclusive of the effects detailed in the Winchester City Council Position Statement on nitrate neutral development and the guidance on Nitrates from Natural England.

The authority's appropriate assessment is that the application coupled with a mitigation package secured by way of a Grampian condition complies with this strategy and would result in nitrate neutral development. It can therefore be concluded that there will be no adverse effect on the integrity of the designated sites identified above in this regard.

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 2018.

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

The application therefore complies with policy NE16 of the Local Plan.

Sustainable Drainage

The application site is located within flood zone 1 and therefore is at low risk of flooding by rivers and sea. In addition, there are no areas at risk of surface water flooding within the site.

No details of drainage have been submitted and therefore a condition requiring details of foul and surface water drainage is considered to be appropriate and no conflict with WDLP policy NE6 would therefore result.

Other Topics

Equality

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the other

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factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of our duty.

Planning Balance and Conclusion

The application would see 2 pitches. The applicant has demonstrated a need to be in the location and have confirmed their family status and that there are no other sites available to them in accordance with WDLP policy H14.

The application would make use of an existing farm access which would not result in harm to highways users. It has been demonstrated that the proposal can be made nutrient neutral and would not result in harm to protected areas and species. In addition, conditions to secure a landscaping scheme, biodiversity enhancements are proposed.

The proposal therefore meets WDLP policies T1, T2, T3, T4, NE9, NE14, H11, H14 TR7, D1, D7.

It is a material consideration that the Council cannot currently demonstrate a 5-year supply of gypsy and traveller or travelling showpersons' pitches/plots so that the most important local plan policies for determining the application, (i.e. SP3, H11 and H14) are out of date and planning permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole, having particular regard to the policies listed in NPPF footnote 9. Officers are satisfied that there are no adverse impacts of the development that would significantly outweigh the benefits, taking into account the policies listed in NPPF footnote 9, and also the policies of the Winchester District Local Plan 2020-2040.

Recommendation

Approve subject to the following conditions:

Conditions

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

Drawing number : 20_1108_003 Rev E - Proposed block plan

Drawing number: 20_1108_009 - Block Plan with RPA (Root Protection Area)

Drawing number: 20_1108_001 - Location Plan

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

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

- a) A water efficiency calculation which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to and approved in writing by the Local Planning Authority
- b) A mitigation package addressing the additional nutrient input arising from the development. Such mitigation package shall address all of the additional nutrient load imposed on protected European sites by the development and be implemented in full prior to first occupation and shall

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- allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and
- c) Evidence to demonstrate that all measures forming part of that mitigation have been secured and submitted to the Local Planning Authority.

Reason: To accord with the Conservation of Habitats and Species Regulations 2017.

3. Within three (3) months of the date of this permission, details of foul and surface water drainage works shall be submitted to the Local Planning Authority (LPA) for approval in writing. The surface water disposal details shall include a management and maintenance plan for the lifetime of the development to secure the operation of the scheme for surface water drainage throughout its lifetime. The approved details shall be implemented in full within six (6) months of the date of this permission, and shall thereafter be retained, managed and maintained in accordance with the agreed management and maintenance plan.

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

4. Within three (3) months of the date of this permission, full details of both hard and soft landscape works have been submitted to the Local Planning Authority for approval in writing. These details shall include:

- All boundary treatment;
- Hard surfacing materials;

Soft landscaping works shall include:

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

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape.

5. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in accordance with the programme agreed with the Local Planning Authority as per condition 4. 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.

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

6. Details of any external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Any external lighting scheme shall be designed in accordance with the recommendations set out within the ProVision

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Technical Note 'Land Opposite Ashdale' (ref: 7886 dated 25/06/2026) and also in accordance with the Bat Conservation Trust Guidance Note 08/23 'Bats and Artificial lighting at Night' (or subsequent document). The lighting shall only be installed, maintained and operated in accordance with the approved details.

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

7. Within three (3) months of the date of this permission, a Biodiversity Management and Enhancement Plan (BMEP) shall be submitted to the Local Planning Authority for approval in writing. This shall set out details of any habitat management and biodiversity enhancement measures as set out within the ProVision Technical Note 'Land Opposite Ashdale' (ref: 7886 dated 25/06/2026) and shall include plans indicating the location of bat boxes, bird boxes and hibernaculum. The approved BMEP shall be implemented as approved and retained thereafter.

Reason: In the interest of biodiversity and protected species.

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

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

9. No more than 4 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (as amended) shall be stationed on the site at any time of which no more than 2 shall be static caravans/mobile homes.

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

10. All mobile homes positioned on the site shall meet the definition of 'caravan' in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (as amended).

Reason: The site is in an area where residential development is not normally permitted.

11. No commercial activities shall take place on the land, including the storage of materials.

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

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

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

13. Within three (3) months of the date of this permission full details of the utility /day room buildings including location, materials and dimensions shall be submitted to, and

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approved in writing by, the Local Planning Authority. The approved plans shall be implemented as approved and retained thereafter.

Reason: In the interests of landscape character and neighbour amenity

Informatives:

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. In accordance with paragraph 38 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;
 - offering a pre-application advice service and,
 - updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

Appendix 1: Colden Common Parish Council representation

Customer Details

Name: Ms Clerk to the Parish Council

Address: Parish Office , Colden Common Community Centre, St Vigor Way, Colden Common, Colden Common Winchester, Hampshire SO21 1UU

Comment Details

Commenter Type: Parish Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The site is outside the settlement boundary of the village and therefore does not comply with policy MRTA4 of the Winchester City Council Local Plan Part 1. No information is submitted to show that the application complies with policy TR6 of the Gypsy, Traveller and Travelling Showpeople DPD. Winchester City Council Strategic Planning Team can demonstrate that the need for gypsy and travellers in policy DM4 of the Winchester City Council Local Plan part 2 has been met and exceeded, and therefore no outstanding need for gypsy and travellers' sites can be justified.

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

Appendix 2: Service Lead – Built Environment (Strategic Planning) Consultation response

Gypsy and Traveller Need and Supply Position March 2026

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The starting point for need is the 2022 Gypsy and Traveller Accommodation Assessment (GTAA)ⁱ. This identified a need for both gypsy and traveller, and travelling showpeople accommodation for the period 2022-2038 and broke this down into 5 year periods. Following the publication of the GTAA, there were some key changes to traveller policy, needs and provision. The Council produced a Topic Paper in 2024ⁱⁱ to explain the implications of these and produce a revised statement of need for both gypsy and traveller and travelling showpeople needs for the period 2022-2040. The paper also sets out identified supply for meeting those needs over the same period.

The Winchester Local Plan was adopted in March 2026. It sets out the Council's approach to gypsy and traveller accommodation. In brief, the approach is to retain those sites with existing authorised use; support the intensification and expansion of existing sites where appropriate; and deliver the remaining need on new windfall provision.

The 2025 Authority Monitoring Report (AMR)ⁱⁱⁱ sets out the most recent 5 year position on gypsy and traveller and travelling showpeople needs and supply. It sets out a position as at 2025, and takes into account unmet needs remaining since the publication of the GTAA in 2022.

The position as at September 2025 is as follows –

Calculation	Gypsy & Travellers	Travelling Showpeople
a. 2025-2030 requirement (2022-2026 requirement + 4/5ths of 2027-2031 requirement) ^{iv}	63	25
b. Completions 2022-2025	0	0
c. Remaining 5-year requirement 2025-2030 (a-b)	63	25
d. Supply 2025 – 2030 ^v	38	11
e. Years pitch / plot supply	2.9	2.2

The identified supply 2025-2030 is anticipated to come forward on sites identified through a Pitch Deliverability Assessment prepared by ORS on behalf of Winchester City Council^{vi} and a subsequent officer review of all known sites^{vii}. This sought to understand the capacity of existing private Gypsy and Traveller sites with permanent planning permission to meet levels of need that were identified in the 2022 GTAA through a combination of desk-based research and engagement with members of the travelling communities living on sites in Winchester.

Going forward, the Gypsy and Traveller accommodation needs assessment will be updated to inform the next local plan. There is still an ongoing need to plan for and make provision for the gypsy and travellers community accommodation needs. This will require a holistic and integrated approach working positively with the Gypsy and Traveller Liaison Officer, engaging with the local gypsy and traveller community and work collaboratively to

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identify opportunities. The aim will be to reduce the uncertainty caused by unplanned development, and the to ensure Gypsy and Traveller families have fair opportunities to secure lawful, well-located accommodation.

The Gypsy and traveller Topic Paper concludes as follows –

5.9 It is acknowledged that it will not currently be possible for the Local Plan to demonstrate a deliverable 5-year supply of gypsy traveller pitches or showpersons' plots. This may result in a 'tilted balance' towards granting consent for sites, although these should still be suitable in planning terms and consistent with PPTS and other Development Plan policies. This may assist in achieving additional 'windfall' provision at an early stage and could help to secure an adequate 5-year supply in the relatively short-term.

ⁱ Available at <https://www.localplan.winchester.gov.uk/assets/inline/1140/GT01-Winchester-GTAA-Final-Report-PDF.pdf>

ⁱⁱ Available at <https://www.localplan.winchester.gov.uk/assets/inline/957/SD10d-Gypsy-and-Travellers-Topic-Paper-July-2024-.pdf>

ⁱⁱⁱ Available at <https://www.winchester.gov.uk/planning-policy/monitoring-and-other-planning-documents/annual-monitoring-report-amr>

^{iv} Table of July 2024 Topic Paper provides a breakdown of how this was calculated

^v Set out in Paragraph 5.2 of July 2024 Topic Paper

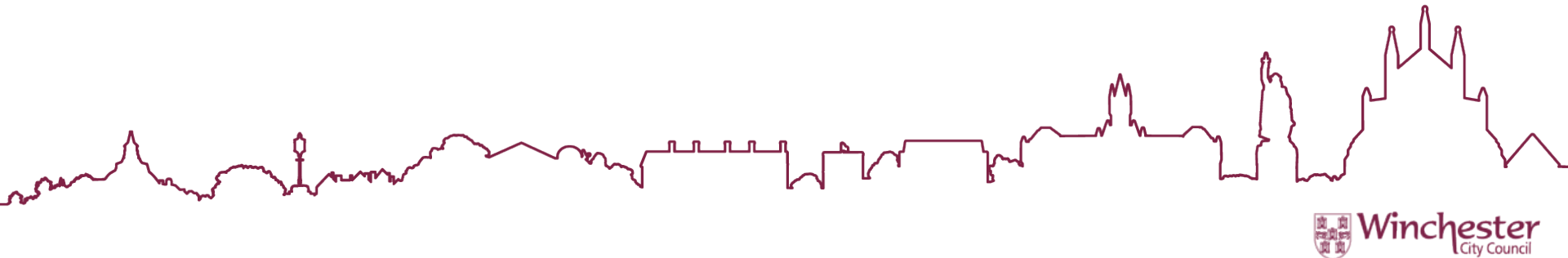
^{vi} Available at <https://www.localplan.winchester.gov.uk/assets/attach/1141/GT02-Winchester-Pitch-Deliverability-Assessment-Final-Report.pdf>

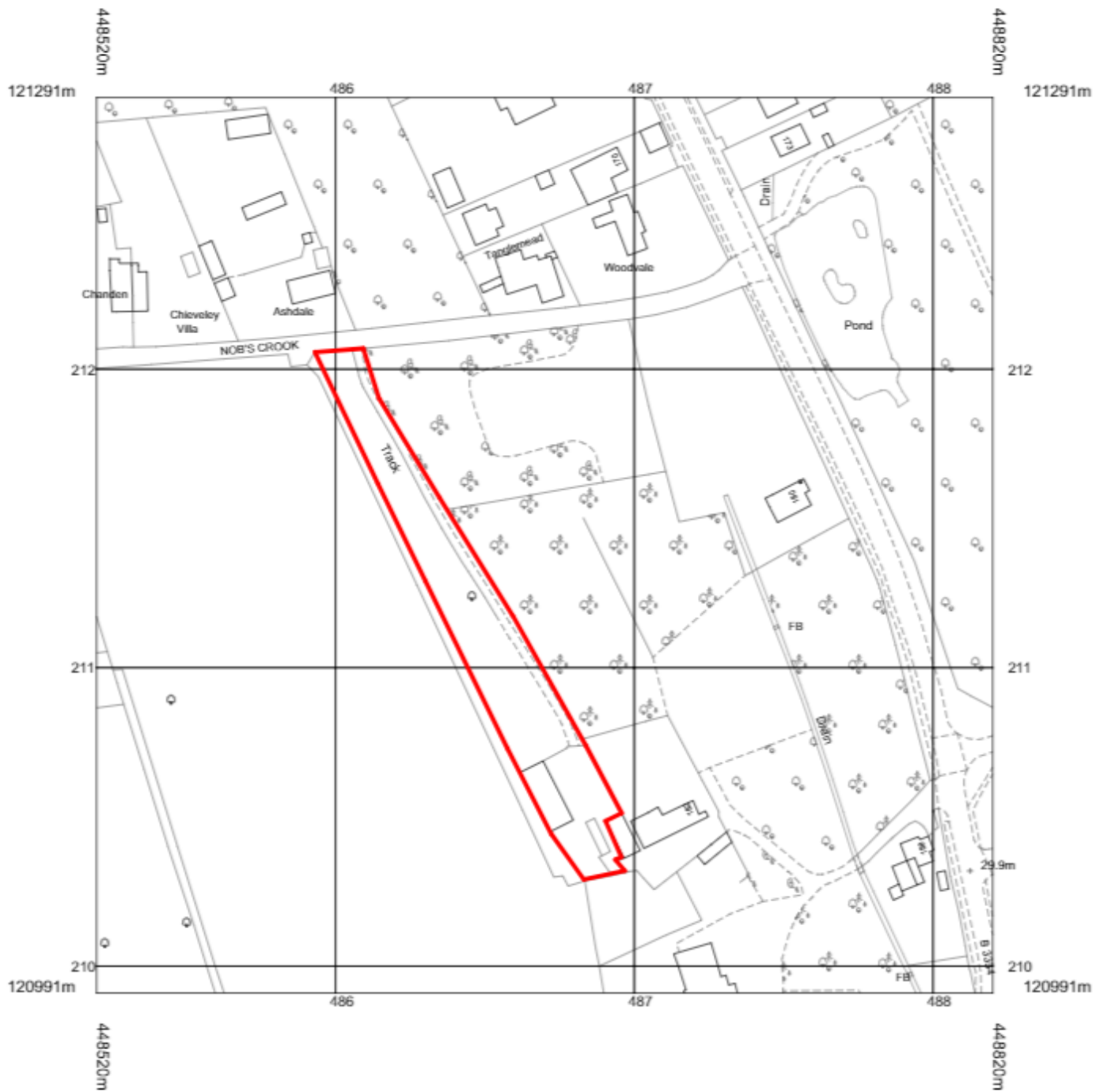
^{vii} Outlined in paras. 4.2 to 4.12 of the July 2024 Topic Paper

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21/00888/FUL
Tanglewood Stables (Mapleview),
Nobs Crook, Colden Common
Winchester, Hampshire, SO21 1TH

Material change of use to a mixed use of the keeping of horses and the
stationing of caravans for residential purposes







PROPOSED SITE PLAN



- LEGEND**
- Proposed mobile home
 - Proposed utility/day room
 - Proposed touring caravan
 - Proposed loose bound permeable hardstanding
 - Residential gardens
 - Grassed area
 - Existing hardstanding
 - Existing hedgerow
 - Reedbed

2021 Photos

Application site looking
south (from Nobs Crook)



Existing buildings on site
(excluding the building on LHS)

2021 Photos

Existing building on site



Page 40



Existing building on site and
boundary with the neighbour

2026 Photos

New fence around neighbour's outbuilding



Day room/utility

2026 Photos

Looking north towards Nobs
Crook from southern part of site

New fence around
neighbour's
outbuilding

Lawned area to
south with new
fence



RECOMMENDATION - APPROVE

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

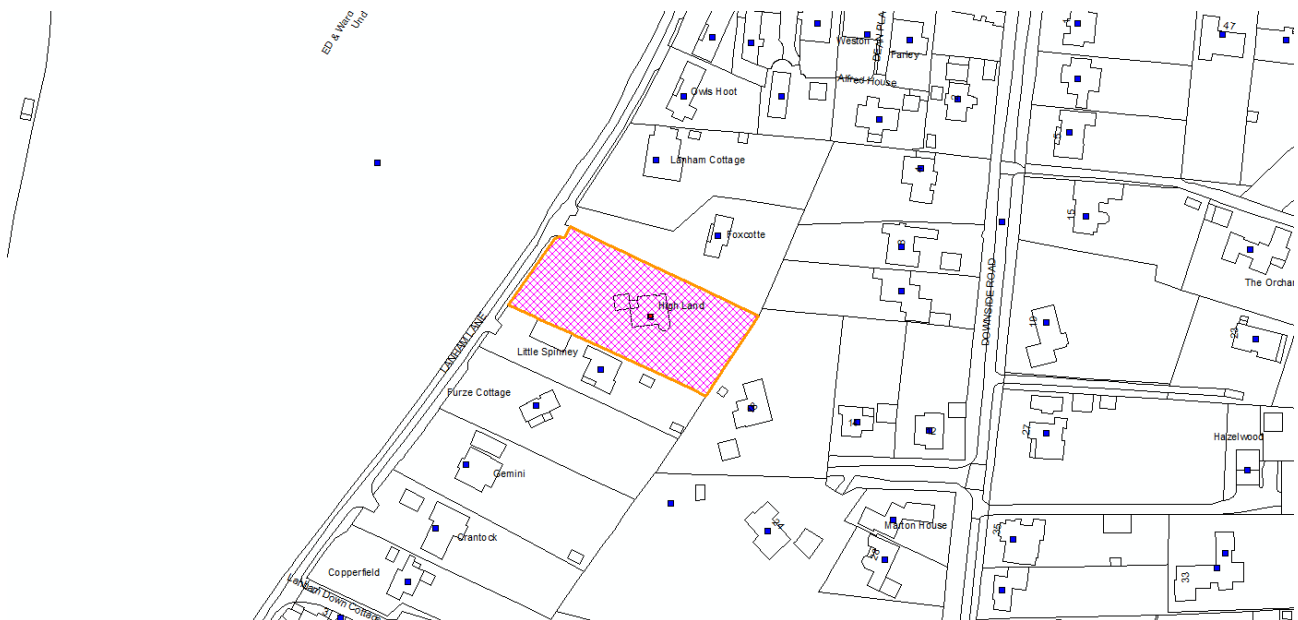
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WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: 26/00568/FUL
Proposal Description: Construction of 3 houses and garages, following demolition of existing house. (Phased development including self build) (Amended plans)
Address: High Land Lanham Lane Winchester Hampshire SO22 5JS
Parish: St Barnabas
Applicants Name: Stuart Garnett
Case Officer: Matthew Rutledge
Date Valid: 17 March 2026
Recommendation: Permit
Pre Application Advice No

Link to Planning Documents

[Link to page – enter in reference number 26/00568/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 would not have a harmful impact on the character and appearance of the surrounding area and does not result in harmful impacts on neighbouring residential amenity that would justify refusal of the application. The applicant has been able to satisfactorily demonstrate that the proposal is in accordance with the development plan as a whole and all other material planning considerations.

General Comments

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

It should be noted that there is a recent extant planning permission on the site for the erection of a new detached dwelling and cart port to the front of the site, approved under the application with reference 25/01287/FUL on 27 May 2026. This is substantially the same as the dwelling proposed now as Plot 1.

Amendments to Plans Negotiated

Some amendments to the scheme initially presented under this application were requested as follows:

- Three detached garages, including a triple bay garage with room in the roof on Plot 3, were considered to lead to overdevelopment. The positioning of the garages to Plots 1 and 2 would have resulted in the main views through the site access being dominated by these garages. In response, the garage to plot 1 has been set further back within the curtilage to Plot 1, the garage to Plot 2 has been moved and is now an adjoining garage at the side of the property, and the three bay garage to Plot 3 has been reduced to a two bay garage.
- It was considered that Plots 2 and 3 were arranged in a regimented manner, which was at odds with the variance in position and orientation of other properties within their respective plots along Lanham Lane. In response, both properties have been moved slightly to better reflect the informal nature of the properties along Lanham Lane.
- It was considered that Plot 2 was overly tall and had a particularly bulky roof form. This has been substantially reduced so that, while the ridge and eaves height remain the same, the property now has a hipped roof rather than the previous gabled roof. This results in a much less bulky appearance.

These changes are demonstrated on the revised site plan with reference 8539 D01 C and the Plot 2 elevational drawing with reference 8539 D06 E.

Site Description

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

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

There is a recent extant planning permission on the site for the erection of a new detached dwelling and cart port to the front of the site, approved under the application with reference 25/01287/FUL.

The site itself is surrounded by vegetation of various forms, with some small to medium sized trees along the boundary with Lanham Lane. Access to the site is from its north west

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corner, with views into the site broken up by the vegetation. It should be noted that some vegetation was removed from the site prior to submission of the previous application, and some initial work has now begun in relation to the dwelling approved under that permission.

The existing house, High Land, is set back some distance from the entrance to the site and is positioned at a slightly unusual orientation, facing towards the north. It has received several extensions over the years, including a double garage and first floor extension above. The property features a light brick with tile hanging under pitched roofs.

The closest neighbours are Foxcotte positioned to the north, Little Spinney to the south, and 18 Downside Road at the rear of the site in the east.

Proposal

It is proposed to demolish the existing dwelling on the site and construct 3 new two storey detached dwellings in its place. Each dwelling will also have a garage. Plot 3 is proposed as a Self-Build dwelling.

One dwelling, plot 1, will be positioned towards the front of the site and will be on the same footprint and same design as the dwelling previously approved under the planning application with reference 25/01287/FUL, although the curtilage and garage to this property is changed under this current proposal.

Two dwellings are then proposed towards the rear of the site. One of which, plot 2, will have an adjoining garage, and the other, plot 3, will have a detached double garage with a room above.

Proposed materials differ across each plot, with plot 1 featuring red brick, tile hanging and clay roof tiles, while plot 2 is finished in a white render under clay roof tiles, and plot 3 has a brick finish under slate roof tiles.

Each dwelling will be served by its own package treatment plant to deal with foul drainage.

The site access remains unaltered.

With respect to neighbours; Foxcotte would be approximately 11m north of plot 2, the closest of the proposed new dwellings. 18 Downside Road, to the south east, is circa 30m from the rear elevations of plots 2 & 3. Little Spinney is the nearest dwelling to the position of the proposed new dwellings, being approximately 14m to the south east of plot 1 and 7m south west of plot 3. The proposed garage to plot 3 would be approximately 3.5m from Little Spinney.

Relevant Planning History

25/01287/FUL - The proposal is for the construction of a new two storey detached dwelling at High Land, Lanham Lane. PERMITTED 27th May 2026.

Consultations

Service Lead – Built Environment (Archaeology) -
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- No objection in principle, subject to recommended conditions.

Service Lead – Engineering (Drainage) -

- No response.

Service Lead – Sustainability and Natural Environment (Ecology) –

- Mitigation and enhancement measures set out in the Preliminary Ecological Appraisal should be secured by condition.
- Biodiversity Net Gain Metric – at discharge of conditions stage this will need to include the delay between habitat clearance on site and the start of habitat compensation for the loss.
- Initially requested that the bat survey provided needs to be updated, however, following correspondence with the applicant's ecologist, is now satisfied that the bat survey is sufficient.

Service Lead – Sustainability and Natural Environment (Landscape) –

- Recommends condition to secure landscaping strategy. No objections.

Service Lead – Sustainability and Natural Environment (Trees) –

- No objection subject to recommended conditions.

Hampshire County Council (Highway Authority) –

- States that the standing advice should be followed, although notes that the submitted Transport Statement demonstrates that the development can be accessed safely and would not result in a material impact on the public highway.

Natural England -

- No objection subject to the appropriate mitigation being secured.

Representations:

City of Winchester Trust:

- The application does not qualify as self build
- Harmful scale and design of proposed dwellings

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

- Harm to character of the area
- Overdevelopment/density
- Height & scale of proposed dwellings
- Impacts on neighbour amenity – overshadowing, overlooking, overbearing
- Ecology
- Bat report is outdated
- Self build claim not appropriate
- Biodiversity Net Gain exemption not appropriate
- Sustainability of development/demolition
- No plans for external lighting

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It is noted that other reasons for objection were given, such as the existence of a covenant on site restricting the erection of additional dwellings and the impacts of construction itself. Any covenant that may be in place on the site is not a planning consideration and therefore, while it may restrict the ability for this application to be implemented, it cannot form part of the assessment of the proposal itself. With regard to the impacts on neighbours from construction, such as noise, dust, etc, a construction management plan will be required by condition to ensure appropriate methods of construction are used. Construction will be limited to certain hours of the day. Any unreasonable disturbance from construction work can be reported to the Council's Environmental Protection team.

With regard to objections surrounding the validity of the self-build claim; the applicant has indicated that they have been working with an intended purchaser for plot 3, and that they have had substantial input into the design and layout. The Council has no reason to dispute this. Some comments appear to suggest that the applicant cannot claim self-build status due to being a limited company and not 'persons working with or for individuals or associations of individuals'. In UK legislation 'person' typically includes a natural person as well as a legal person, such as a limited company, unless the specific legislation states otherwise. The Self-build and Custom Housebuilding Act 2015 does not appear to state this.

No Supporting Representations received.

Relevant Development Plan Documents and Policies

Section 70(2) of the Town and Country Planning Act 1990 and Section 38 (6) of the Planning and Compulsory Purchase Act 2004 require planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The current adopted development plans comprise:

Winchester Local Plan 2020-2040 (adopted March 2026)

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
CN8 - Embodied Carbon
D1 - High Quality, well designed and inclusive places
D7 - Development Standards
T1 - Sustainable and Active Transport and Travel
T2 - Parking for New Development
T3 - Promoting Active and Sustainable modes of travel
T4 - Access for new developments
NE1 - Protecting and enhancing Biodiversity and the Natural Environment in the district
NE5 – Biodiversity
NE6 – Flooding, Flood Risk and the Water Environment
NE9 - Landscape Character

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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 (both designated and non-designated)

HE5 - Protecting the Significance of Heritage Assets and Mitigating unavoidable harm

HE7 - Non- Designated archaeological assets

H3 - Development within Settlements

Other Relevant Planning Policy and Guidance

National Planning Policy Framework (NPPF) (2024)

1. Introduction
2. Achieving sustainable development
3. Plan-making
4. Decision-making
5. Delivering a sufficient supply of homes
9. Promoting sustainable transport
12. Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment

National Planning Practice Guidance (NPPG)

- Appropriate assessment
- Before submitting an application
- Biodiversity net gain
- Climate change
- Community Infrastructure Levy
- Determining a planning application
- Enforcement and post-permission matters
- Environmental Impact Assessment
- Historic environment
- Housing supply and delivery
- Making an application
- Natural environment
- Neighbourhood planning
- Noise
- Plan-making
- Planning obligations
- Renewable and low carbon energy
- Self-build and custom housebuilding
- Strategic environmental assessment and sustainability appraisal
- Transport evidence bases in plan making and decision taking
- Travel Plans, Transport Assessments and Statements
- Tree Preservation Orders and trees in conservation areas
- Use of planning conditions

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- Viability
- Waste
- Water supply, wastewater and water quality

Supplementary Planning Document

High Quality Places (2015)
Landscape Character Assessment (updated 2024)

Other relevant documents

Climate Emergency Declaration, Carbon Neutrality Action Plan 2020-2023.
Nature Emergency Declaration
Position Statement on Nitrate Neutral Development (2020)
Biodiversity Action Plan (2021)

Planning Considerations

Assessment under 2017 EIA Regulations.

The development does not fall under Schedule I or Schedule II of the 2017 Environmental Impact Assessment Regulations, therefore an Environmental Impact Assessment is not required.

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 application site is within the defined settlement boundary of Winchester where the principle of development such as that proposed is acceptable in accordance with Local Plan policy SP2. Overall acceptance is subject to compliance with the Development Plan as a whole and all other material planning considerations which is assessed below.

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

Plot 3 is proposed as a Self-Build dwelling. Winchester City Council has a duty under the self-build and custom housebuilding Act 2015 to keep a register of individuals and associations of individuals who wish to acquire serviced plots of land to bring forward self-build and custom housebuilding projects. Winchester District (minus the SDNP area) has a significant shortfall in Custom and Self Build homes. Policy H4 of the Local Plan 2040 makes provision for Custom and Self Build homes on larger residential sites of 50 or more dwellings where at least 6% of the dwellings should be for custom and self-build homes. However, the Council recognises that many custom and self-build homes are provided on

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small sites such as this one and Policy H4 is not designed to prevent these smaller sites from coming forward as they form an important part of the supply. The provision of one of the units as a self-build dwelling is therefore acceptable in principle.

Impact on character and appearance of area

The site is quite well screened from the public realm by vegetation along the boundary with Lanham Lane. Views of the new development would be apparent through the site access and glimpsed between the vegetation along the west boundary. Lanham Lane does have a character of substantial vegetation, with trees and shrubs on each side. This partly softens the transition from the urban areas of Weeke, in the east, and the agricultural land that is immediately west of Lanham Lane.

Existing dwellings on the street are varied in design and scale, with more traditional properties such as Little Spinney contrasting with the more modern appearances of Owls Hoot and Foxcotte. Two plots to the south of the application site, the site known as Furze Cottage, has planning permission for a replacement dwelling. Work is currently underway on the new dwelling, which has a modern design.

It is not considered that there is a strong building line along Lanham Lane, although it could be argued that the majority of properties are positioned closer to the road than High Land (and Foxcotte). As such, it is not considered that the construction of a new dwelling closer to Lanham Lane would look out of place in its proposed location.

The building density varies along this part of Lanham Lane. To the north, on the corner with Dean Lane, development is relatively dense. Cranford Cottage and Owls Hoot back onto 55, 57, 59, & 61 Dean Lane, resulting in this corner of Lanham Lane appearing densely developed. Moving south west on Lanham Lane, properties become less dense, with Lanham Cottage and High Land having had particularly spacious plots up until the division of the plot to Lanham Cottage and construction of the property known as Foxcotte. South west of the application site along Lanham Lane, there are five detached dwellings set in generous plots, however, the width of each plot and distance between dwellings themselves varies. Beyond these detached houses is a relatively recent development that involved the erection of 5 new dwellings on the land associated with the dwelling Crabtrees. East of the application site the building density is varied on Downside Road and, further south on Sawyer Close, is much more dense with a number of terraced properties. Overall, therefore, it is considered that there is a wide variety of building density in the surrounding area and the increase in density on the application site would not substantially alter the character of the surrounding area to a degree that would justify refusal of this application. While the three proposed dwellings are likely to be visible from Lanham Lane, it is not considered that the site would appear cramped or overdeveloped.

The proposed design of the new dwelling to the front of the site, plot 1, remains as approved under a previous planning application with reference 25/01287/FUL. It features two forward projecting gables and a central covered porch, not dissimilar to the designs at

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Gemini and Crantock further south on Lanham Lane. Plot 1 is closely comparable in both footprint and height to the existing house to be demolished, High Land.

The two dwellings proposed at the rear of the site, plots 2 & 3, are somewhat more modest, having smaller footprints and simpler hipped roofs, albeit with elements projecting to the rear. Both the dwellings also have single storey elements.

It is considered that the design for all the proposed dwellings incorporate high quality materials and a number of features that add detail and interest to each property. Such features include exposed rafters, traditional windows with soldier course heads, stone window and door surrounds, various brick detailing in the form of string courses, plinths, and quoins.

The submitted landscape strategy plan indicates that it is proposed to retain a number of trees to the front of the site, including the large cypress and sycamore in each corner. Internally, various new trees are proposed. In the east of the site, along the boundary with 18 Downside Road, much of the existing vegetation is proposed. It is considered that this is sufficient to maintain the vegetated character of Lanham Lane and the transition to the more rural environment to the west. The Council's Landscape Officer has been consulted and is in agreement with this, having no objections to the proposal subject to securing more details of soft landscaping via condition.

For the reasons discussed above, it is considered that the proposed development would make a positive contribution to the character of the area and would comply with Local Plan policy D1.

Development affecting 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 NPPF. 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.

The application site is located 2.8km from the South Downs National Park. 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

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The works affect Archaeology as the application site is considered to have the potential for archaeological remains, further to cropmark evidence in the vicinity and from recent nearby archaeological investigations which have located Late Roman burials and evidence of probable settlement dating to the Late Iron Age and Roman periods as well as possible Neolithic activity. The site therefore has potential for non-designated archaeological assets.

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

Relevant Legislation

The preservation of a non-designated heritage asset (Policies HE1, HE2, HE4, HE5, H13 of the 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 Archaeology consultation response

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.

Conclusion

The Council's Archaeologist has been consulted regarding the proposed development. They have indicated that the groundworks, landscaping, drainage works etc have the potential to adversely affect buried archaeological remains that may be present below the site. As such, a programme of archaeological work to investigate, record, analyse and subsequently report on the archaeological evidence that may otherwise be destroyed by the proposed development should be secured by planning condition. Subject to the application of such a condition (18), the Archaeologist has no objections to the proposed development.

Therefore, the proposal complies with Local Plan policies HE1, HE2, HE4, HE5 and HE7.

Neighbouring amenity

The adjacent neighbours are those that are considered to have the potential to be negatively impacted by the proposed development. These neighbours are Foxcotte (to the north), 18 Downside Road (east), and Little Spinney (south).

Plot 1:

Foxcotte and 18 Downside Road, are over 40m from the nearest part of the proposed dwelling that is Plot 1, with vegetation providing at least some element of screening.

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Considering this, along with the orientation of these properties and the extent of their own plots, it is not considered that the proposed dwelling would be capable of having a substantial negative impact on their residential amenity to an extent that could justify the refusal of this application.

Little Spinney is the neighbouring dwelling that is most likely to be impacted by Plot 1.

Little Spinney is a chalet style bungalow with a steep pitched roof and two dormer windows in the principal elevation. Its north elevation, facing towards Plot 1 features two roof lights. At ground floor level there are windows facing towards the application site, however, the boundary treatment, a close board fence that has been reinforced with planting within the curtilage of High Land, obscures these. An existing tree, which is to be retained, on the southern boundary of the application site will provide some screening. It is proposed to add an additional two trees along the southern boundary adjacent to Little Spinney which would provide further screening.

Plot 1 is angled to present its rear elevation to the gap between where Plot 3 will be positioned and Little Spinney. Views from the first floor windows of the new dwelling would be of its own rear garden, the north side elevation of Little Spinney, the west elevation of Plot 3 and its garage. Tree planting along the south boundary with Little Spinney and the rear boundary with Plot 3 is proposed to add screening to these views. The north elevation of Little Spinney has minimal windows that would be in view, and these are rooflights presenting at an angle that is unlikely to allow for views into the dwelling, particularly at the distance involved.

Plot 1 is north of Little Spinney and a substantial distance from any other properties, as such, it is not considered that the new dwelling would overshadow any neighbouring dwelling.

Plot 1 is positioned north west of Little Spinney, closer to the outbuilding to Little Spinney, which sits in front of its principal elevation. The outbuilding is itself substantial in size and is 1.5 storeys in height. Plot 1 will be approximately 15m at the closest point of Little Spinney itself. Given this, along with the existing and proposed planting to the southern site boundary, it is not considered that Plot 1 will be harmfully overbearing on the amenity of Little Spinney, to an extent that would justify refusal of the application. Other neighbouring dwellings are a substantial distance away and Plot 1 is therefore not considered to be harmfully overbearing on those dwellings.

Internally, the rear elevation and associated first floor windows, are largely angled towards the garage to Plot 3. There is also intervening screening proposed from hedging and four new trees. The two dwellings will be separated by approximately 23m. It is not, therefore, considered that there would be harmful overlooking between the two dwellings, and neither would they be overbearing upon one another. Plot 2 is circa 30m to the east and, due to the angle of the two buildings, there is not considered to be any harmful overlooking.

Plot 2:

The proposed dwelling will be approximately 1.5m from the northern boundary shared with Foxcotte, and approximately 10m from Foxcotte itself. Plot 2 has a first floor window and second floor rooflight in its northern elevation. Both these windows serve bathrooms and it

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is therefore assumed that the intention would be to use obscure glazing for these windows. This can be secured by condition (23). Views from the front elevation windows would predominantly be towards the long driveway to Foxcotte, whilst from the rear elevation windows it is likely that only the south east corner of Foxcotte's rear garden could be seen. Given that similar views are currently obtainable from the existing property on High Land, and that they are not views to parts of the neighbouring curtilage that would be considered high value, this arrangement is acceptable.

Based on the distance between the two dwellings it is also not considered that Plot 2 would be substantially overbearing on, or cause harmful overshadowing to, Foxcotte.

Plot 2 is not considered to create any harmful views towards Little Spinney and is sufficiently distant so as not to be overbearing or cause overshadowing.

Plot 2 is positioned approximately 17m from the eastern boundary with the neighbour 18 Downside Road. The existing vegetation along this boundary will be retained and reinforced with additional tree planting. Plot 2 is oriented such that any views from the rear would be towards the north end of the curtilage to number 18, and not towards the house itself. Considering the distance, viewing angles, and intervening vegetation, Plot 2 would not have a substantially harmful impact on the privacy of 18 Downside Road to the extent that would justify refusal of the application.

Internally, it is considered that the relationship between Plots 2 & 3 is acceptable. A single storey garage is the closest part of Plot 2 to Plot 3 which reduces any sense of overbearing. Due to the orientation of each property and the lack of side facing windows, there is no harmful effect from overlooking.

Plot 3:

Plot 3 is a substantial distance from Foxcotte, such that it is not considered to have any harmful impacts on its residential amenity.

The rear garden to Plot 3 extends approximately 20m from its rear elevation, and the neighbouring 18 Downside Road is approximately 30m from its rear elevation. Existing vegetation is to be retained and currently provides good screening. It is proposed that this is reinforced with three new trees. Given the distance and intervening screening, it is not considered that Plot 3 would have a substantially negative impact on the privacy of 18 Downside Road to the extent that would justify refusal of the application.

The closest part of Plot 3 to the shared southern boundary with Little Spinney is a single storey element at a distance of approximately 4m. The main two storey part of the house is approximately 7m from the boundary. Plot 3 is set further east than Little Spinney, with the garage to Plot 3 being immediately adjacent to Little Spinney itself. The garage has a room in the roof, served by dormers facing north, away from Little Spinney. It will be approximately 6.5m tall to the ridge line, sloping down to an eave height of around 2.5m. It will be set down slightly compared to the existing ground level, which then slopes up towards Little Spinney. As a result, the garage would appear substantially smaller than Little Spinney and its eaves would appear at a height of around 1.5m when experienced from Ground level within the curtilage to Little Spinney. It is also proposed to introduce hedging and a row of five trees along the boundary line. Having regard to the above it is

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not considered that Plot 3, and its garage, would be substantially overbearing on the residential amenity of Little Spinney.

Internally, Plot 3 would face towards the rear of Plot 1 and the rear of the garage to Plot 1. Intervening screening is proposed in the form of four trees. The two dwellings would be approximately 23m apart. This relationship is considered acceptable. The north facing dormer windows to the first floor room of the garage would face across the entrance and parking area to Plot 3 and, in the distance, over the driveway and parking to Plot 2. Three trees are proposed along the boundary defining the two entrances. As such, these views are considered acceptable. A first floor window and second floor rooflight is proposed in the north elevation of Plot 3, both of which serve bathrooms and can therefore be obscure glazed. This can be secured by condition (23). Some views from first floor windows in the rear elevation of Plot 3 across the rear corner of the garden to Plot 2 are likely to be possible but are considered acceptable.

Therefore, based on the assessment above, the proposal complies with Local Plan policy D1, and would not result in substantial harm to the residential amenity of neighbouring properties to a degree that could be a justifiable reason for refusal of the application.

The proposal includes an air source heat pump (ASHP) for each dwelling. Due to the proposed position of each ASHP, it is considered that only the pump to Plot 3 is close enough to neighbouring dwellings to potentially cause a harmful noise impact. The ASHP to Plot 3 is 9.5m to the closest part of the nearest neighbour, Little Spinney. The ASHP would be considered to have a directivity of 'Q4' based on the MCS planning standards, due to it being floor mounted with one wall directly behind it. Based on the MCS distance reduction calculation, a reduction of 20dB is appropriate for an ASHP with directivity Q4 at a distance of 8m from a receptor. The exact specifications of the ASHP have not been provided, but it is considered that higher quality ASHPs would be capable of meeting the permitted development sound requirement levels, particularly factoring in the distance reduction in sound that would be appropriate in this instance. A condition (24) to any approval will be applied to ensure that details of the proposed ASHPs are provided.

Sustainable Transport

The proposal adds two additional dwellings on an existing residential site accessed from an unclassified road, and does not make any alteration to that existing site access.

Hampshire County Council as Local Highway Authority (LHA) were consulted regarding the application. They confirmed that in this instance the standing advice should be followed, however, noted that the Transport Statement supporting the application demonstrates the proposed development 'can be accessed safely and would not result in a material impact on the public highway'.

The Highway Authority has issued standing advice that states for 'residential development creating from 1 to 5 new dwellings, the LHA only wishes to be directly consulted where the development proposals will be accessed directly from an A, B, or C classification of road.' Further, the guidance states 'For applications for which the standing advice applies, where a new point of access is created or an existing one amended, the local planning authority shall consult the LHA on this specific aspect of the application.' As such, there is no requirement to consult the LHA and the standing advice is followed.

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The proposal provides sufficient parking for upwards of three vehicles at each of the dwellings. The driveway and turning areas are considered sufficient to allow for vehicles to manoeuvre such that they can enter and exit the site, and their individual driveways, in a forward gear.

The recommended planning condition relating to vehicles turning will be included on any permission given (Condition 17). As such, it is considered that the proposal meets the standing advice of the Highways Authority.

The proposal for the new dwellings includes bin storage within 10m of the site access, allowing for bins to be easily moved for roadside collection.

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

Based on the above, it is considered that the proposals are in accordance with policies T1, T2, T3, and T4 of the Local Plan.

Ecology and Biodiversity

A Preliminary Ecological Appraisal and a Bat Survey Report was submitted in support of this application. The Council's Ecologist has been consulted in regard to these reports and the proposal generally.

The Preliminary Ecological Appraisal concludes that the site is unsuitable for Great Crested Newts and reptiles, but notes that the existing house provides day roosts for various bat species. The Appraisal recommends enhancement measures in the form of swift bricks and the planting of vegetation that is a native species. The Bat Survey details the specific locations of the day roosts and recommends enhancement measures in the form of bat boxes.

A licence from Natural England will therefore be required, and mitigation in the form of bat boxes is proposed.

The Council's Ecologist initially queried the validity of the Bat Survey, as the emergence surveys referenced within were undertaken in May – June 2024. The applicant's Ecologist highlighted that CIEEM guidance states that bat survey data is likely valid for 12-18 months, and if survey data is 18 months to 3 years old an Ecologist should visit the site and review the validity of the data. The applicant's Ecologist confirmed they visited the site on 10 April and 27 November 2025. The Council's Ecologist has therefore accepted the validity of the Bat Survey.

Subsequently, the Council's Ecologist has confirmed that they have no objection subject to a condition (4 & 5) to secure the various enhancement measures listed above.

An Arboricultural Report has also been submitted in support of the application. The report indicates that of sixteen individual trees, groups and hedges, four category C trees/groups are proposed to be removed along with two category U trees.

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The Council's Tree Officer has been consulted regarding the proposal and has confirmed no objections subject to the addition of recommended conditions (20) to secure appropriate protection measures for the remaining trees on site.

Biodiversity Net Gain

The proposal falls under the Biodiversity Net Gain requirements and will need to demonstrate a gain of at least 10% above the baseline habitat assessed prior to development.

As identified under the previous application, 25/01287/FUL, a number of trees and vegetation was removed from site before submission of that application. This was considered habitat degradation and therefore had to be included in the baseline assessment of the ecology on site. This is the case again under this application.

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

It is noted that the applicant has claimed a partial exemption from Biodiversity Net Gain, as relates to the self-build plot number 3. The applicant's Ecologist has noted that the habitat degradation has not been reduced for the self-build element, as it would be hard to justify what portion of the degradation occurred within the proposed area of Plot 3. As such, by excluding Plot 3 on the basis of it being self-build, the baseline value is only reduced by a small amount for the vegetated garden. As this self-build exemption is being claimed, a legal agreement will be required to secure that Plot 3 remains a self-build property.

Government guidance is that, while planning applications should establish the baseline of biodiversity that exists on site and a strategy for delivering a 10% net gain, the delivery of this net gain is to occur after planning permission has been granted with details such as the Biodiversity Gain Plan and Habitat Management and Monitoring Plan to be approved prior to works commencing. In these circumstances the application has met these requirements and conditions are therefore attached (condition 16) to ensure the submission of a suitable Biodiversity Gain Plan.

Nutrient Neutrality

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

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

[Appropriate Assessment](#)

Foul drainage for the existing dwelling on site is served by a septic tank. Calculations submitted in support of the application indicate that the existing sewage system results in a nutrient discharge of 9.92kg/TN/yr and 1.22kg/TP/yr.

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As part of the proposal each dwelling will be serviced by its own package treatment plant. The package treatment plants are considered an upgrade to the septic tank and result in a reduction of nutrient discharge in comparison.

The total nitrogen load discharged from all three dwellings and their respective package treatment plants is calculated to be 2.05kg/TN/yr, which represents a net reduction of 7.87kg/TN/yr entering the Solent catchment area. Similarly, the calculated total phosphate load from the three proposed dwellings is 0.04kg/TP/yr, representing a reduction of 1.18kg/TP/yr entering the Solent catchment.

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

The application will have a likely significant effect in the absence of avoidance and mitigation measures on European and internationally protected sites. The authority has concluded that the adverse effects arising from the proposal are wholly consistent with, and inclusive of the effects detailed in the Winchester City Council Position Statement on nitrate neutral development and the guidance on Nitrates from Natural England. The authority's assessment is that the application has demonstrated nitrate neutrality, which is secured by way of a legal agreement, complying with the Council's strategy and resulting in nitrate neutral development. It can therefore be concluded that there will be no adverse effect on the integrity of the designated sites identified above in this regard.

This represents the authorities Appropriate Assessment as Competent Authority in accordance with requirements under Regulation 63 of the Conservation of Habitats and 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 NPPF.

Landscape

A Landscape Strategy Plan has been submitted in support of the application. This plan indicates the proposed tree and hedge planting as well as the existing trees and vegetation to be retained. The Councils' Landscape Officer has been consulted regarding the proposal and has confirmed that they have no concerns or objections regarding the development, considering that it integrates acceptably with the landscape character of the area, that being large detached dwellings within generous plots that are landscaped and have a strong vegetation structure. The Officer has welcomed the Landscape Strategy Plan and has requested that a detailed soft landscape scheme is secured by condition. It is noted, however, that a Landscape Strategy Plan and Landscape Maintenance and Monitoring Plan has already been provided, and therefore it is considered sufficient to secure the implementation and adherence to these documents by condition (7), rather than request details again. It is, however, considered that full details of hard landscaping should be secured by condition (6).

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The Landscape Officer also raised some queries regarding the proposed SuDS, however, this will be considered under the wider drainage strategy which is secured by its own condition.

Sustainability

Developments should achieve the lowest level of carbon emissions and water consumption which is practical and viable. Local Plan policy CN1 expects new development to be designed in a way that adapts to climate change in line with policies CN2, CN3, and CN4.

An Energy & Carbon Statement has been submitted in support of the application which states the performance of the proposed development in comparison to the standards that are set out within policies CN3 & CN4.

Policy CN3 states that new residential development should achieve a space heating demand of < 15kWh/sqm/yr, a total energy consumption of < 35kWh/sqm/yr, and that 100% of the energy consumption that is required by the dwellings is provided by renewable energy sources.

The Energy & Carbon Statement indicates that the space heating demand for Plot 1 would be 20.6kWh/sqm/yr and for Plots 2 & 3 would be 22.4kWh/sqm/yr. The overall energy use intensity is shown to be lower than the standard required by CN3, being 24.3kWh/sqm/yr for Plot 1 and 27.2kWh/sqm/yr for Plots 2 & 3.

Each property will have solar panels, and these are intended to provide the renewable energy for each dwelling. Based on the number of panels each dwelling is able to accommodate, the percentage of energy demand supplied by renewables for Plots 1, 2, & 3 is 72%, 113%, and 95% respectively. The average across the entire site would therefore be 93%.

Overall, therefore, the development would provide an improvement on the required energy intensity standard but a slight shortfall in the space heating and renewable energy provision standards. It is noted that while the space heating figures are higher than the standard from policy CN3, they are a substantial betterment than the level required for compliance with Part L of the Building Regulations. Having also had regard to the fact that this application was submitted on 17 March 2026, prior to the formal adoption of the Local Plan on the 24 March 2026, it is considered that the level of energy efficiency achieved by the proposed development is acceptable in this instance.

Conditions 9 to 12 secure that the development is built in accordance with the Energy & Carbon Statement.

The proposal is therefore considered acceptable with regard to Local Plan policies CN1, CN2, CN3, and CN4.

Sustainable Drainage

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

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

Full pre-commencement drainage conditions (Condition 13) for foul and surface water drainage are proposed should the application be approved.

Therefore, the proposal complies with policy NE6 of the Local Plan.

Phasing

It is proposed to build out the development in four phases, beginning with enabling works and then progressing through Plots 1 to 3 in order. This is demonstrated by the phasing plan with reference D01 D and is secured by condition 25.

Equality

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of our duty.

Planning Balance and Conclusion

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

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

Planning Obligations/Agreements

In seeking the planning obligation and financial contributions for the installation and ongoing maintenance & monitoring of the proposed package treatment plant, along with the requirement to secure Plot 3 as a genuine self-build, the Local Planning Authority has had regard to the tests laid down in paragraph 58 of the NPPF which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

Approval subject to the following legal agreement and conditions:

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Legal Agreement – Heads of Terms

1. Details of the PTP mitigation package addressing the additional nutrient input arising from the development
2. Consideration of the PTP maintenance and monitoring plan;
3. Implementation and adherence to the agreed PTP plan;
4. Monitoring of the performance of the PTP in perpetuity;
5. Step-in rights for the LPA if the PTP is failing, allowing the LPA to remedy and recover costs;
6. Requirement to replace with a PTP of equal or higher standard at end of life or as otherwise required;
7. Requirement to undertake the development of Plot 3 in accordance with the Self-build and Custom Housebuilding Act 2015.

Conditions

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

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

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

Site Plan as Proposed D01 E
Phasing Plan D01 D
Plot 1 Ground & First Floor Plan 8539 D02 C
Plot 1 Elevations 8539 D03 C
Plot 2 Ground and First Floor Plans 8539 D04 C
Plot 2 Second Floor and Roof Plans 8539 D05 D
Plot 2 Elevations 8539 D06 E
Plot 3 Ground and First Floor Plan 8539 D07 C
Plot 3 Second Floor and Roof Plan 8539 D08 E
Plot 3 Elevations 8539 D09 E
Plot 1 Garage Plans and Elevations 8539 D10 B
Plot 3 Garage Plans 8539 D11 B
Plot 3 Garage Elevations 8539 D12 B
Site Sections 8539 D13 D
Landscape Strategy Plan 226-101 Rev B

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

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

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

4. The development shall be carried out in accordance with the measures, conclusions and recommendations set out within the Preliminary Ecological Appraisal dated March 2026, written by Emma Bennett of Pro Vision and submitted to the Local Planning Authority on 17 March 2026. This shall include the required mitigation as set out in section 5 and the recommended enhancements summarised at paragraph 5.16 of the above-mentioned report. Thereafter, the enhancement measures shall be permanently maintained and retained in accordance with the approved details.

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

5. The development shall be carried out in accordance with the measures, conclusions and recommendations set out within the Bat Survey Report dated February 2026, prepared by Stark Ecology Ltd and submitted to the Local Planning Authority on 17 March 2026. This shall include the required mitigation and enhancements as set out on pages 19-21 of the above-mentioned report. Thereafter, the enhancement measures shall be permanently maintained and retained in accordance with the approved details.

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

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

Hard Landscape Works:

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

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- Other vehicle and pedestrian access and circulation areas;
- Minor artefacts and structures (e.g. street furniture, play equipment, refuse or other storage units, signs, lighting etc);
- Proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.):

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

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

7. Soft landscaping works shall be undertaken in accordance with the Landscape Strategy Plan 226-101 Rev B, and shall be monitored and maintained in accordance with the Landscape Maintenance Plan dated March 2026 and prepared by TGD Landscape Ltd. The soft landscaping works will be undertaken prior to first occupation of the dwellings hereby permitted, and the monitoring and maintenance procedures set out within the Landscape Maintenance Plan will be followed for the lifetime of the development.

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

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

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

9. The development hereby permitted will be undertaken in accordance with, and to the energy efficiency standards detailed within, the Energy & Carbon Statement 16.06.26 V1 submitted to the Council on 17 June 2026.

Reason: To ensure a sustainable form of development and to ensure the development achieves net zero operational carbon, in accordance with WDLP policy CN3.

10. Prior to the occupation of the development hereby permitted, a post construction energy performance report demonstrating that the development has, at minimum, met the energy efficiency standards detailed within, the Energy & Carbon Statement

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16.06.26 V1 shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a sustainable form of development and to ensure the development achieves net zero operational carbon, in accordance with WDLP policy CN3.

11. Prior to the commencement of the development hereby permitted, detailed information demonstrating that the development will achieve no more than 100 Litres per person per day predicted water use in the form of a 'design stage' water efficiency calculator, shall be submitted to, and approved in writing, by the Local Planning Authority.

Reason: To ensure a sustainable form of development and in accordance with WDLP Policy CN4.

12. Prior to the occupation of the dwellings hereby permitted, detailed information in the form of a BRE water calculator demonstrating that all homes shall achieve water use of no more than 100 litres per person per day 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 and in accordance with WDLP Policy CN4.

13. Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before occupation of the development hereby permitted.

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

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

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

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

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

Only the approved details shall be implemented during the construction period.

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

16. Development may not be begun on site unless:

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

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

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

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

17. Prior to occupation the area shown on the approved plan for the parking and turning of vehicles shall be provided and reserved for these purposes at all times.

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

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18. No development or any works of site preparation shall take place until the applicant or their agents or successors in title have:

a. submitted a Written Scheme of Investigation for a programme of archaeological mitigation works to the local planning authority for approval in writing. The Written Scheme of Investigation shall include:

- i. The programme and methodology of site investigation and recording
- ii. Provision for post investigation assessment, reporting and dissemination
- iii. Provision to be made for deposition of the analysis and records of the site investigation (archive)
- iv. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation and;

b. have implemented the programme of archaeological mitigation works in accordance with the approved details. No development or site preparation shall take place other than in accordance with the approved Written Scheme of Investigation.

Reason: To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations.

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

Reason: To ensure that evidence from the historic environment contributing to our knowledge and understanding of our past is captured and made publicly available.

20. Works shall be carried out in accordance with the Arboricultural Implications Assessment and Method Statement Ref:- 241621- AIA 5 written by Barrie Draper on behalf of Eco Urban Arboricultural, and the following measures:

a) No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction

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activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

b) No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Implications Assessment and Method Statement Ref:- 241621- AIA 5.

c) Protective measures, including fencing and ground protection, in accordance with the Arboricultural Implications Assessment and Method Statement ref:- 241621- AIA 5 written by Barrie Draper on behalf of Eco Urban Arboricultural and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

d) The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with Arboricultural Implications Assessment and Method Statement Ref:- 241621- AIA 5 and Tree Protection Plan ref:- Eco 8 Tree Issues for High Land Lanham Lane Winchester. Telephone Tree Officer. 01962 848360.

e) A pre-commencement meeting will be held on site before any of the site clearance and construction works begins. This will be attended by the site manager, the Arboricultural consultant and the LPA tree officer. Telephone 01962 848360.

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

21. Following the removal of the trees hereby consented, new trees shall be planted as shown in the Landscape Strategy Plan ref:- 226 - 101 Rev B provided by TGD Landscape Ltd, within a period of 2 years. Planting of the new trees shall take place during the planting season between November and February.

The precise size, species, location or period of time will be agreed in writing with the council.

If, within a period of 2 years from the date of planting, the tree(s) (or any other tree planted in replacement for it) is removed, uprooted, destroyed or dies, another tree of the same size and species shall be planted at the same place.

Reason: To maintain the tree cover and the contribution that trees make to the character and amenity of the area

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22. 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 Classes A, AA, B, C, D and E of Part 1; or by Class A of Part 2; of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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.

23. The first and second floor windows in the north elevations of both Plots 2 and 3 hereby permitted shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, 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.

24. Prior to the occupation of the dwellings hereby approved, full manufacturer specifications of the air source heat pumps to be installed will be submitted to the Local Planning Authority, together with calculations to demonstrate compliance with the MCS 020 standards. The air source heat pumps will be installed and retained thereafter in accordance with these details.

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

25. The development hereby approved shall be implemented in accordance with the approved Phasing plan reference D01 D.

Reason: To secure the phasing of, and an orderly pattern to, the development.

Informatives

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

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

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

Local Plan 2020 – 2040: SP1, SP2, CN1, CN2, CN3, CN4, CN8, D1, D7, T1, T2, T3, T4, NE1, NE5, NE6, NE9, NE16, HE1, HE2, HE5, HE7, H3

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Section 66 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

NPPF Section 16

3. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out above, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

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

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

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

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

7. As the dwelling 'Plot 3' hereby approved was exempt from Biodiversity Net Gain due to being a self-build/custom build property, it therefore needs to be constructed as a self-build/custom build property, as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 and occupied only as a self-build/custom build dwelling for a period of at least 3 years from date of the first occupation of the dwelling. In the event that the dwelling is not built and occupied for a minimum 3 years as a self-build/custom build property, then the development would be in breach of the statutory biodiversity gain condition which sets a Biodiversity Net Gain of 10% for developments as a mandatory requirement in England under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 and the Environment Act 2021. In these circumstances the applicant is advised that a revised planning application for the development would be required to

Case No: 26/00568/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

include a biodiversity gain plan providing details how the 10% biodiversity net gain will be achieved.

8. IMPORTANT - Biodiversity Gain Condition

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

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

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

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

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

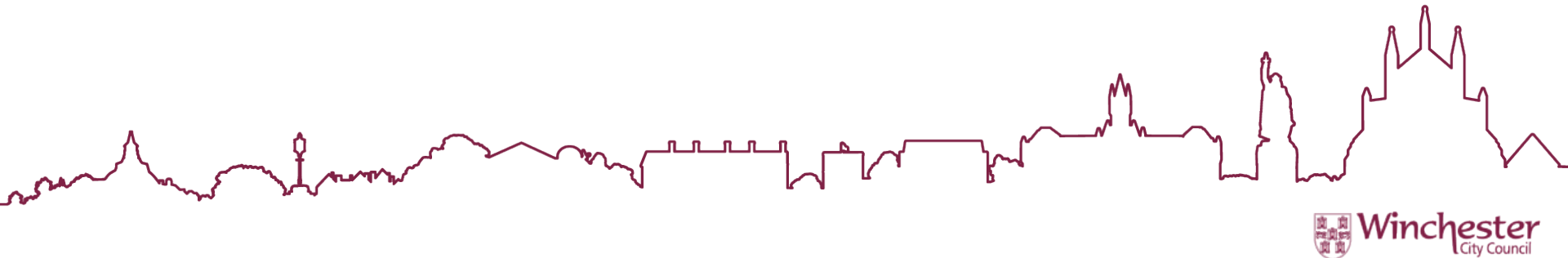
9. Replacement of trees is enforceable in law and failure to comply with the condition could result in the issue of a tree replacement notice and prosecution if the local planning authority believes that the criteria of the condition has not been met.

Trees make an important contribution to the character of the landscape, creating a green environment which we all enjoy. Winchester City Council encourages the planting of new trees to replace any that are felled in order to maintain the positive benefits that trees provide.

26/00568/FUL

THE PROPOSAL IS FOR THE CONSTRUCTION OF 3 NEW
DWELLINGS AND GARAGES, FOLLOWING THE
DEMOLITION OF THE EXISTING DWELLING, AT HIGH
LAND, LANHAM LANE.

HIGH LAND
LANHAM LANE
WINCHESTER
SO22 5JS

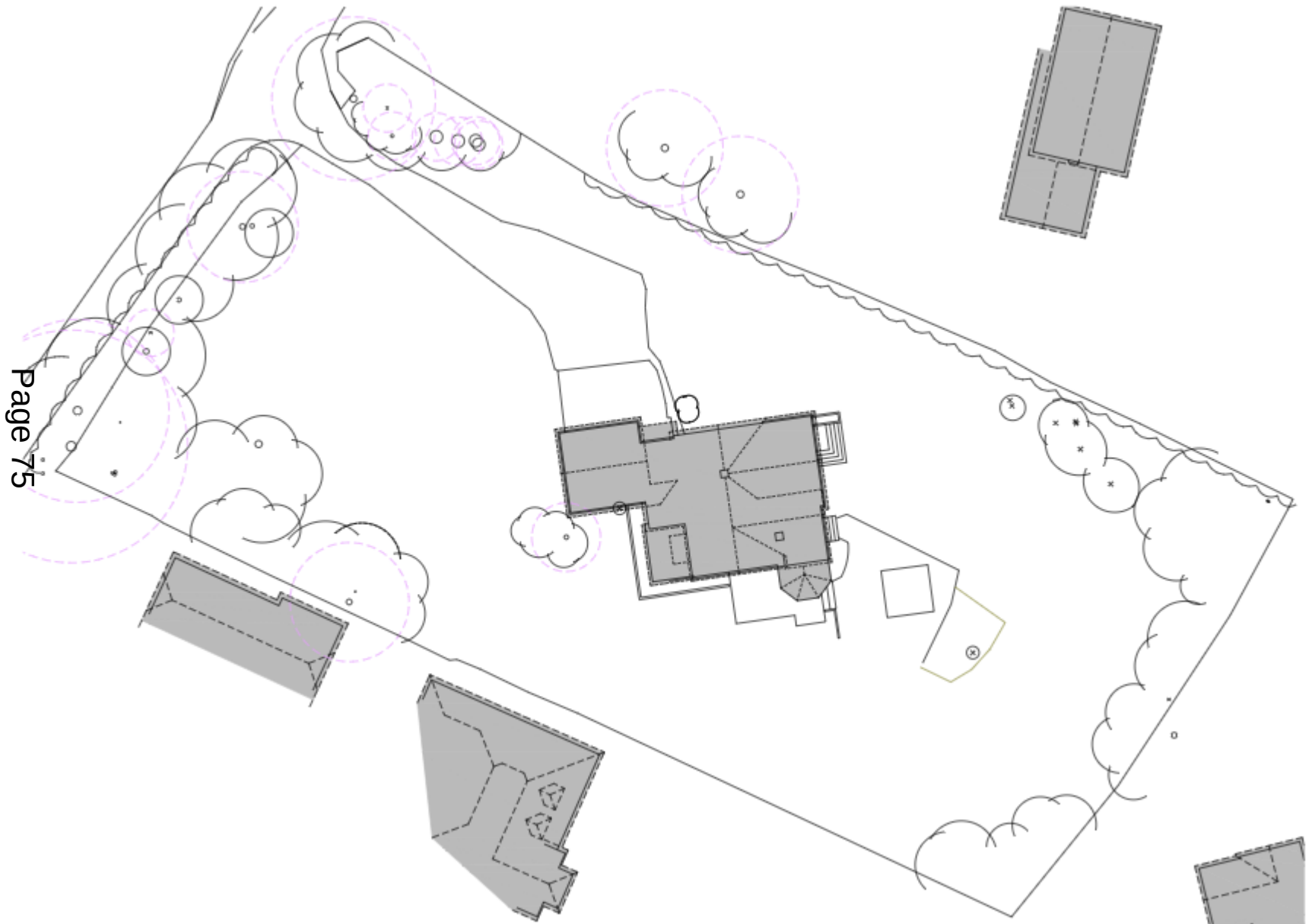


LOCATION PLAN



(c) Crown Copyright and Database Rights 2025 OS 100060020

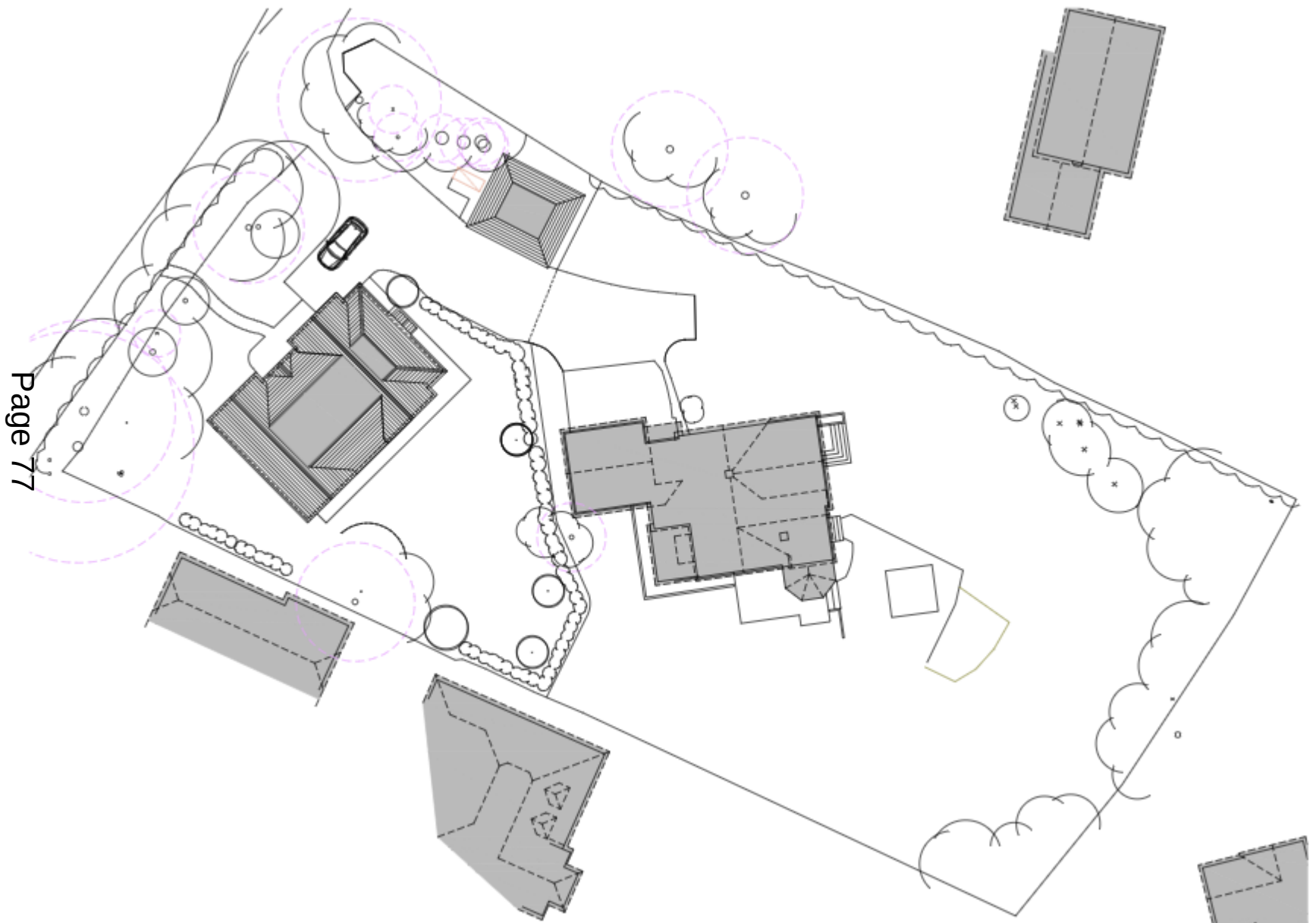
EXISTING SITE PLAN



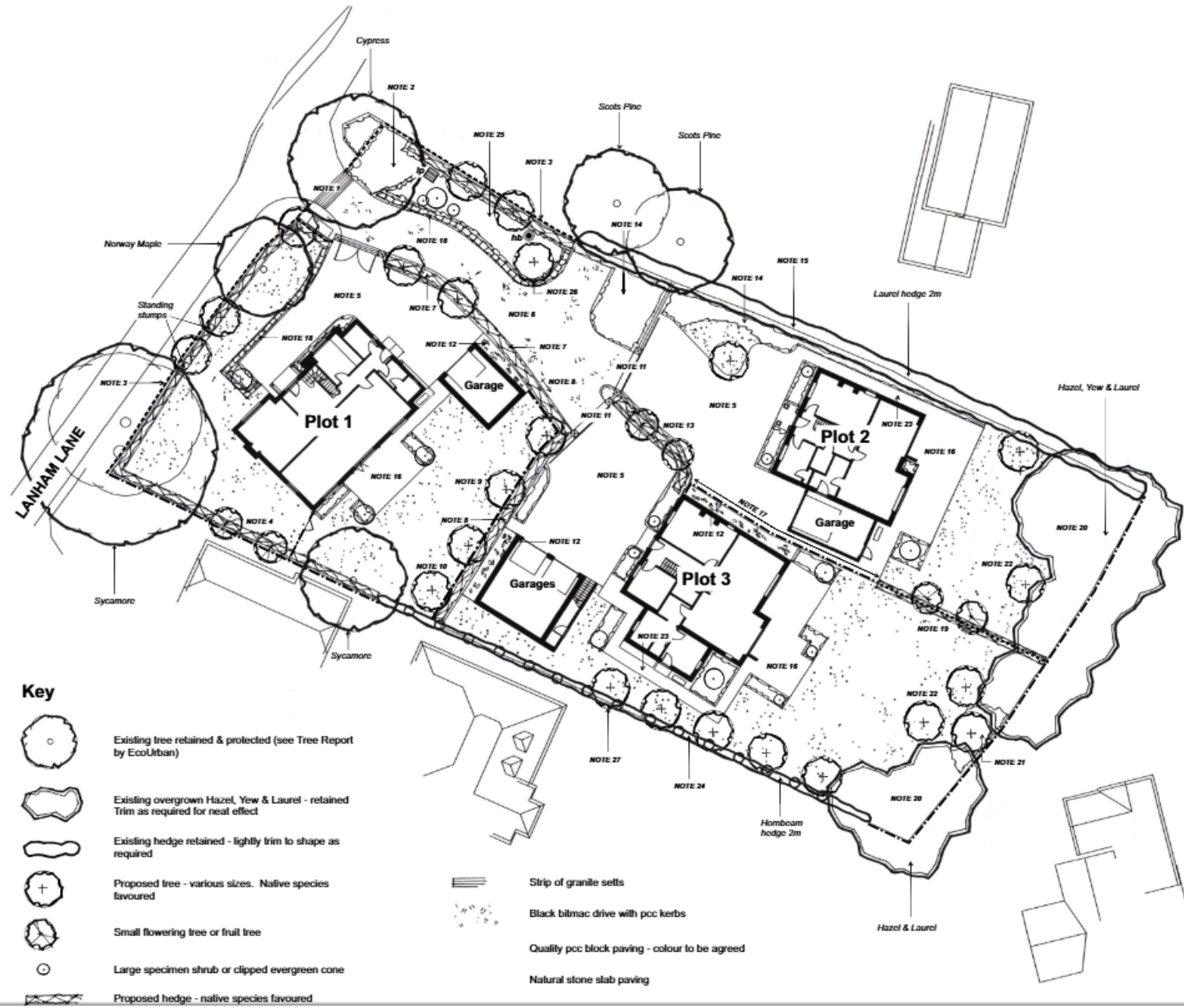
PROPOSED SITE PLAN



SITE PLAN APPROVED UNDER PREVIOUS SCHEME



PROPOSED LANDSCAPE STRATEGY



PROPOSED PHASING PLAN

DRAWN BY
DC

CHECKED
JN

DWG NO
D01 D

THIS DRAWING MUST NOT BE REPRODUCED OR ALL INFORMATION AND TO BE CHECKED ON SITE BEFORE WORK IS COMMENCED. THE DESIGN AND DRAWINGS ARE THE PROPERTY OF THE CONSULTANT AND MUST NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT. ALL INFORMATION SHOWN ON THE DRAWING IS SUBJECT TO OBTAINING THE NECESSARY STATUTORY CONSENTS.

Phase 1. Enabling Works (orange)
Phase 2a. Plot 1 (green)
Phase 2b. Plot 2 (blue)
Phase 2c. Plot 3 (red)

BIN COLLECTION POINT

OUTLINE OF
EXISTING BUILDING
TO BE DEMOLISHED

PLOT 1

PLOT 2

PLOT 3

Page 79

D	01/05/26	Garages moved/ reduced/ plot 2 plan changed
C	10/05/26	Revised to client and consultant comments
B	25/02/26	Landscaping updated/ Revised as per client comments
A	17/02/26	Revised as per client comments

REVISIONS

**RADLEY
HOUSE**
PARTNERSHIP CHARTERED
ARCHITECTS

t. 01962842228
e. architects@radleyhouse.co.uk
w. www.radleyhouse.co.uk

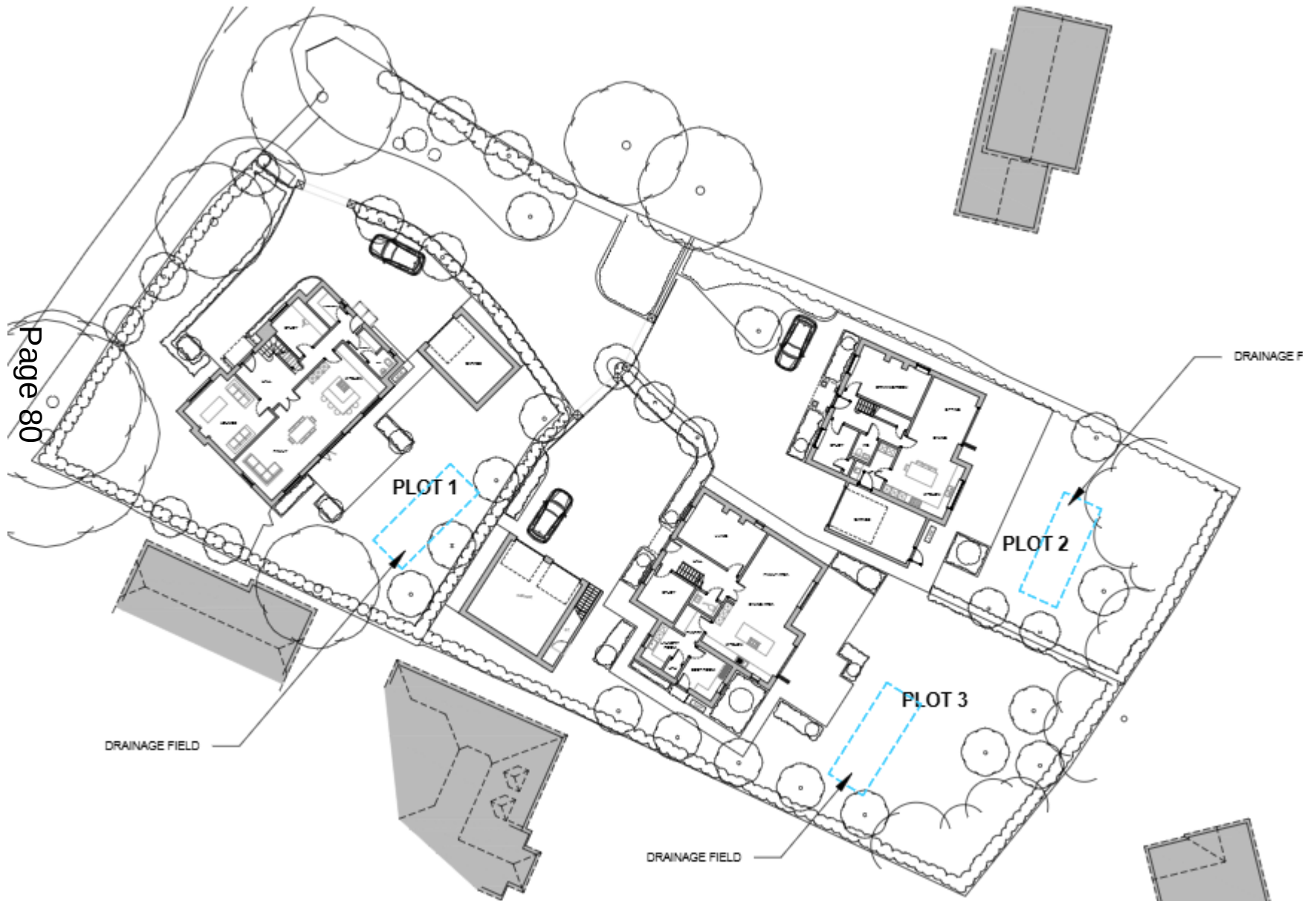
20 Staple Gardens | Winchester | SO23 8SR

JOB | Highland, Lantham Lane,
Winchester

Phasing Plan



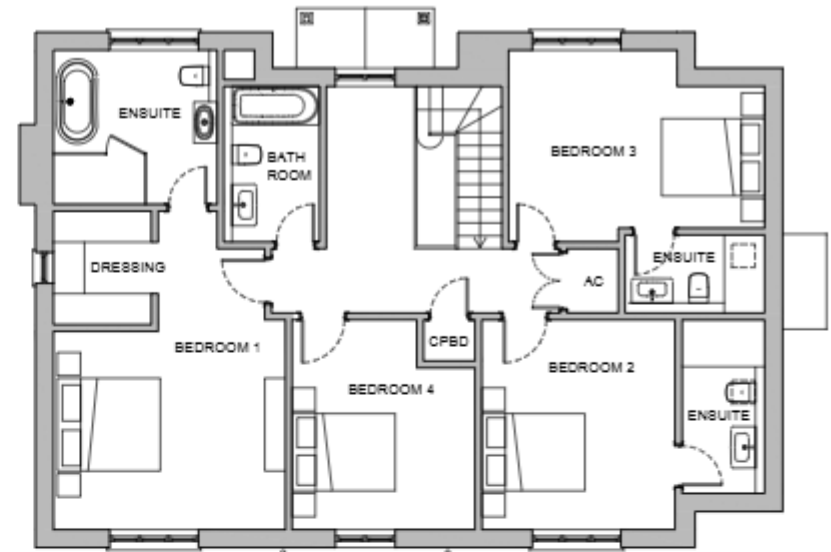
INDICATIVE DRAINAGE LAYOUT PLAN



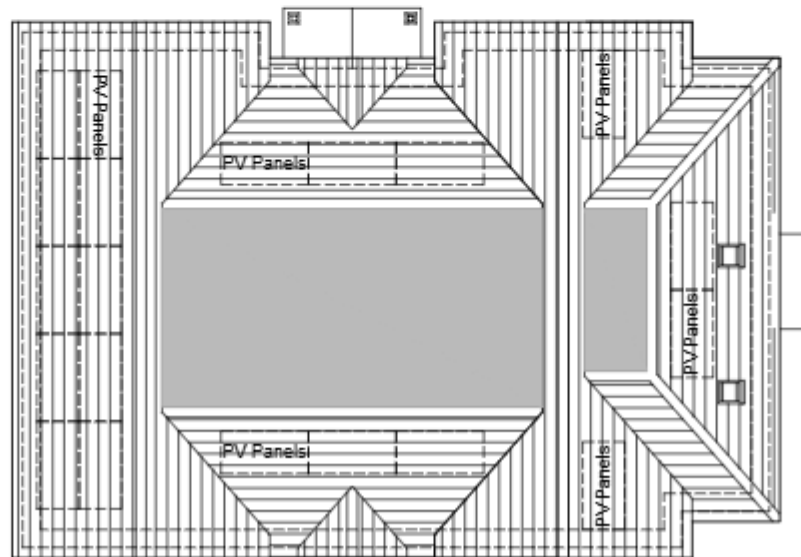
PLOT 1 PROPOSED FLOOR PLANS



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

PLOT 1 PROPOSED ELEVATIONS



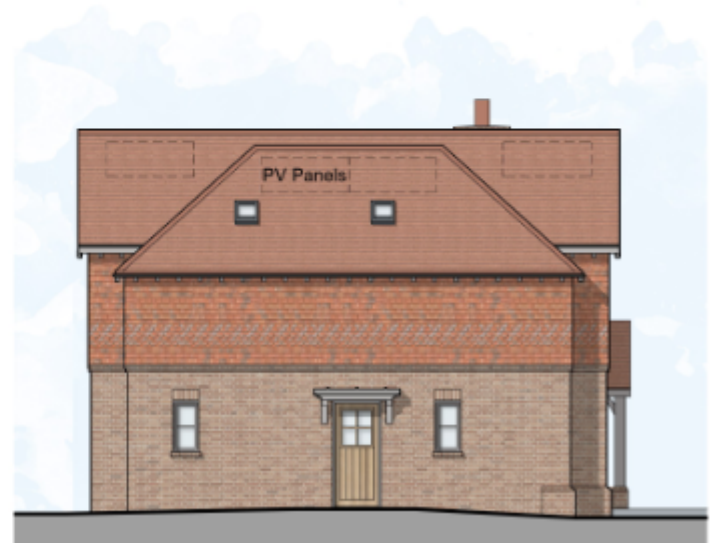
WEST ELEVATION



SOUTH ELEVATION

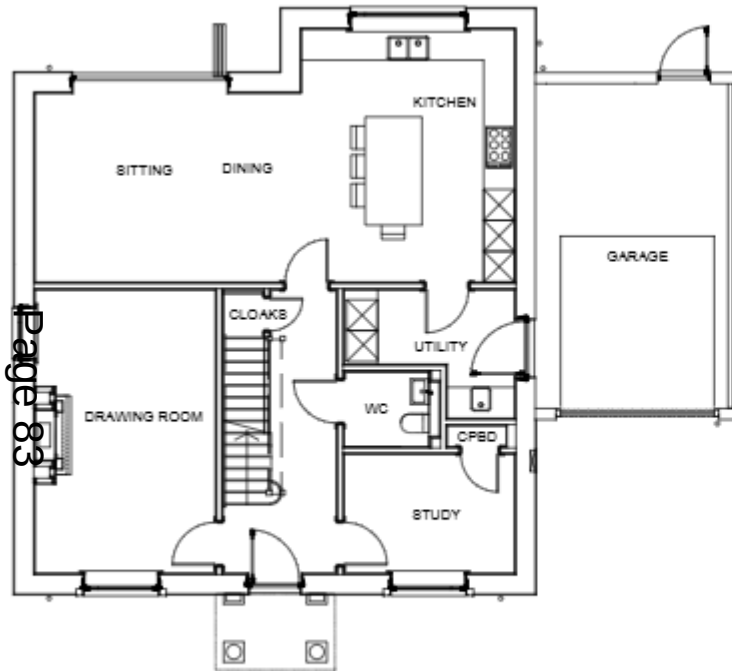


EAST ELEVATION

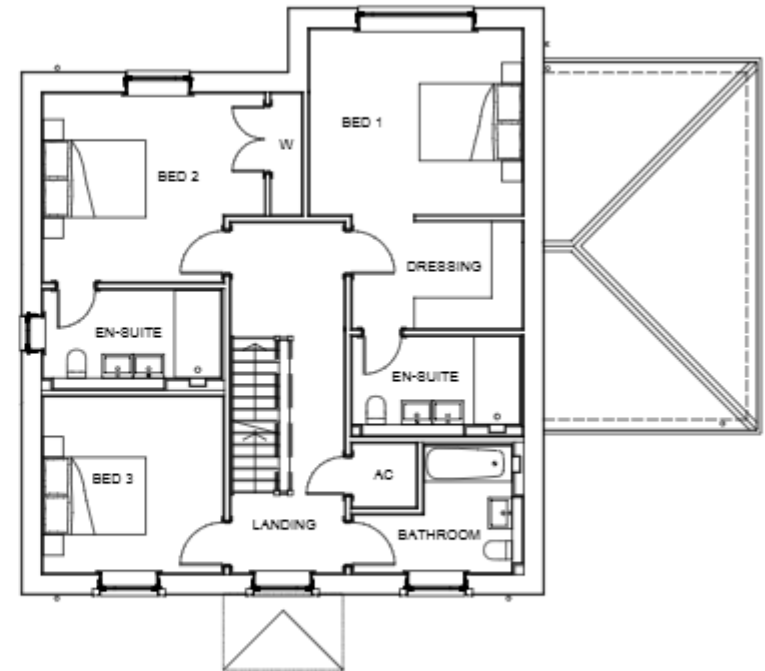


NORTH ELEVATION

PLOT 2 PROPOSED FLOOR PLANS

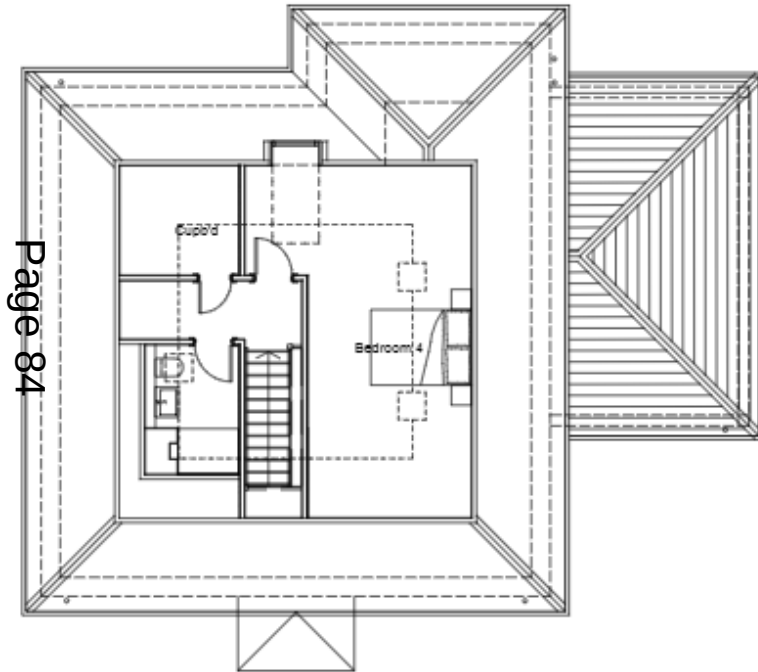


GROUND FLOOR PLAN

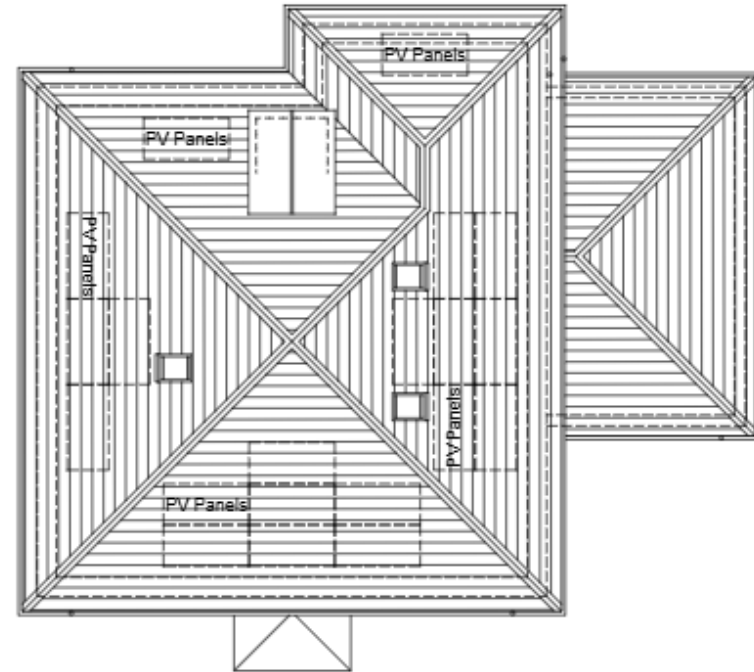


FIRST FLOOR PLAN

PLOT 2 PROPOSED FLOOR PLANS



SECOND FLOOR PLAN



ROOF PLAN

PLOT 2 PROPOSED ELEVATIONS



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



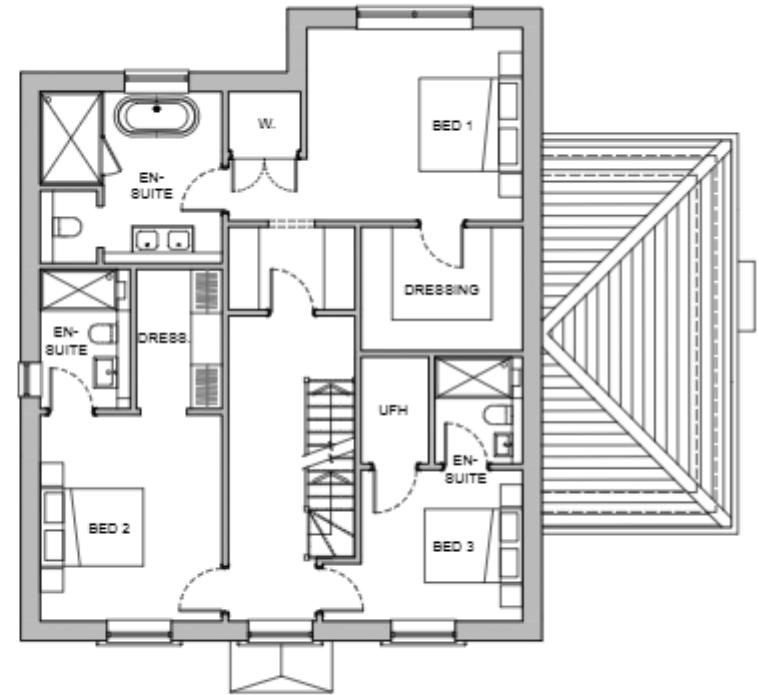
NORTH ELEVATION

PLOT 3 PROPOSED FLOOR PLANS

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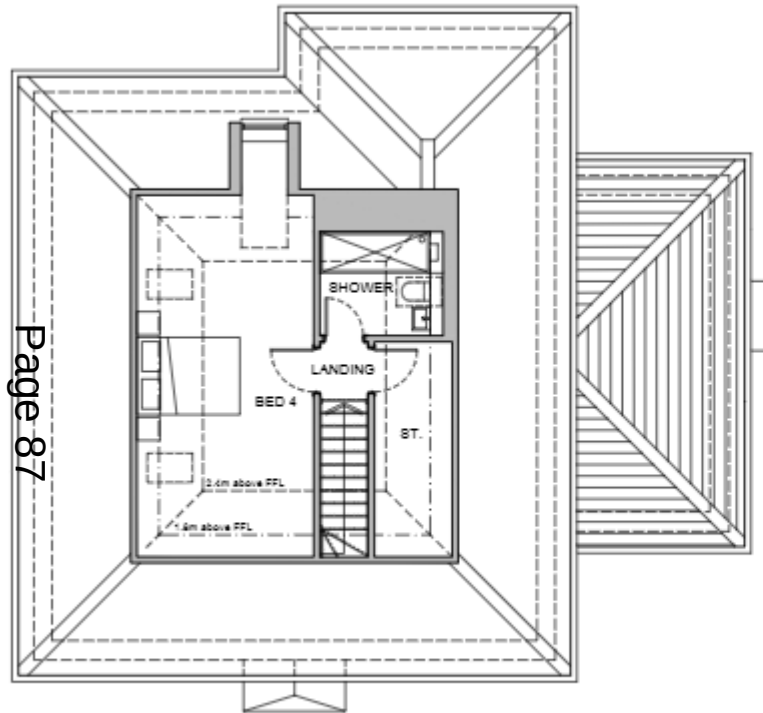


GROUND FLOOR PLAN

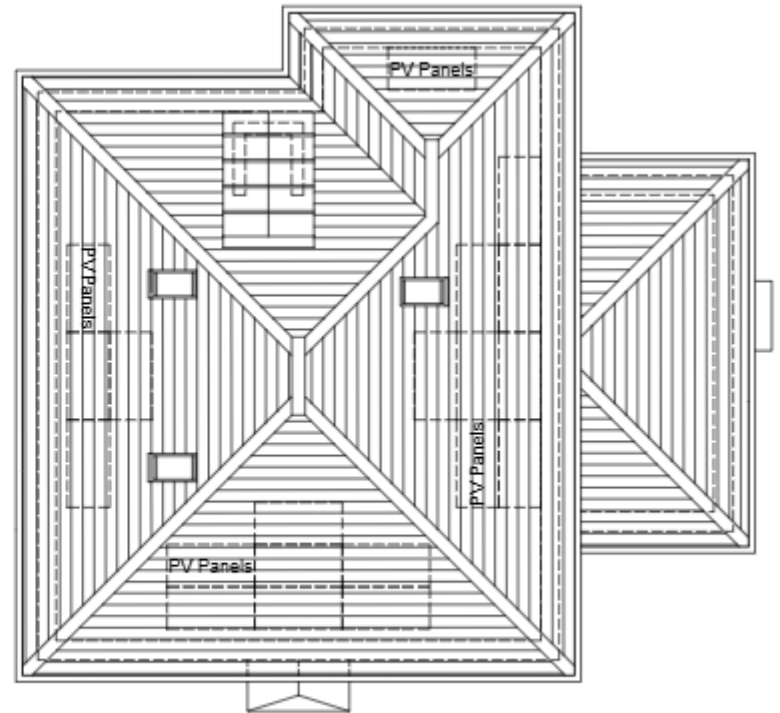


FIRST FLOOR PLAN

PLOT 3 PROPOSED FLOOR PLANS



SECOND FLOOR PLAN



ROOF PLAN

PLOT 3 PROPOSED ELEVATIONS



WEST ELEVATION



EAST ELEVATION

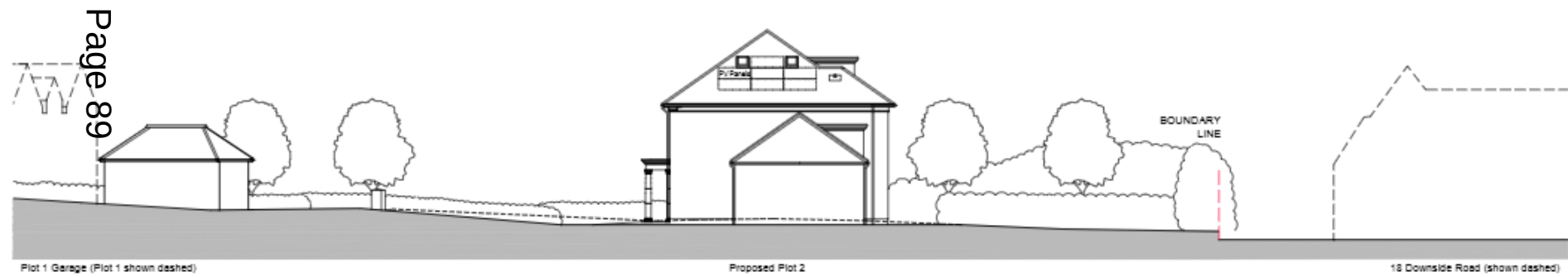
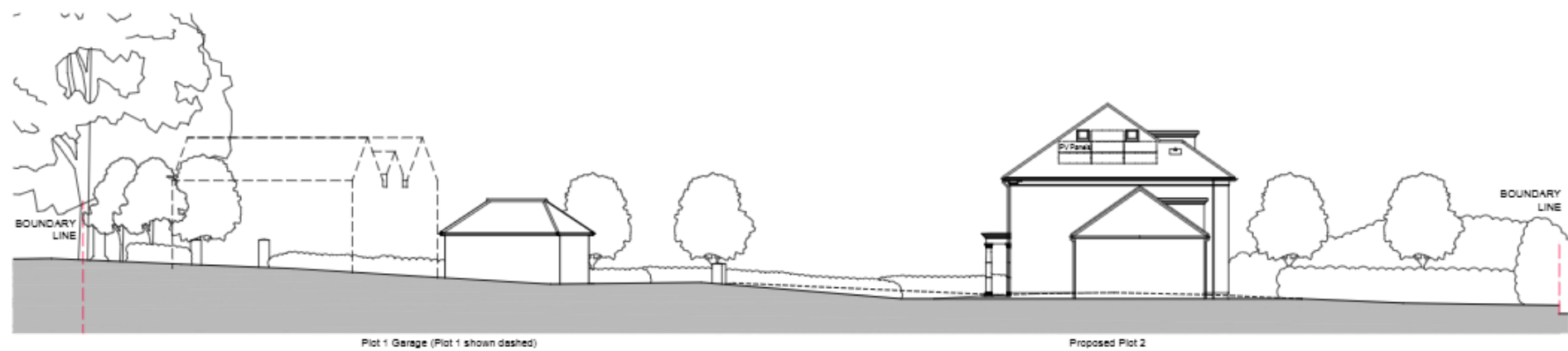


SOUTH ELEVATION



NORTH ELEVATION

SITE SECTIONS

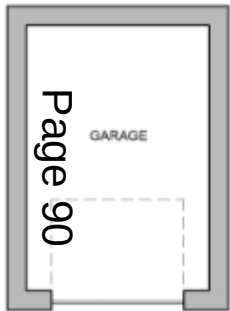


SECTION A-A (continued)

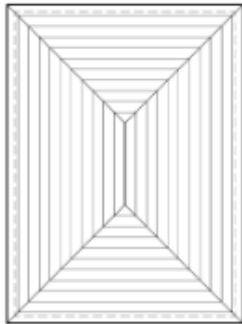


SECTION B-B

PLOT 1 GARAGE PLANS & ELEVATIONS



FLOOR PLAN



ROOF PLAN



FRONT ELEVATION

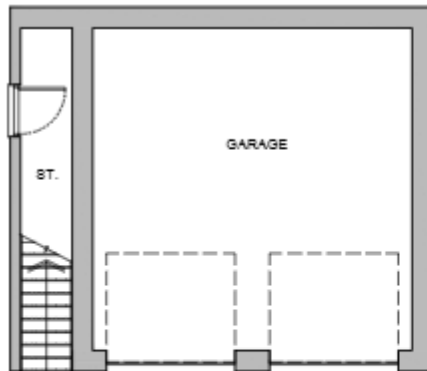


SIDE ELEVATION

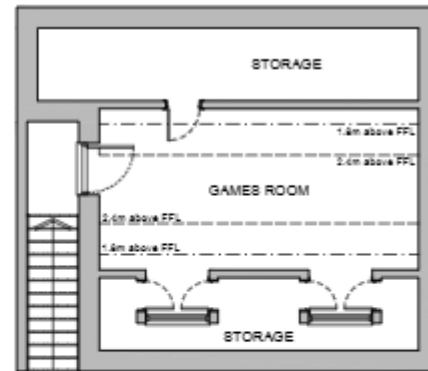


REAR ELEVATION

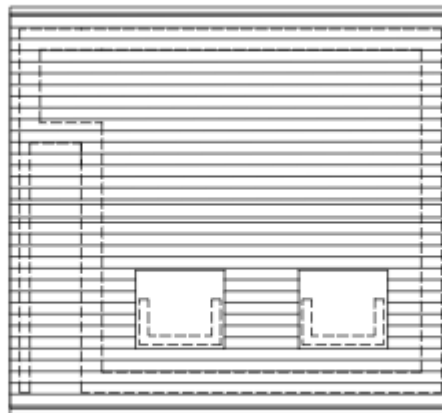
PLOT 3 GARAGE PLANS



PLOT 3 GARAGE
GROUND FLOOR PLAN



PLOT 3 GARAGE
FIRST FLOOR PLAN



PLOT 3 GARAGE
ROOF PLAN

PLOT 3 GARAGE ELEVATIONS



**PLOT 3 GARAGE
NORTH ELEVATION**



**PLOT 3 GARAGE
EAST ELEVATION**



**PLOT 3 GARAGE
SOUTH ELEVATION**



**PLOT 3 GARAGE
WEST ELEVATION**

VIEW FROM LANHAM LANE



VIEWS BACK TO LANHAM LANE



VIEWS BACK TO LANHAM LANE



VIEW SOUTH TO LITTLE SPINNEY



LITTLE SPINNEY & OUTBUILDING



LITTLE SPINNEY & OUTBUILDING

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LITTLE SPINNEY REAR ELEVATION



VIEW EAST TOWARDS 18 DOWNSIDE ROAD



VIEWS TO 18 DOWNSIDE ROAD



VIEWS TO 18 DOWNSIDE ROAD



VIEWS NORTH EAST TO FOXCOTTE

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VIEWS NORTH TO FOXCOTTE

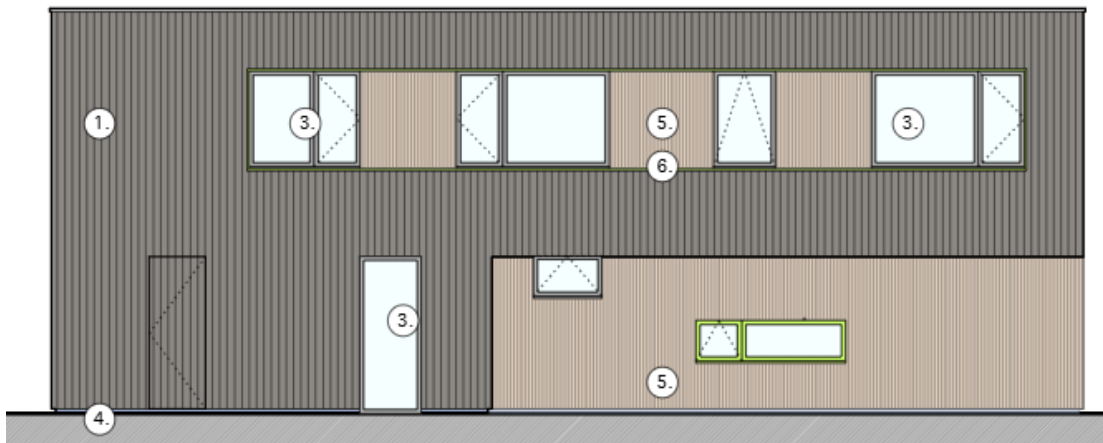
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VIEWS NORTH WEST TO FOXCOTTE SITE ENTRANCE



VARIETY OF DWELLINGS ON LANHAM LANE

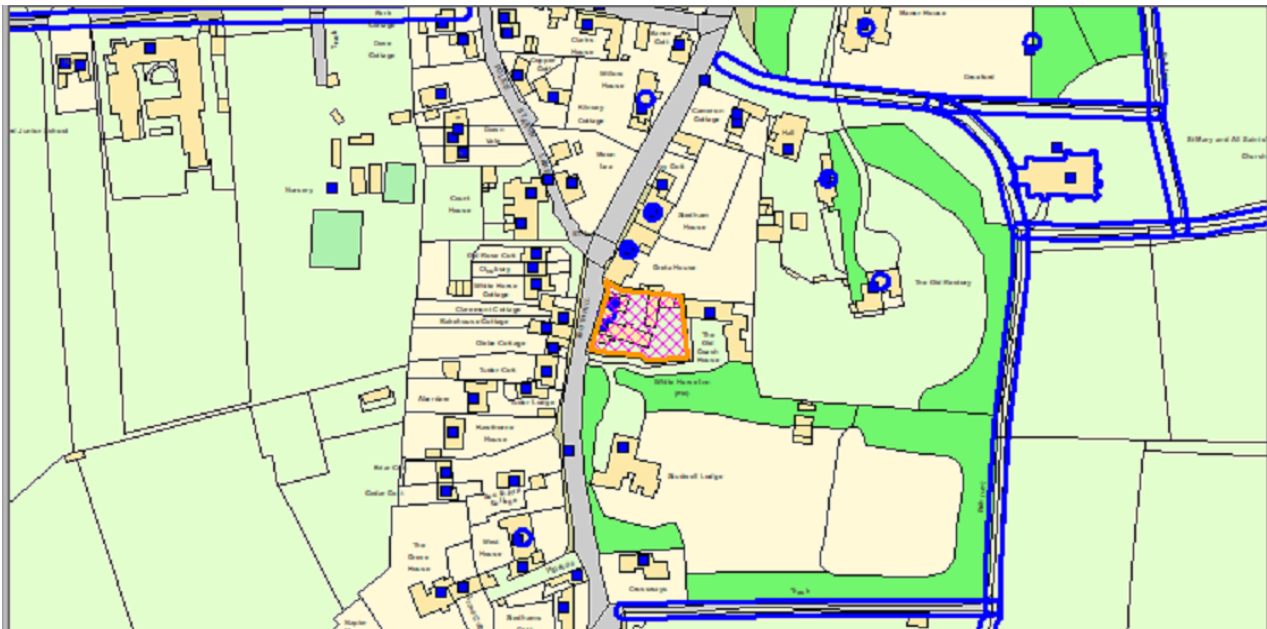


WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: SDNP/25/02601/FUL
Proposal Description: Amended Plans 16/04/26 - Conversion of the existing White Horse Inn Public House (Sui Genesis) to provide two three-bedroom dwellings (Use Class C3) and one four-bed dwelling (use class C3), utilising existing access off South Hill, with associated parking and landscaping.
Address: The White Horse Inn, South Hill, Droxford, Hampshire, SO32 3PB
Parish: Droxford Parish
Applicants Name: Droxford Property Developments Ltd.
Case Officer: Lisa Booth
Date Valid: 08 July 2025
Recommendation: Permit
Pre Application Advice: Yes

Link to Planning Documents

[SDNP/25/02601/FUL | Amended Plans 16/04/26 - Conversion of the existing White Horse Inn Public House \(Sui Genesis\) to provide two three-bedroom dwellings \(Use Class C3\) and one four-bed dwelling \(use class C3\), utilising existing access off South Hill, with associated parking and landscaping. | The White Horse Inn South Hill Droxford Hampshire SO32 3PB \(southdowns.gov.uk\)](#)



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**WINCHESTER CITY COUNCIL
PLANNING COMMITTEE****Reasons for Recommendation**

The development is recommended for approval, as the proposal is considered to be in accordance with Development Plan Policies of the South Downs Local Plan (2014-33).

General Comments

The application is reported to Committee at the request of the Parish Council, due to the loss and harm to heritage.

Amendments to Plans Negotiated

Amended plans were received to remove a single storey element to provide more space around the built form.

Site Description

The White Horse Inn is a Grade II Listed Building and Public House located within the village and conservation area of Droxford, set within the South Downs National Park.

The building is constructed of exposed and painted brick, with a tiled pitched roof. Sash style glazing is displayed throughout, with access into the public house either from the principle or rear elevations. A car park is located to the rear of the site with access off the main road (High Street).

An outbuilding is located to the rear of the building and noted to be used within this submission. At present the building is used for storage. The construction of the building is of exposed brick and tile roof, with small white glazing and timber doors. Based on the orientation and location of the building, it forms a small courtyard to the rear of the public house.

Proposal

Conversion of the existing White Horse Inn Public House (Sui Genesis) to provide 2 no: three-bedroom dwellings (Use Class C3) and 1 no: four-bed dwelling (use class C3), utilising existing access off South Hill, with associated parking and landscaping.

Relevant Planning History

SDNP/17/00551/FUL - Conversion, extension and alteration (including partial demolition) of existing building and outbuildings to form 5 houses with associated car parking and landscaping. STATUS: WDN 10th April 2017.

SDNP/17/00552/LIS - Conversion, extension and alteration (including partial demolition) of existing building and outbuildings to form 5 houses with associated car parking and landscaping. STATUS: WDN 10th April 2017.

Case No: SDNP/25/02601/FUL

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SDNP/18/01911/ADV - Installation of 1x illuminated projecting sign and 1x illuminated Name board to exterior of the building STATUS: APP 7th June 2018.

SDNP/18/01912/LIS - Installation of 1x illuminated projecting sign and 1x illuminated name board STATUS: APP 7th June 2018.

SDNP/22/00638/FUL - the works consists the rebuilding of a boundary wall bought down during the high winds STATUS: APP 6th September 2022.

SDNP/22/05367/LIS - the works consists the rebuilding of a boundary wall bought down during the high winds STATUS: APP 26th January 2023.

SDNP/23/01192/CND - variation of condition 3 (materials) on planning application
SDNP/22/05367/LIS STATUS: FDISP 13th March 2025.

SDNP/23/02500/CND - removal of condition 3 of planning application SDNP/22/00638/FUL
STATUS: FDISP 13th March 2025.

SDNP/25/00349/PRECON - Stage 2 Pre-App - Proposed change of use of existing Public House and associated outbuilding (Sui Generis) to five dwellings (Use Class C3), with associated landscaping and parking STATUS: P2 30th April 2025.

ConsultationsHampshire County Council (Highway Authority) –

- Further information submitted
- No objections subject to informative for dropped kerb.

Service Lead – Sustainability and Natural Environment (Ecology)

- Preliminary Roost Appraisal is not proportionate in this instance
- Condition additional ecological enhancements (Condition 10)

Service Lead – Engineering (Drainage) -

- No objection on flood risk grounds.
- Drainage scheme submitted to cover foul and surface water. (Condition 9)

Service Lead – Sustainability and Natural England (Landscape)

- Comments in regard to hard and soft landscaping and boundary treatments. (condition 8)

Service Lead – Built Environment (Historic Environment) –

- Removal of skittle alley results in less than substantial harm.
- Concerns of loss of public house from conservation area point of view.
- Although not completely satisfied, conditions requested (conditions 3, 4, 5, 6 and 7 on listed building application)

**WINCHESTER CITY COUNCIL
PLANNING COMMITTEE****Representations:**Droxford Parish Council**Objection on amended plans – 22/05/2026**

Droxford Parish Council has reviewed the amended plans submitted in respect of the above application and notes the changes proposed following discussions with planning and conservation officers.

The Parish Council acknowledges that the revised scheme seeks to address a number of concerns previously raised regarding the cramped nature of the development, including the provision of improved amenity space, a more open site layout and additional parking provision.

The Council notes that these changes have been achieved through the proposed demolition of the rear “skittle alley” section of the listed building. Whilst it is understood that conservation officers consider this part of the building to be of more limited historic significance, the Parish Council also notes the continuing concerns expressed regarding the loss of historic fabric and the acknowledged harm to both the listed building and the conservation area.

The Parish Council further notes that some matters relating to parking arrangements, landscaping and boundary treatments remain to be resolved through detailed design and planning conditions.

On balance, whilst the Parish Council continues to regret the loss of the public house use and the associated impact on the character of the conservation area, it acknowledges that the amended proposals represent an improvement on the previous scheme in terms of site layout and residential amenity.

However, given the loss and harm to heritage, the Parish Council requests that the application is referred to the Planning Committee for a decision.

On original proposal – 05/08/2026***1. Highway Safety and Access Concerns***

South Hill forms part of the A32, a busy through-route and primary road through the village. The proposed vehicle access arrangements, including shared access off the A32 raise the following serious concerns over highway safety:

- Visibility at the access point is limited, particularly at peak times and when traffic speeds exceed the posted 30mph limit.
- The road narrows near the site and lacks sufficient footway provision, creating potential conflict between vehicles and pedestrians.
- The addition of six off-street parking spaces and the movement associated with three large residential units could significantly increase turning movements onto and off South Hill, compounding existing safety issues.

WINCHESTER CITY COUNCIL PLANNING COMMITTEE

We echo the comments made by WCC Landscape regarding the parking layout and manoeuvrability, and the fact that the site is not suitable for residential development. We request that the Local Highway Authority conduct a full safety audit of the access point, including an assessment of visibility splays, turning radii and the impact on traffic flow and pedestrian safety. Should the application be approved, we request that there are considerations made for the additional traffic and logistics of the development work.

2. Pressure on Local Infrastructure

Droxford is a small rural village with limited infrastructure capacity:

- The conversion from a public house to three large dwellings (including a four-bedroom unit) represents a significant intensification of the site, which may not be sustainable given the limitations of local services. We urge the Planning Authority to consult Portsmouth Water and other statutory providers to confirm that capacity exists to accommodate this proposal without detriment to existing residents.

3. Loss of Community Facility

While we note the inclusion of a Viability and Marketing Assessment, the Parish Council expresses regret over the permanent loss of a public house, which has long served as a community asset. Its closure and subsequent redevelopment mark a continuing trend toward the erosion of village amenities.

4. Design and Conservation

We acknowledge the proposal's intention to preserve the exterior fabric of the Grade II listed building and to use sympathetic materials on the converted outbuilding. However, we would request the Case Officer and Conservation Officer carefully assess the impact of modern interventions, such as full-height glazing and new cladding, on the setting and character of the listed building and its contribution to the Droxford Conservation Area.

5. Relationship to the Droxford Village Design Statement (2009)

The Droxford Village Design Statement (VDS) provides locally distinctive design guidance for new development and is a material consideration when assessing planning applications. While the proposal shows sensitivity to the building's historic character, several elements do not align fully with the principles and expectations set out in the VDS:

5.1 Access and Traffic Impact

The VDS highlights in Section 4.1 that increased traffic levels and speed on the A32 pose a persistent threat to road safety, pedestrian movement and village tranquility. The proposed development introduces additional domestic traffic onto South Hill, a known pinch point in the village, without meaningful mitigation. "Future developments must take into account traffic implications and safety of access to and from properties." (VDS Section 4.1)

This proposal risks worsening the existing situation by increasing turning movements onto a narrow stretch of the A32, where footpaths are intermittent or absent, contrary to the VDS guidance on respecting the rural village setting and preserving pedestrian safety.

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WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

5.2 Respect for Historic Buildings and Setting

We acknowledge that the design team has sought to retain much of the external appearance of the listed White Horse Inn and has limited structural alterations. However, the proposal to insert modern full-height glazing into the outbuilding and introduce timber cladding raises questions about compatibility with the conservation area and local vernacular.

“New development should reflect the scale, materials and detail of traditional buildings and must be sensitive to the historic character of the village.” (VDS Section 3.2)

While some contemporary interventions may be justified, they must be balanced “Future developments must take into account traffic implications and safety of access to and from properties.” (VDS Section 4.1)

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“New development should reflect the scale, materials and detail of traditional buildings and must be sensitive to the historic character of the village.” (VDS Section 3.2)

While some contemporary interventions may be justified, they must be balanced against the overall visual impact, particularly as the site is in a highly visible location on a principal road through the conservation area.

5.3 Community Value and Local Character

The VDS encourages development that contributes positively to community life and sustains the vitality of the village. The loss of a public house, the White Horse Inn being one of only a few such venues in the area, represents a diminution of local character and amenity. This concern is echoed in the VDS:

“Sustaining facilities such as the post office, pub and school are seen as essential to maintaining a viable village community.” (VDS Section 5.1)

The proposed conversion to large dwellings offers little in the way of affordable or smaller-scale housing, nor does it deliver any community benefit in return for the loss of a key social space.

Conclusion

WINCHESTER CITY COUNCIL PLANNING COMMITTEE

While the Parish Council appreciates efforts to retain the building's character, we cannot support the application in its current form due to:

- Insufficient attention to road safety and access implications on a busy A-road;
- Inadequate infrastructure capacity to support three large new dwellings;
- The permanent loss of a valuable community facility.

We request that this planning application is considered by the Planning Committee.

3 Objecting Representations received from different addresses within the Winchester City Council administrative area citing the following material planning reasons:

- Building work on a busy road
- Will be in the middle of 2 developments nearby/noise and disturbance
- Overlooking
- SDNP should have limited building works/nature only
- Additional cars/traffic/parking
- Highway Safety
- Should return to a pub
- Owners left it in a poor state – too much work to make it commercially viable/welcome the restoration.
- Prioritise residential over potential pub revival/impact on community, environment and infrastructure.
- No mains sewer/utilities/risks from fuel tank deliveries

Relevant Government Planning Policy and Guidance

Relevant Government Planning Policy and Guidance

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 December 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.

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **South Downs Local Plan** are relevant to this application:

- Core Policy SD1 - Sustainable Development
- Core Policy SD2 - Ecosystems Services

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**WINCHESTER CITY COUNCIL
PLANNING COMMITTEE**

- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 - Design
- Strategic Policy SD8 - Dark Night Skies
- Strategic Policy SD9 - Biodiversity and Geodiversity
- Strategic Policy SD12 - Historic Environment
- Development Management Policy SD13 - Listed Buildings
- Development Management Policy SD15 - Conservation Areas
- Strategic Policy SD19 - Transport and Accessibility
- Development Management Policy SD22 - Parking Provision
- Strategic Policy SD25 - Development Strategy
- Development Management Policy SD43 - New and Existing Community Facilities

The South Downs Local Plan Review is currently being consulted upon (a Regulation 18 consultation). At this point in time the policies of the emerging plan do not carry weight in the decision-making process. The weight will increase as the plan progresses.

Partnership Management Plan

The Environment Act 1995 requires National Parks to produce a Management Plan setting out strategic management objectives to deliver the National Park Purposes and Duty. National Planning Policy Guidance (NPPG) states that Management Plans "contribute to setting the strategic context for development" and "are material considerations in making decisions on individual planning applications." The South Downs Partnership Management Plan as amended for 2026-2031 in December 2025, sets out a Vision, Outcomes, Policies and a Delivery Framework for the National Park over the next five years. The relevant policies include:

- Partnership Management Plan Planning Principle 1
- Partnership Management Plan Planning Principle 5
- Partnership Management Plan Planning Principle 10
- Partnership Management Plan Planning Principle 11
- Partnership Management Plan Planning Principle 16

Supplementary Planning Document

Parking SPD April 2021

Ecosystems Services TAN

Dark Skies TAN May 2021

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**WINCHESTER CITY COUNCIL
PLANNING COMMITTEE****Planning Considerations****Principle of development**

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and Paragraph 48 of the NPPF (2024) requires that applications for planning permissions must be made in accordance with the Development Plan unless material considerations indicate otherwise.

South Downs Local Plan 2019 Policy SD43: New and Existing Community Facilities seeks to protect valued local services, including public houses, recognising their social and economic role in sustaining vibrant rural communities.

The policy states that development proposals resulting in the loss of an existing community facility will not be permitted unless one of three specific criteria is met. For commercially run facilities, such as the White Horse Inn, Policy SD43(2)(a) applies.

2. Development proposals that would result in the loss of, or have an unacceptable adverse impact upon, an existing community facility, will not be permitted unless:

a) For commercially run community facilities, evidence is provided of a robust marketing campaign of at least 24 months that clearly demonstrates there is no market demand for the existing use or an equivalent community use;

The application is supported by a Marketing and Viability Report prepared by Everard Cole Ltd. a national commercial property consultancy specialising in licensed and hospitality premises. The report provides a comprehensive review of the White Horse Inn's marketing, trading history, viability, and the surrounding provision of community facilities. It demonstrates that the proposed conversion of the property to three residential dwellings (two three-bedroom and one four-bedroom) meets the full policy requirements set out in SD43.

Marketing

The report confirms that formal marketing commenced on 6 April 2023 and continues actively, thus exceeding the minimum 24-month period required by Policy SD43. Everard Cole conducted a sustained, professional marketing campaign using a wide range of commercial property platforms including Rightmove, Daltons, Movehut, and their own website, alongside email campaigns targeting potential buyers within a 50-mile radius. A 'For Sale' board was erected on the property and a virtual tour was added to increase visibility. Only 3 formal offers were received, significantly below the asking price/unsupported by proof of funding. A further 34 viewings and enquiries did not lead to any viable offers. It is therefore considered that for the extent of policy SD43 a robust marketing campaign was undertaken.

The public house is also on the list as an 'Asset of Community Value' (ACV). The Council maintains a List of Assets of Community Value, which includes the land and buildings that have been successfully accepted following nomination. If any of the assets on the register
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are put up for sale, such as in this case, the community is given time to prepare a bid and can attempt to buy the asset themselves. The initiative enables local residents to form community enterprises and helps preserve the facilities that matter most to them. The public house has been up for sale for 3 years and there have not been any bids from the community in that time.

The existing building is grade II listed and within the Droxford Conservation Area, the proposal is therefore subject to policies SD12, SD13, SD14 and SD15.

Although the Historic Environment Officer was not fully in support of the proposed change of use being the best use of the building in the context of the character of the conservation area, a planning balance had to be made in terms of the harm and the re-use of the building.

It is therefore considered that the principle of the proposed development is in accordance Policies SD12, SD13, SD15, SD43 of the SDLP and the principle of development is acceptable.

Assessment under 2017 EIA Regulations.

The development does not fall under Schedule I or Schedule II of the 2017 Environmental Impact Assessment Regulations, therefore an Environmental Impact Assessment is not required.

Impact on character and appearance of area

Policy SD5 of the SDNP Local Plan seeks to ensure that development make a positive contribution to the overall character and appearance of the area. Proposals should integrate with the landscape and should be sympathetic to the setting in terms of height, massing, roof form and materials.

The site is located within the village envelope and few external alterations are proposed to the buildings, due their Grade II listing. The proposed removal of the 'skittle alley' allows for a more sympathetic residential scheme, the front façade will remain as existing, with the existing access being used from South Hill. Private garden areas will be created to the rear of the main pub building and divided with picket fence and hedging, brick walls and fence and details of the boundary treatments have been conditioned (8) as close boarded fencing is not supported within this historic context and full details need to be provided. Parking is proposed within the rear courtyard area, which will use a permeable surface.

The rear 'L' shaped building will mainly use existing openings with insertion of fenestration. 2 no. rooflights are proposed to the northern roof slope. The rear outbuilding is to feature large full height glazing looking out into a private garden, this lightweight infill maintains the original structural works of the building whilst also insulating the structure to allow it to become fit for residential use. New timber cladding will be used on the newly infilled walls to mimic the existing timber cladding, ensuring that the outbuilding retains its lightweight, rustic charm.

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The proposal is considered to be an appropriately designed scheme in relation to the constraints of the site, providing good levels of amenity space, enhanced landscaping and planting, required parking provision and the preservation of the principal listed buildings. There will be limited impact on the character of the area.

It is considered that the overall scheme is in keeping with the character of the area, it will have limited visual impact on the landscape and will increase biodiversity through the additional planting. Therefore, the proposal complies with policy SD4, and SD5 of SDLP.

Development affecting the South Downs National Park

The application site is located within 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 December 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.

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

Historic Environment

The site is Grade II listed and sited close to a number of other listed buildings and it is within a conservation area.

Relevant Legislation

The preservation of the special architectural/historic interest of the listed building and its setting (S.66 P(LBCA) Act 1990; SD12 and SD13 (South Downs Local Plan); NPPF (2024) Section 16.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when considering whether to grant listed building consent for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Considerable weight and importance must be given to this duty.

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The NPPF requires local authorities to take account of all heritage assets in making planning decisions, with an aspiration to sustain or enhance their significance. Any harm to designated heritage assets must be justified or balanced by a wider public benefit. This harm is categorised as total loss, substantial harm, or 'less than substantial harm'. The greater the level of harm, the more substantial the benefits are required to justify it. This attracts great weight in the planning balance.

Policy SD12 and SD13 of SDLP ensure that development preserves and enhances heritage assets and their settings.

It is considered that there will be some impact on the subject listed building with the later addition of the rear skittle alley being removed. It is considered that this will result in less than substantial harm but will result in the preservation of the listed buildings which have been neglected. An additional benefit will be the provision of housing.

The setting of the listed buildings will be improved by the addition of carefully chosen hard and soft landscaping and boundary treatment at the rear.

On this basis the proposals would accord with the requirements of S66 of the P(LBCA) Act 1990, Section 16 para 212 of the NPPF (2024), and policies SD12 and SD13 of the South Downs Local Plan.

The building also lies within the Droxford Conservation Area wherein the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the area in accordance with Section 72(1) of the 1990 Act.)

The preservation of the special architectural/historic interest of the listed building and the preservation or enhancement of the character or appearance of the conservation area its setting is covered by Policy SD15 of the South Downs Local Plan and NPPF (2024) Section 16.

The proposed development would convert the Grade II listed building to residential and remove a later addition to the rear. The visual impact of the proposal will remain as is from the road frontage, with most changes being to the rear in the form of gardens and boundaries and change in surfacing to the access and parking area.

The loss of the public house use will cause some harm to the character and appearance of the conservation area, which adds vitality and vibrancy to an otherwise quiet and almost exclusively domestic village, through noise, light, and atmosphere created by the buildings, uses and spaces. However, the Local Planning Authority is satisfied that the public benefits of the scheme outweigh the harm, and conditions will be needed to secure details of the proposed scheme.

Given the proposal will seek to restore a redundant listed building and it has been shown that marketing of the public house has resulted in no viable offers, the proposal has been balanced with the benefits to the fabric of the listed building, in the interest of the long-term

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viability of the building and the provision of housing. Condition 4 of the listed building consent SDNP/25/02602/LIS is recommended to ensure that any repairs required because of this are finished with traditional methods and craftsmanship.

The proposal would result in less than substantial harm to the setting of the listed building. This would be outweighed by the public benefit of protecting the future use of the listed building, ensuring its long term optimal viable use. This approach is supported by Policy SD15.

It is considered that the proposal results in less than substantial harm to the listed building and its setting, and the character and appearance of the conservation area, however this is outweighed by the public benefits of ensuring the future use of the listed building and the provision of housing. The proposals comply with the requirements of Section 16 paragraph 212 of the NPPF (2024) and Policies SD12, SD13 and SD15 of the South Downs Local Plan.

Neighbouring Amenity

The use of the building will change from a public house to a residential use, which is considered to be less intrusive on amenities in terms of noise and disturbance and vehicular movements. There is sufficient parking to the rear to avoid cars parking on the road or nearby.

There are no physical changes that would impact on adjacent residential properties.

Having regard to the above, the proposal is compliant with the NPPF and Policy SD5 of the South Downs Local Plan.

Sustainable Transport

The highway authority noted the change in layout to the proposed development and did not consider that the changes would result in any impact on the public highway network, and access/egress to the site still appears to be acceptable. Their original response is still applicable and raise no objection to the application.

Existing Conditions

The proposed site is currently not in use but was formerly used as a public house with dedicated car parking to the rear of the site. It is located on South Hill, a single carriageway subject to 30mph speed limit which runs through the centre of Droxford village.

The Transport Statement summarises local amenities nearby to the proposed development. The distances and time estimated to access these amenities is summarised in Table 2.2. The closest facilities include the Droxford Village Hall, Saint Mary and All Saints Church and Post Office just under 1km from the site.

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There is an existing footway on the western side of the A32 extending to Northend lane in the north and junction between South Hill and Midlington Road to the south. Additionally, the nearest bus stops to the site are located on the A32, which are approximately 140m and 160m walking distance to the northbound and southbound stops respectively. The stops serve the 606, MV3, MV4 and MVC which operates a total of 9 services on the weekdays.

Personal Injury Accidents (PIA) Data

A Personal Injury Assessment has been undertaken for the 2019-2023 period, obtained from Crashmaps. Hampshire County Council (HCC) does not accept the use of Crashmaps, but in this instance this methodology is accepted as 1 accident was recorded classified as slight within the vicinity of the application site for the period of five years. Onwards, it would not be anticipated that the proposed development would increase the risk of a further accident. Therefore, the Highway Authority raises no objections to the safety of the surrounding areas of the application site.

Site Access and Visibility

The access is as existing.

The parking, access and highway safety have been assessed by HCC Highways

Access

The vehicular access to the proposed development will be via an existing access onto South Hill to the south of the site and will not change as a result of the development.

The pedestrian and cyclist access will be via South Hill, with pedestrian access to both dwellings directly from the public footway on South Hill. It is noted that the applicant plans to reinstate the pedestrian access north of the site for pedestrian access to plot 2.

It is recommended to the applicant that they should be made aware that subject to any planning permission being granted by the Local Planning Authority, a subsequent agreement will need to be granted by HCC as Highway Authority to undertake the drop kerb works on the Highway. Details of this procedure can be found via the following web address - <https://www.hants.gov.uk/transport/parking/droppedkerbs>. It is important to note that if there are any minor utility diversions that are required to facilitate the dropped kerb then additional costs may arise in addition to the initial application fee.

Parking

Parking is a matter to be considered by South Downs National Park as the Local Parking Authority to ensure the proposed level of parking falls within their adopted standards. It is noted that the applicant has provided a total of 6 parking spaces for the development as well as one covered cycle storage for each dwelling. The Highway Authority is satisfied that the proposed development would not result in any overspill parking on the local highway network.

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Drawings no SP03 and SP04 demonstrates vehicular swept path analysis showing an estate car entering, turning, and exiting the provided parking spaces. The Highway Authority is satisfied with the tracking.

Traffic Impact

A trips assessment has been carried out using the TRICS database to compare the trips generated between the existing public house and the proposed residential use. The TS states that the TRICS data obtained indicate that the existing site has the potential of generating 174 trips per day while the proposed residential use would generate a total of 14 trips per day. In comparison, it shows that there is a reduction in trips as a result of the proposed development. It is considered that the volume of trips likely to be generated by the proposed development would not have a material impact on the operation of the road network or on road safety and the Highway Authority is satisfied.

Refuse collection and Servicing

It is noted that all deliveries and refuse collection will take place on South Hill following the existing arrangement for the surrounding residential area.

HCC raised no objections and no conditions.

Therefore, the proposal complies with policies SD19 and SD22 of the South Downs Local Plan and the degree of harm and general impact on highway safety, accessibility and parking is in line with Local Plan Policies.

Sustainable Drainage

The site is located in an area of very low fluvial and pluvial flood risk. On this basis, there is no objection to the proposed change of use from commercial to residential on flood-risk grounds.

Most of the area to the rear is tarmac and this will be replaced for a permeable surface, which will enhance any surface water runoff, as well as the inclusion of grassed areas/gardens.

Foul drainage is currently served by septic tanks and new septic tanks are proposed to service the proposed dwellings and effluent will be tinkered off site. There is insufficient space for package treatment plant and the required drainage field to service 3 no: dwellings.

A Drainage Statement was submitted to address the Drainage Officer's comments.

Therefore, there will be adequate, policy-compliant arrangements in place to serve the residential use.

Further detailed design drainage information is secured by condition 9.

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These arrangements are acceptable and therefore the proposal complies with policy SD50.

Nitrates

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

All applications for new dwellings and overnight accommodation are required to demonstrate that they are nitrate neutral, in order to meet the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended). There is already some overnight accommodation within the public house, and the additional proposed dwellings would generate additional nitrates that will need to be mitigated. The applicant has provided a Nutrient Budget Calculator outlining that the waste from septic tanks will be removed by tanker and requiring the purchase of credits to discharge the resultant 6.83 kg TN/yr load.

Other Topics

Dark Night Skies

The South Downs National Park has been designated an International Dark Skies reserve. As such, it is sought to reduce any light pollution associated with new development. Particular care will be taken where sites are within sensitive areas, for example where located in one of the three core zones of the Dark Night Skies Reserve.

The application site is located within Dark Night Sky Zone E1a - Intrinsic Zone of Darkness. No external lighting has been proposed as part of the submission. However, should any lighting be required a condition has been applied to ensure that a comprehensive external lighting scheme is submitted and should be designed to avoid obtrusive light with the potential to adversely affect residential and ecological receptors.

The rear outbuilding is to feature some full height glazing looking out into a private garden, this lightweight infill maintains the original structural works of the building whilst also insulating the structure to allow it to become fit for residential use. 2 no: rooflights will be added to the northern roof slope. A condition has been added to ensure that integral blackout blinds or low transmittance glass are installed.

It adds that measures proposed to mitigate impacts on ecological receptors will overlap with measures for minimising the effects of lighting on the dark night skies in accordance with SDLP policy SD8 (Conditions 5 & 6).

Ecology and Biodiversity

Biodiversity Net Gain

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The development is subject to the de minimis exemption, development below the threshold of 25 square metres.

There are no other ecology issues. Further planting will contribute to the biodiversity of the area.

Ecology

No ecological reports were required for the proposal, due to the existing nature of the site, but a condition has been added for provision of additional ecological enhancements in the form of bat and bird boxes and native planting within the proposed landscaping. (condition 10)

Therefore, the proposal complies with policy SD02 and SD09 of the SDLP.

Representations

The lack of utilities and foul drainage are not applicable reasons for refusal. The use as a public house already has utilities and foul drainage, so is therefore unfounded.

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 principle of the change of use of the public house, within the settlement boundary is acceptable. Whilst less than substantial harm to the listed building and the character of the conservation area has been identified, it is considered that this is outweighed by the public benefits of ensuring the future use of the listed building and the provision of additional housing.

The development would not have a significant adverse impact upon the character or appearance of its wider landscape setting. The proposal would not detrimentally impact the amenities of the neighbouring properties. In addition, the proposed development raises no highway concerns.

The development therefore complies with policies SD4, SD5, SD12, SD13, SD15, SD19, SD22 and SD43 of the SDLP and guidance within the NPPF.

Based on the evidence submitted and the consultation responses, the application is considered to be acceptable and in accordance with the Development Plan and is recommended for approval.

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PLANNING COMMITTEE****Recommendation**

Permit subject to the following conditions:

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

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

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No development shall commence, including any works of demolition, until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved CEMP shall be implemented and adhered to throughout the entire construction period. The CEMP shall provide details of the following:

- (a) the anticipated number, frequency and types of vehicles used during construction,
- (b) the provision made for the parking of vehicles by contractors, site operatives and visitors,
- (c) the loading and unloading of plant, materials and waste,
- (d) the storage of plant and materials used in construction of the development
- (e) the provision of wheel washing facilities to mitigate the impact of construction upon the public highway
- (f) measures to control the emission of dust and dirt during construction, to include where relevant sheeting of loads, covering and dampening down stockpiles
- (g) measures to control the emission of noise during construction,
- (h) appropriate storage of fuel and chemicals, in bunded tanks or suitably paved areas, and
- (i) waste management including prohibiting burning.

Reason: These details are necessary pre-commencement to ensure the development proceeds in the interests of highway safety and in the interests of protecting nearby residents from nuisance during all stages of development and to ensure the use of the site does not have a harmful environmental effect.

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

- a) A water efficiency calculation which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to and approved in writing by the Local Planning Authority;

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b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to and approved in writing by the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European sites by the development and be implemented in full prior to first occupation and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and

c) All measures forming part of that mitigation (including future management and monitoring arrangements where applicable) have been secured and submitted to the Local Planning Authority.

Reason: To accord with the Conservation of Habitats and Species Regulations 2017, and Policy SD1, SD2, and SD9 of the South Downs Local Plan (2014-33).

5. No external lighting shall be installed to the building or anywhere within the site. This exclusion shall not prohibit the installation internal lighting or of sensor-controlled security lighting of 1,000 lumens or less, which shall be designed and shielded to minimise upwards light spillage.

Reason: To enable the Local Planning Authority to control the development in the interests of amenity and protect the South Downs International Dark Night Skies Reserve.

6. The development hereby permitted shall not be occupied until details of measures to reduce light spillage from the proposed full height glazing on the elevation 7 (west) and proposed roof lights as shown on drawing 24.3542.112 Rev. P1 (such as low transmittance glass) have been submitted to and approved in writing by the Local Planning Authority. The measures shall be installed and operated in accordance with the approved details and retained thereafter at all times.

Reason: To minimise light intrusion in the South Downs National Park which is a designated International Dark Sky Reserve.

7. All external materials used in the construction of the development hereby approved shall match the type, texture, composition, colour, size and profile of those used on the existing building and shall be retained permanently.

Reason: To safeguard the appearance of the building and the character of the area.

8. No development shall be carried out above ground floor slab level until details of all new and altered landscaping associated with the scheme hereby approved have been submitted to an approved in writing by the Local Planning Authority.

These details shall show changes to ground levels, retaining walls, steps, new hard surfacing, fences and boundary treatments and significant planting. Following approval of those details, the development shall be carried out prior to occupation of the development
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hereby approved and thereafter retained in strict accordance with the details so approved.
[Note: close boarded fencing is not considered appropriate]

If within 5 years from the date of planting any approved trees, hedges or plants forming part of the large-scale landscaping scheme 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 those originally planted shall be planted in the same place during the next planting season.

Reason: Further information is required because insufficient information was submitted in this regard to ensure preservation of the significance of the listed building, in accordance with Section 16 of the National Planning Policy Framework 2021, Strategic Policy SD12 (Historic Environment) and Policy SD13 (Listed Buildings) and policies SD4 and SD5 of the South Downs Local Plan (2014-33).

9. 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 occupied.

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

10. Details of additional ecological enhancement features shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. This shall include the type and location of bat features and bird features to ensure the provision of at least one integrated bat roosting feature and one integrated bird nesting features for each new building. These biodiversity enhancements shall be sited prior to the development coming into its intended use and retained thereafter.

Reason: To safeguard protected species, maintain and enhance biodiversity in accordance with strategic policy SD9.

Informatives

Crime and Disorder Implications

It is considered that the proposal does not raise any crime and disorder implications.

Human Rights Implications

This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

Equality Act 2010

Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

Proactive Working

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The application required additional information and the Local Planning Authority worked with the agent to achieve a positive solution after amended plans were requested and received which were acceptable.

HCC Highways – Dropped Kerb

Subject to any planning permission being granted by the Local Planning Authority, a subsequent agreement will need to be granted by HCC as Highway Authority to undertake the drop kerb works on the Highway. Details of this procedure can be found via the following web address - <https://www.hants.gov.uk/transport/parking/droppedkerbs>. It is important to note that if there are any minor utility diversions that are required to facilitate the dropped kerb then additional costs may arise in addition to the initial application fee.

Plans Referred to in Consideration of this Application

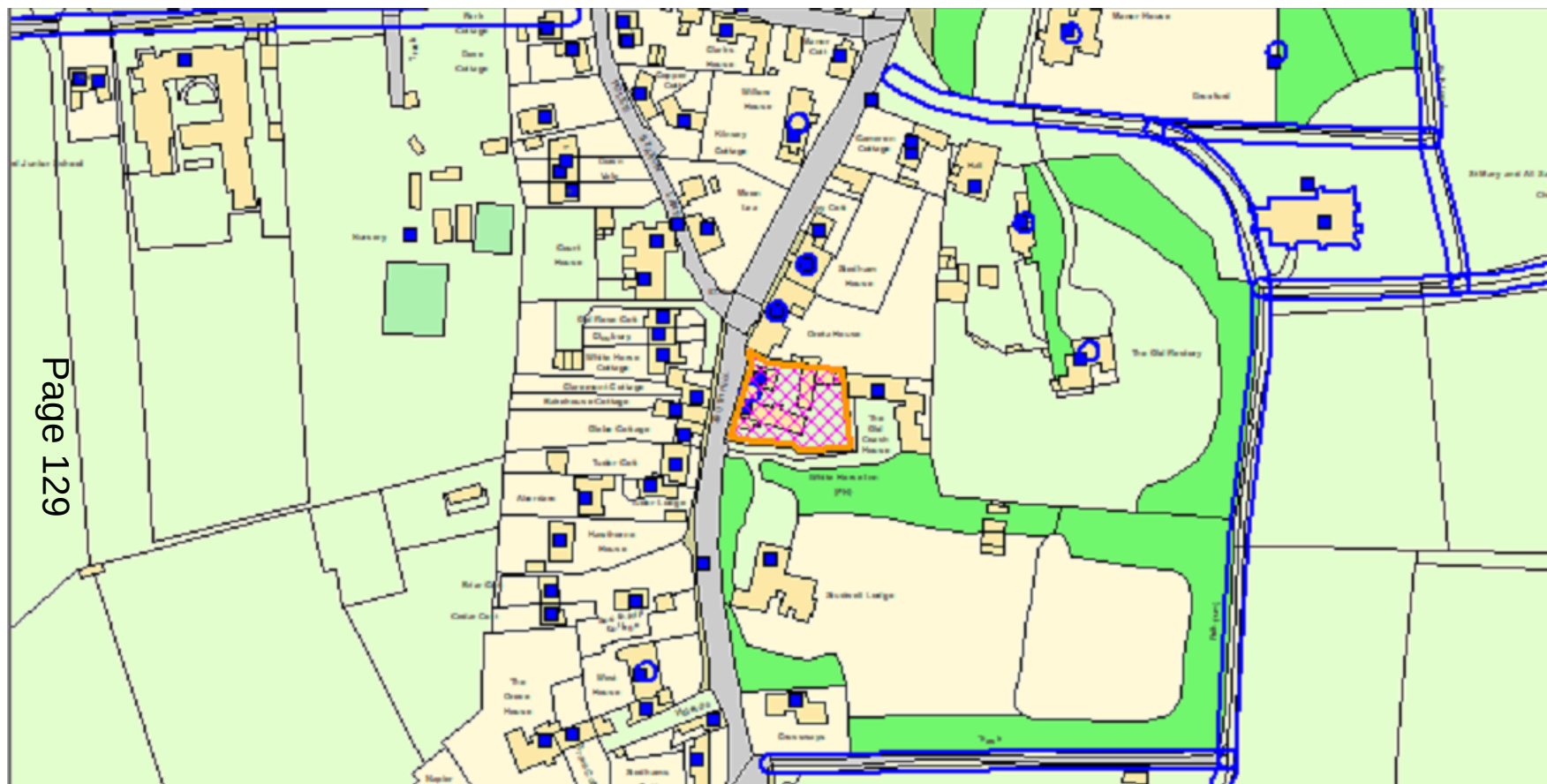
The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date Received	Status
Plans - Proposed Elevation 5, Elevation 6 & 7	24.3542.112 P1		15.04.2026	Approved
Plans - Proposed Elevation 3 Elevation 4	24.3542.111 P1		15.04.2026	Approved
Plans - Proposed Elevation 1, Elevation 2	24.3542.110 P2		15.04.0206	Approved
Plans - Proposed Basement Floor Plan	24.3542.104 P3		15.04.2026	Approved
Plans - Proposed First and Second Floor Plans	24.3542.103 P3		15.04.2026	Approved
Plans - Proposed Ground Floor Plan	24.3542.102 P4		15.04.2026	Approved
Plans - Proposed Site Plan	24.3542.101 P7		15.04.2026	Approved
Plans - Block Plan, Location Plan	24.3542.100 P2		15.04.2026	Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.

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Aerial Map of the Area



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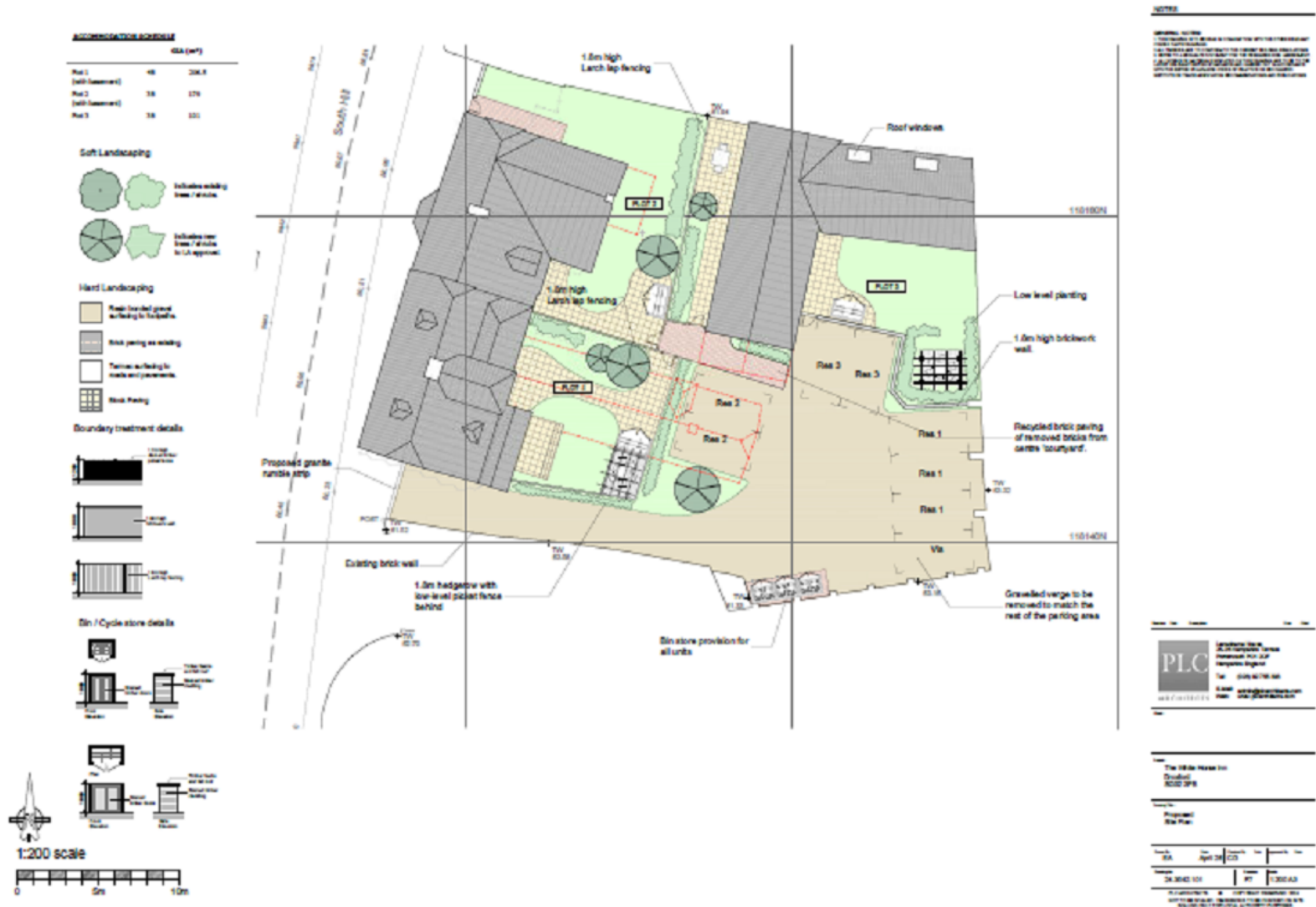
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Client:
The White Horse Inn
Oxford
OX2 0PH

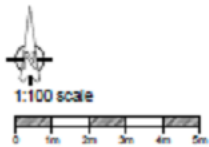
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Proposed Site Plan



Page 135



Key

Existing Walls.

Proposed Walls.

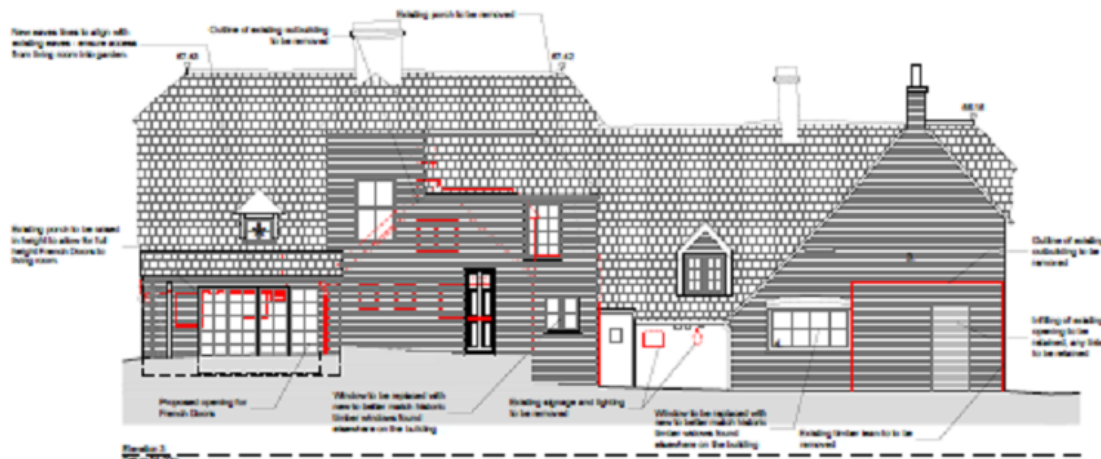
Removed Walls.

Abstract **Background:** The purpose of this study was to determine the prevalence of self-reported mental health problems in a sample of young adults in the United States. **Methods:** Data were obtained from the 2007 National Survey of Adolescent Health, a nationally representative survey of adolescents and young adults. The survey included questions about mental health problems, including depression, anxiety, and substance use. **Results:** The prevalence of self-reported mental health problems was 15.1%. The most common mental health problems were depression (8.1%) and anxiety (7.1%). Substance use problems were reported by 10.1% of the sample. **Conclusions:** The results of this study suggest that mental health problems are a significant public health problem in young adults. Further research is needed to determine the causes of these problems and to develop effective interventions.


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[illegible]

Proposed Rear and Side Elevations



External Materials

1. Painted facing brickwork
2. Painted render
3. Facing clay brickwork
4. White painted timber casement windows
5. Curved brick window linels
6. Brown plain clay roof tile
7. Brown plain clay hanging tile
8. Metal rainwater goods to match existing
9. Proposed timber cladding to match existing door pinned back
10. Aluminium framed glazing
11. White painted timber sash windows
- ★ Denotes obscured glazing



Key

— Removed Walls.

1:100 scale

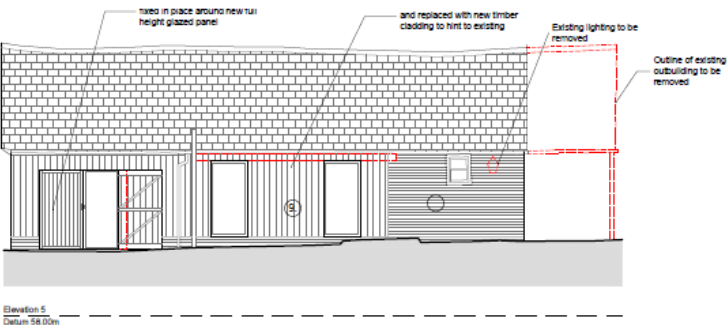
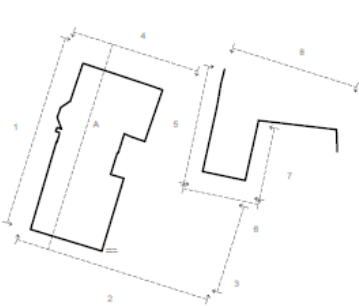


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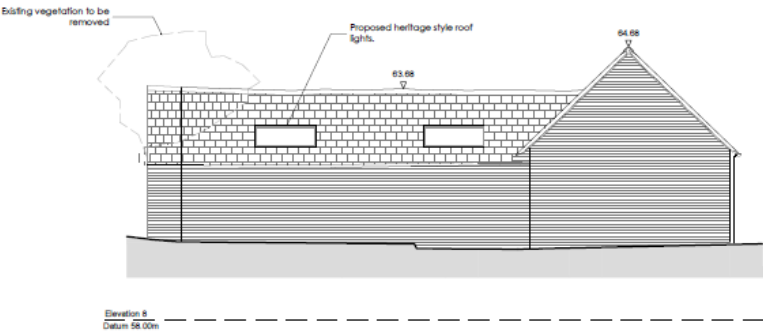
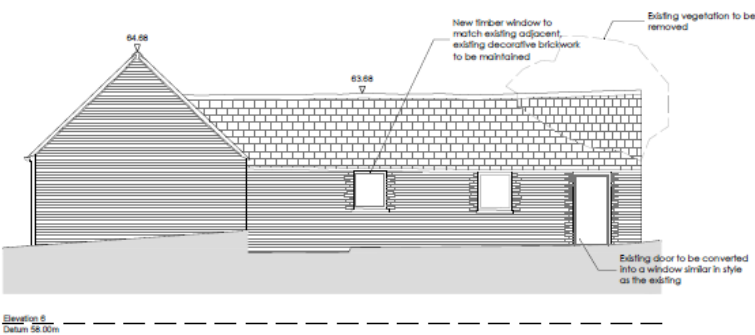
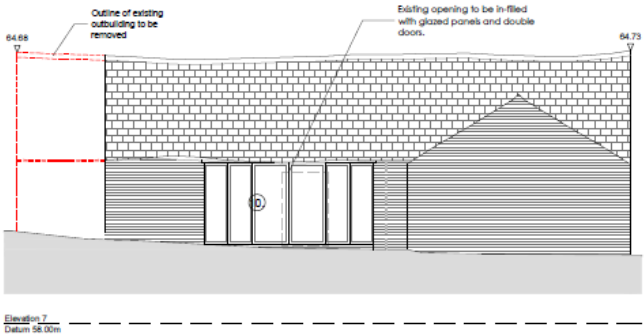
1. The building is a two-story structure with a gabled roof and various windows and doors. The drawing shows the proposed rear and side elevations. The building is located at 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 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1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 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Proposed Outbuilding Elevations

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GENERAL NOTES:
1. Drawings are to be read in conjunction with the other relevant documents.
2. All drawings are to comply with the current Building Regulations.
3. All work is to be carried out in accordance with the relevant Building Regulations and approved by the relevant authorities.
4. All work is to be carried out in accordance with the relevant Building Regulations and approved by the relevant authorities.
5. All work is to be carried out in accordance with the relevant Building Regulations and approved by the relevant authorities.



External Materials

1. Painted facing brickwork
2. Painted render
3. Facing clay brickwork
4. White painted timber casement windows
5. Curved brick window lintels.
6. Brown plain clay roof tiles.
7. Brown plain clay hanging tile
8. Metal rainwater goods to match existing.
9. Proposed timber cladding to match existing door pinned back
10. Aluminium framed glazing
11. White painted timber sash windows

★ Denotes obscured glazing

Key

--- Removed Walls.

1:100 scale



PLC ARCHITECTS	Landmark House 25-26 Hampshire Terrace Petersfield PO1 2JF Hampshire England Tel: (023) 40 750 330 E-Mail: admin@plcarchitects.com Web: www.plcarchitects.com
Project: The White Horse Inn Drafted SCG 3P/B	
Drawing No: Proposed Elevation 5 Elevation 6 & 7	
Drawn by: EA	Date: April 20
Checked by: CG	Date: 11/10/20
PLC ARCHITECTS NOT TO BE RECALLED RECALLED ONLY FOR LOCAL AUTHORITY PURPOSES	

Front Elevation



Front Elevation

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Rear Elevation



Rear Elevation



Rear Elevation



Access



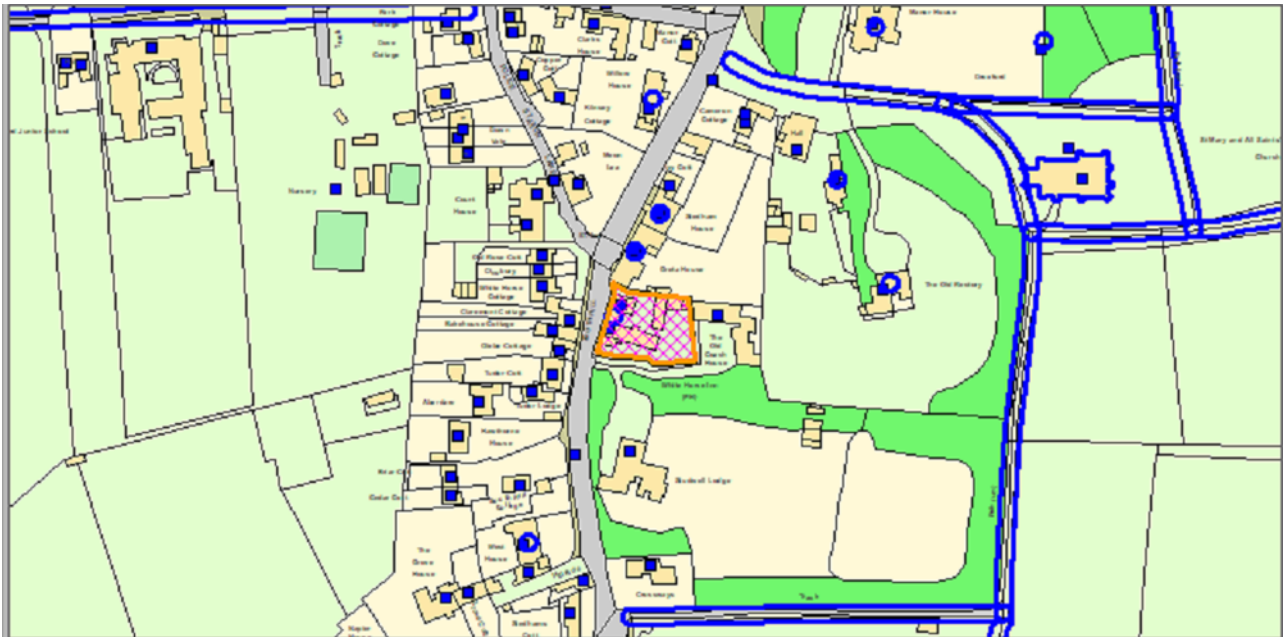
Outbuilding



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Case No:	SDNP/25/02602/LIS
Proposal Description:	Amended Plans 16/04/26 - Conversion of the existing White Horse Inn Public House (Sui Genesis) to provide two three-bedroom dwellings (Use Class C3) and one four-bed dwelling (use class C3), utilising existing access off South Hill, with associated parking and landscaping.
Address:	The White Horse Inn, South Hill, Droxford, Hampshire, SO32 3PB
Parish:	Droxford Parish
Applicants Name:	Droxford Property Developments Ltd.
Case Officer:	Lisa Booth
Date Valid:	08 July 2025
Recommendation:	Application Permitted
Pre Application Advice	Yes

[SDNP/25/02602/LIS | Amended Plans 16/04/26 - Conversion of the existing White Horse Inn Public House \(Sui Genesis\) to provide two three-bedroom dwellings \(Use Class C3\) and one four-bed dwelling \(use class C3\), utilising existing access off South Hill, with associated parking and landscaping. | The White Horse Inn South Hill Droxford Hampshire SO32 3PB](#)



Case No: SDNP/25/02602/LIS

**WINCHESTER CITY COUNCIL
PLANNING COMMITTEE****Reasons for Recommendation**

The development is recommended for approval, as the proposal is considered to be in accordance with Development Plan Policies of the South Downs Local Plan (2014-33).

General Comments

The application is reported to Committee at the request of the Parish Council, due to the loss and harm to heritage.

Amendments to Plans Negotiated

Amended plans were received to remove a single storey element to provide more space around the built form.

Site Description

The White Horse Inn is a Grade II Listed Building and Public House located within the village and conservation area of Droxford, set within the South Downs National Park.

The building is constructed of exposed and painted brick, with a tiled pitched roof. Sash style glazing is displayed throughout, with access into the public house either from the principle or rear elevations. A car park is located to the rear of the site with access off the main road (High Street).

An outbuilding is located to the rear of the building and noted to be used within this submission. At present the building is used for storage. The construction of the building is of exposed brick and tile roof, with small white glazing and timber doors. Based on the orientation and location of the building, it forms a small courtyard to the rear of the public house.

Proposal

Amended Plans 16/04/26 - Conversion of the existing White Horse Inn Public House (Sui Genesis) to provide two three-bedroom dwellings (Use Class C3) and one four-bed dwelling (use class C3), utilising existing access off South Hill, with associated parking and landscaping.

Relevant Planning History

SDNP/17/00551/FUL - Conversion, extension and alteration (including partial demolition) of existing building and outbuildings to form 5 houses with associated car parking and landscaping. STATUS: WDN 10th April 2017.

SDNP/17/00552/LIS - Conversion, extension and alteration (including partial demolition) of existing

Case No: SDNP/25/02602/LIS

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building and outbuildings to form 5 houses with associated car parking and landscaping. STATUS: WDN 10th April 2017.

SDNP/18/01911/ADV - Installation of 1x illuminated projecting sign and 1x Illuminated Name board to exterior of the building STATUS: APP 7th June 2018.

SDNP/18/01912/LIS - Installation of 1x illuminated projecting sign and 1x illuminated name board STATUS: APP 7th June 2018.

SDNP/22/00638/FUL - the works consists the rebuilding of a boundary wall bought down during the high winds STATUS: APP 6th September 2022.

SDNP/22/05367/LIS - the works consists the rebuilding of a boundary wall bought down during the high winds STATUS: APP 26th January 2023.

SDNP/23/01192/CND - variation of condition 3 (materials) on planning application
SDNP/22/05367/LIS STATUS: FDISP 13th March 2025.

SDNP/23/02500/CND - removal of condition 3 of planning application SDNP/22/00638/FUL
STATUS: FDISP 13th March 2025.

SDNP/25/00349/PRECON - Stage 2 Pre-App - Proposed change of use of existing Public House and associated outbuilding (Sui Generis) to five dwellings (Use Class C3), with associated landscaping and parking STATUS: P2 30th April 2025.

Consultations**Service Lead – Built Environment (Historic Environment) –**

- Removal of skittle alley results in less than substantial harm.
- Concerns of loss of public house from conservation area point of view.
- Although not completely satisfied, conditions requested (conditions 3, 4, 5, and 6)

Representations:**Droxford Parish Council*****Objection on amended plans – 22/05/2026***

Droxford Parish Council has reviewed the amended plans submitted in respect of the above application and notes the changes proposed following discussions with planning and conservation officers.

The Parish Council acknowledges that the revised scheme seeks to address a number of concerns previously raised regarding the cramped nature of the development, including the provision of improved amenity space, a more open site layout and additional parking provision.

The Council notes that these changes have been achieved through the proposed demolition of the rear “skittle alley” section of the listed building. Whilst it is understood that conservation officers consider this part of the building to be of more limited historic

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significance, the Parish Council also notes the continuing concerns expressed regarding the loss of historic fabric and the acknowledged harm to both the listed building and the conservation area.

The Parish Council further notes that some matters relating to parking arrangements, landscaping and boundary treatments remain to be resolved through detailed design and planning conditions.

On balance, whilst the Parish Council continues to regret the loss of the public house use and the associated impact on the character of the conservation area, it acknowledges that the amended proposals represent an improvement on the previous scheme in terms of site layout and residential amenity.

However, given the loss and harm to heritage, the Parish Council requests that the application is referred to the Planning Committee for a decision.

On original proposal – 05/08/2026

1. Highway Safety and Access Concerns

South Hill forms part of the A32, a busy through-route and primary road through the village. The proposed vehicle access arrangements, including shared access off the A32 raise the following serious concerns over highway safety:

- Visibility at the access point is limited, particularly at peak times and when traffic speeds exceed the posted 30mph limit.
- The road narrows near the site and lacks sufficient footway provision, creating potential conflict between vehicles and pedestrians.
- The addition of six off-street parking spaces and the movement associated with three large residential units could significantly increase turning movements onto and off South Hill, compounding existing safety issues.

We echo the comments made by WCC Landscape regarding the parking layout and manoeuvrability, and the fact that the site is not suitable for residential development. We request that the Local Highway Authority conduct a full safety audit of the access point, including an assessment of visibility splays, turning radii and the impact on traffic flow and pedestrian safety. Should the application be approved, we request that there are considerations made for the additional traffic and logistics of the development work.

2. Pressure on Local Infrastructure

Droxford is a small rural village with limited infrastructure capacity:

- The conversion from a public house to three large dwellings (including a four-bedroom unit) represents a significant intensification of the site, which may not be sustainable given the limitations of local services. We urge the Planning Authority to consult Portsmouth Water and other statutory providers to confirm that capacity exists to accommodate this proposal without detriment to existing residents.

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3. Loss of Community Facility

While we note the inclusion of a Viability and Marketing Assessment, the Parish Council expresses regret over the permanent loss of a public house, which has long served as a community asset. Its closure and subsequent redevelopment mark a continuing trend toward the erosion of village amenities.

4. Design and Conservation

We acknowledge the proposal's intention to preserve the exterior fabric of the Grade II listed building and to use sympathetic materials on the converted outbuilding. However, we would request the Case Officer and Conservation Officer carefully assess the impact of modern interventions, such as full-height glazing and new cladding, on the setting and character of the listed building and its contribution to the Droxford Conservation Area.

5. Relationship to the Droxford Village Design Statement (2009)

The Droxford Village Design Statement (VDS) provides locally distinctive design guidance for new development and is a material consideration when assessing planning applications. While the proposal shows sensitivity to the building's historic character, several elements do not align fully with the principles and expectations set out in the VDS:

5.1 Access and Traffic Impact

The VDS highlights in Section 4.1 that increased traffic levels and speed on the A32 pose a persistent threat to road safety, pedestrian movement and village tranquility. The proposed development introduces additional domestic traffic onto South Hill, a known pinch point in the village, without meaningful mitigation. "Future developments must take into account traffic implications and safety of access to and from properties." (VDS Section 4.1)

This proposal risks worsening the existing situation by increasing turning movements onto a narrow stretch of the A32, where footpaths are intermittent or absent, contrary to the VDS guidance on respecting the rural village setting and preserving pedestrian safety.

5.2 Respect for Historic Buildings and Setting

We acknowledge that the design team has sought to retain much of the external appearance of the listed White Horse Inn and has limited structural alterations. However, the proposal to insert modern full-height glazing into the outbuilding and introduce timber cladding raises questions about compatibility with the conservation area and local vernacular.

"New development should reflect the scale, materials and detail of traditional buildings and must be sensitive to the historic character of the village." (VDS Section 3.2)

While some contemporary interventions may be justified, they must be balanced "Future developments must take into account traffic implications and safety of access to and from properties." (VDS Section 4.1)

This proposal risks worsening the existing situation by increasing turning movements onto a narrow stretch of the A32, where footpaths are intermittent or absent, contrary to the VDS guidance on respecting the rural village setting and preserving pedestrian safety.

WINCHESTER CITY COUNCIL
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We acknowledge that the design team has sought to retain much of the external appearance of the listed White Horse Inn and has limited structural alterations. However, the proposal to insert modern full-height glazing into the outbuilding and introduce timber cladding raises questions about compatibility with the conservation area and local vernacular.

“New development should reflect the scale, materials and detail of traditional buildings and must be sensitive to the historic character of the village.” (VDS Section 3.2)

While some contemporary interventions may be justified, they must be balanced against the overall visual impact, particularly as the site is in a highly visible location on a principal road through the conservation area.

5.3 Community Value and Local Character

The VDS encourages development that contributes positively to community life and sustains the vitality of the village. The loss of a public house, the White Horse Inn being one of only a few such venues in the area, represents a diminution of local character and amenity. This concern is echoed in the VDS:

“Sustaining facilities such as the post office, pub and school are seen as essential to maintaining a viable village community.” (VDS Section 5.1)

The proposed conversion to large dwellings offers little in the way of affordable or smaller-scale housing, nor does it deliver any community benefit in return for the loss of a key social space.

Conclusion

While the Parish Council appreciates efforts to retain the building's character, we cannot support the application in its current form due to:

- Insufficient attention to road safety and access implications on a busy A-road;
- Inadequate infrastructure capacity to support three large new dwellings;
- The permanent loss of a valuable community facility.

Relevant Government Planning Policy and Guidance

Relevant Government Planning Policy and Guidance

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 December 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.

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The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **South Downs Local Plan** are relevant to this application:

- Core Policy SD1 - Sustainable Development
- Strategic Policy SD12 - Historic Environment
- Development Management Policy SD13 - Listed Buildings
- Development Management Policy SD15 - Conservation Areas

The South Downs Local Plan Review is currently being consulted upon (a Regulation 18 consultation). At this point in time the policies of the emerging plan do not carry weight in the decision-making process. The weight will increase as the plan progresses.

Partnership Management Plan

The Environment Act 1995 requires National Parks to produce a Management Plan setting out strategic management objectives to deliver the National Park Purposes and Duty. National Planning Policy Guidance (NPPG) states that Management Plans "contribute to setting the strategic context for development" and "are material considerations in making decisions on individual planning applications." The South Downs Partnership Management Plan as amended for 2026-2031 in December 2025, sets out a Vision, Outcomes, Policies and a Delivery Framework for the National Park over the next five years. The relevant policies include:

- Partnership Management Plan Planning Principle 1
- Partnership Management Plan Planning Principle 11

Other Relevant Planning Policy and GuidanceNational Planning Practice Guidance (NPPG)

- Historic environment

Planning Considerations**Principle of development**

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

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In terms of this listed building application, the key issues are the impact on the significance of the listed building; Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990; Section 16 of the NPPF 2024; Strategic Policy SD12 (Historic Environment) and Policy SD13 (Listed Buildings) of the South Downs Local Plan (2014-33) and impact on the character and appearance of the Droxford Conservation Area; Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990; Section 16 of the NPPF 2024, Policy SD15 (Conservation Areas) of the South Downs Local Plan (2014-33).

The proposals are considered to accord with these policies and legislation and are therefore acceptable in principle. The detailed assessment of the impact of the development on the listed building and its setting is set out below.

Historic Environment

The existing building is Grade II listed former public house and a detached outbuilding to the rear and within the Droxford Conservation Area, the proposal is therefore subject to policies SD12, SD13, SD14 and SD15.

Although the Historic Environment Officer was not fully in support of the proposed change of use being the best use of the building in the context of the character of the conservation area, a planning balance had to be made in terms of the harm and the re-use of the building. That planning balance is considered in detail as part of the associated planning application (ref: 25/02601/FUL).

The following legislation and policies are considered in the assessment and determination of this application.

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when considering whether to grant listed building consent for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Considerable weight and importance must be given to this duty.

The building also lies within the Droxford Conservation Area wherein the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the area in accordance with Section 72(1) of the 1990 Act.)

The preservation of the special architectural/historic interest of the listed building and the preservation or enhancement of the character or appearance of the conservation area and its setting are covered by Policies SD12, SD13, SD15, SD43 of the SDLP and NPPF (2024) Section 16.

There are minimal external alterations proposed to the buildings, due their Grade II listing.

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The rear “skittle alley” section of the listed building is to be removed. Whilst it is understood that the Historic Environment Officer considers that the loss of the pub’s use will impact on the character of the conservation area, this part of the building is of less historic significance, and that its removal will result in ‘less than substantial harm’. A balance must be made in accordance with the best use and preservation of the building. The principle of the change of use of the building has been established by the requisite marketing of the pub/other community uses in accordance with policy SD43. The removal of the ‘skittle alley’ allows for a more sympathetic residential scheme, whilst retaining and preserving the grade II listed buildings.

The front façade will remain as existing, with some internal changes (stud walls) with the existing access being used from South Hill. Private garden areas will be created to the rear of the main pub building and divided with picket fence and hedging, brick walls and fence. Close boarded fencing was not considered to be appropriate or supported within this historic context and full details need to be provided. The rear of plot 1 will be made good and conditions have been attached in terms of detailing and materials. Parking is proposed within the rear courtyard area, which will use a permeable surface.

The rear ‘L’ shaped building will mainly use existing openings with insertion of fenestration. 2 no: rooflights are proposed to the northern roof slope. The rear outbuilding is to feature large full height glazing looking out into a private garden, this lightweight infill maintains the original structural works of the building whilst also insulating the structure to allow it to become fit for residential use. New timber cladding will be used on the newly infilled walls to mimic the existing timber cladding, ensuring that the outbuilding retains its lightweight, rustic charm.

Policies SD12 and SD13 of SDLP ensure that development preserves and enhances heritage assets and their settings.

It is considered that there will be some impact on the subject listed building with the later addition of the rear skittle alley being removed. It is considered that this will result in less than substantial harm but will result in the preservation of the listed buildings which have been neglected.

The setting of the listed buildings will be improved by the addition of carefully chosen hard and soft landscaping and boundary treatment at the rear.

The building also lies within the Droxford Conservation Area wherein the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the area in accordance with Section 72(1) of the 1990 Act and policy SD15 of the South Downs Local Plan.

The proposed development would convert the Grade II listed building to residential and remove a later addition to the rear. The visual impact of the proposal will remain as is from the road frontage, with most changes being to the rear in the form of gardens and boundaries and change in surfacing to the access and parking area.

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The Historic Environment Officer considers that the loss of the public house use will remain harmful to the conservation area, which adds vitality and vibrancy to an otherwise quiet and almost exclusively domestic village, through noise, light, and atmosphere created by the buildings, uses and spaces. However, the Local Planning Authority is satisfied that the public benefits of the scheme, including the provision of additional housing, outweigh the harm. Conditions are recommended to ensure a high quality of development.

Given the proposal will seek to restore a redundant listed building and it has been shown that marketing of the public house has resulted in no viable offers, the proposal has been balanced with the benefits to the restoration of the fabric of the listed building and in the interest of the long-term vitality of the building. Condition 4 is recommended to ensure that any repairs required because of this are finished with traditional methods and craftsmanship.

The proposal would result in less than substantial harm to the historic fabric of the listed building. This would be outweighed by the public benefit of protecting the future use of the listed building, ensuring its long term optimal viable use, and the provision of additional housing.

It is considered that the proposal results in less than substantial harm to the listed building and its setting, and the character and appearance of the conservation area, however this is outweighed by the public benefits. The proposals comply with the requirements of Section 16 paragraph 212 of the NPPF (2024), Policies SD12, SD13 and SD15 of the South Downs Local Plan and the historic environment section of the Planning Practice Guidance.

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 key consideration is the impact of the proposed development on the setting and significance of the listed building and on the character and appearance of the conservation area. The proposal would result in less than substantial harm to the listed building and its setting, and the character and appearance of the conservation area. The listed building would be restored to an optimal viable use. The proposed development is not intrusive and materials, alterations, landscaping and fenestration details can be controlled by suitably worded conditions. On balance, it is considered that the public benefits of the development

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outweigh the less than substantial harm caused and the application is acceptable. The proposals comply with the requirements of Section 16 paragraph 212 of the NPPF (2024), Policies SD12, SD13 and SD15 of the South Downs Local Plan and the historic environment section of the Planning Practice Guidance.

Recommendation

It is recommended that the application be Approved for the reasons and subject to the conditions set out below.

1. The works hereby consented shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to the commencement of the related works hereby permitted, details of all new external window and door joinery shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include drawings and sections at a scale of 1:1, 1:5 and/or 1:10 as appropriate (including sections through glazing bars and meeting bars), to clearly show the construction of the joinery and the finished relationship to the jambs, cills and heads of the wall, and details of final finish (including colour). The works shall thereafter be carried out in accordance with the approved details and shall be retained permanently as such.

Reason: In the interests of preserving the character and appearance of the listed building and its setting.

4. Prior to the commencement of the related works, full details, including brief method statement and materials specification of the works required for the repairs to the envelopes of all buildings shall be submitted to and approved in writing by the Local Planning Authority. These details shall be implemented in full and permanently retained thereafter.

Reason: Details are required prior to commencement of the related works because insufficient detail was submitted with the application, and to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building under Sections 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990; Section 16 of the NPPF 2024; Strategic Policies SD12 and SD13 of the South Downs Local Plan (2014-33).

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5. No related works shall commence on site until details of the position and type of installation of all new services to the building, drainage, extractor fans, external lighting and meter boxes, including details of the impact of such services on the existing fabric have been submitted to and approved in writing by the Local Planning Authority. The information to be submitted shall include information on water supply and drainage pipework, heating systems and extract vent terminals. All work relating to services shall be undertaken strictly in accordance with the approved submission.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990; Section 16 of the NPPF 2024; Strategic Policies SD12 and SD13 of the South Downs Local Plan (2014-33).

6. Prior to the commencement of the related works hereby permitted, details of the proposed rooflights (including size, manufacturer and model number) shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and shall be retained permanently as such.

Reason: In the interests of preserving the character and appearance of the listed building and its setting.

Informatives**Crime and Disorder Implications**

It is considered that the proposal does not raise any crime and disorder implications.

Human Rights Implications

This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

Equality Act 2010

Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

Proactive Working

The application required additional information and the Local Planning Authority worked with the agent to achieve a positive solution after amended plans were requested and received which were acceptable.

Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date Received	Status
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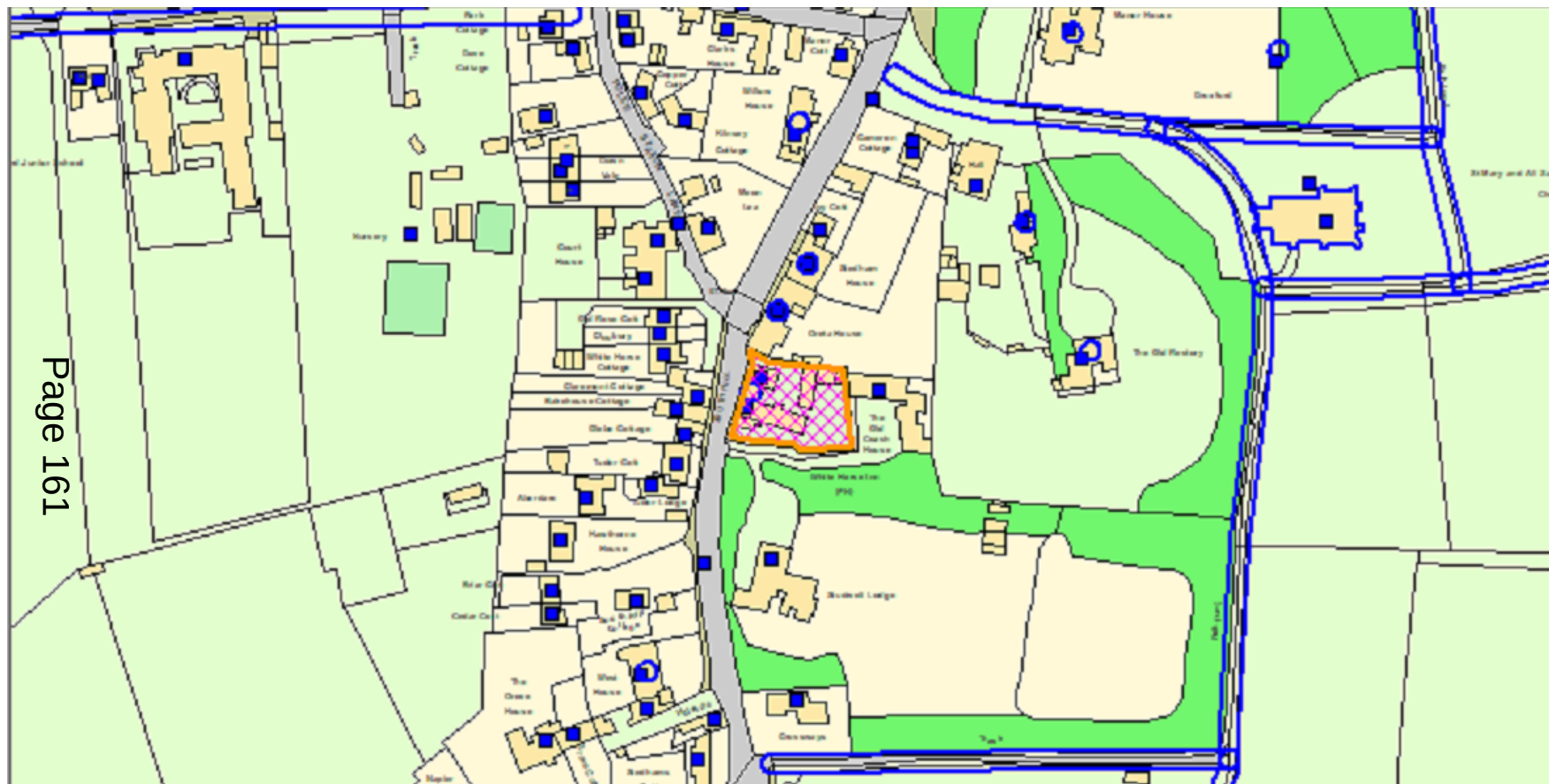
**WINCHESTER CITY COUNCIL
PLANNING COMMITTEE**

Plans - Proposed Elevation 5 Elevation 6 & 7	24.3542.112 P1		16.04.2026	Approved
Plans - Proposed Elevation 3, Elevation 4	24.3542.111 P1		16.04.2026	Approved
Plans - Proposed Elevation 1, Elevation 2	24.3542.110 P2		16.04.2026	Approved
Plans - Proposed Basement Floor Plan	24.3542.104 P3		16.04.2026	Approved
Plans - Proposed First and Second Floor Plans	24.3542.103 P3		16.04.2026	Approved
Plans - Proposed Ground Floor Plan	24.3542.102 P4		16.04.2026	Approved
Plans - Proposed Site Plan	24.3542.101 P7		16.04.2026	Approved
Plans - Block Plan Location Plan	24.3542.100 P2		16.04.2026	Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.

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SDNP/25/02601/FUL & SDNP/25/02602/LIS – The White Horse Inn, South Hill, Droxford, Hampshire, SO32 3PB



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Aerial Map of the Area



Page 163



NOTES

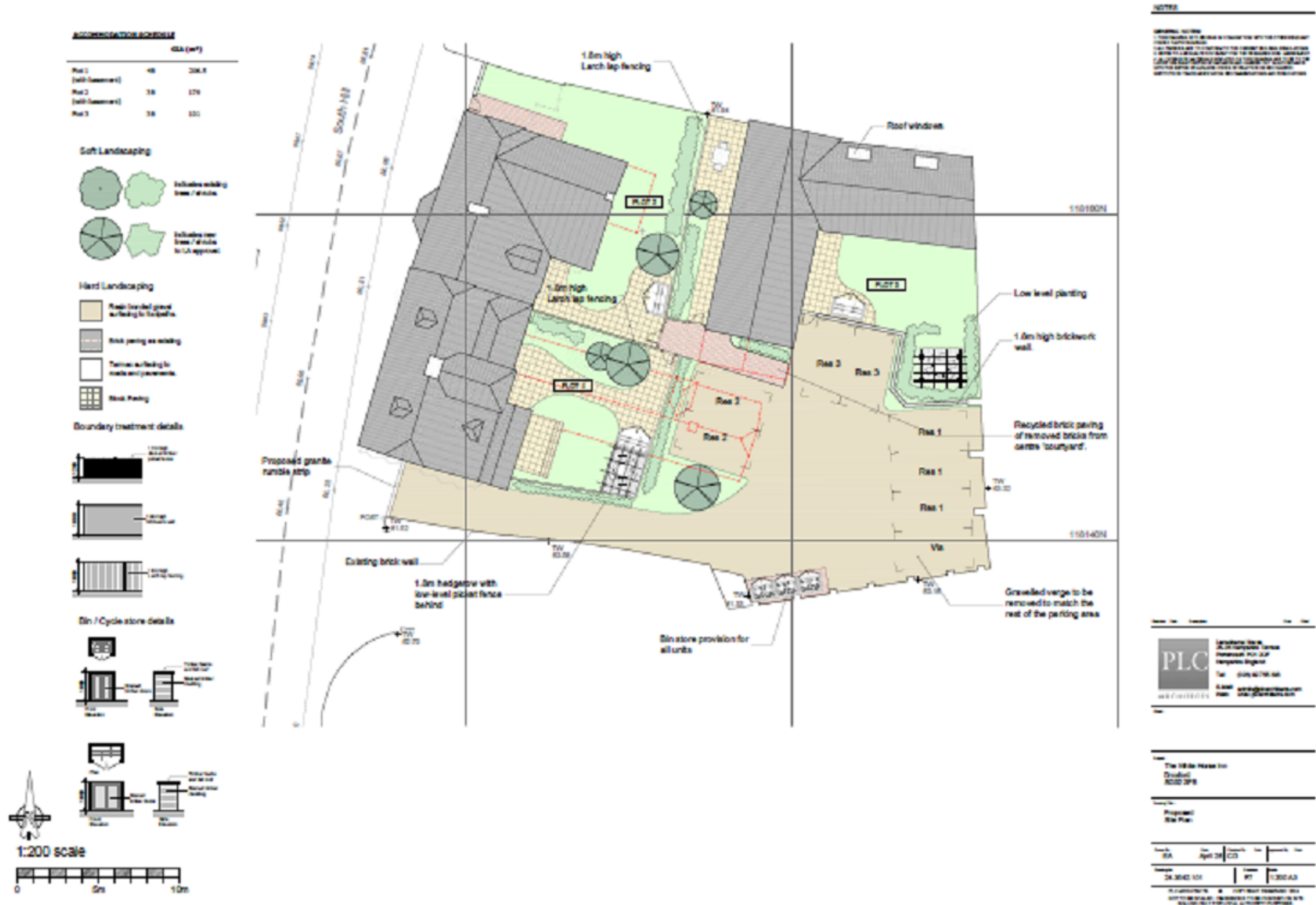
PLC

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E-Mail:
info@lplc.co.uk
www.lplc.co.uk

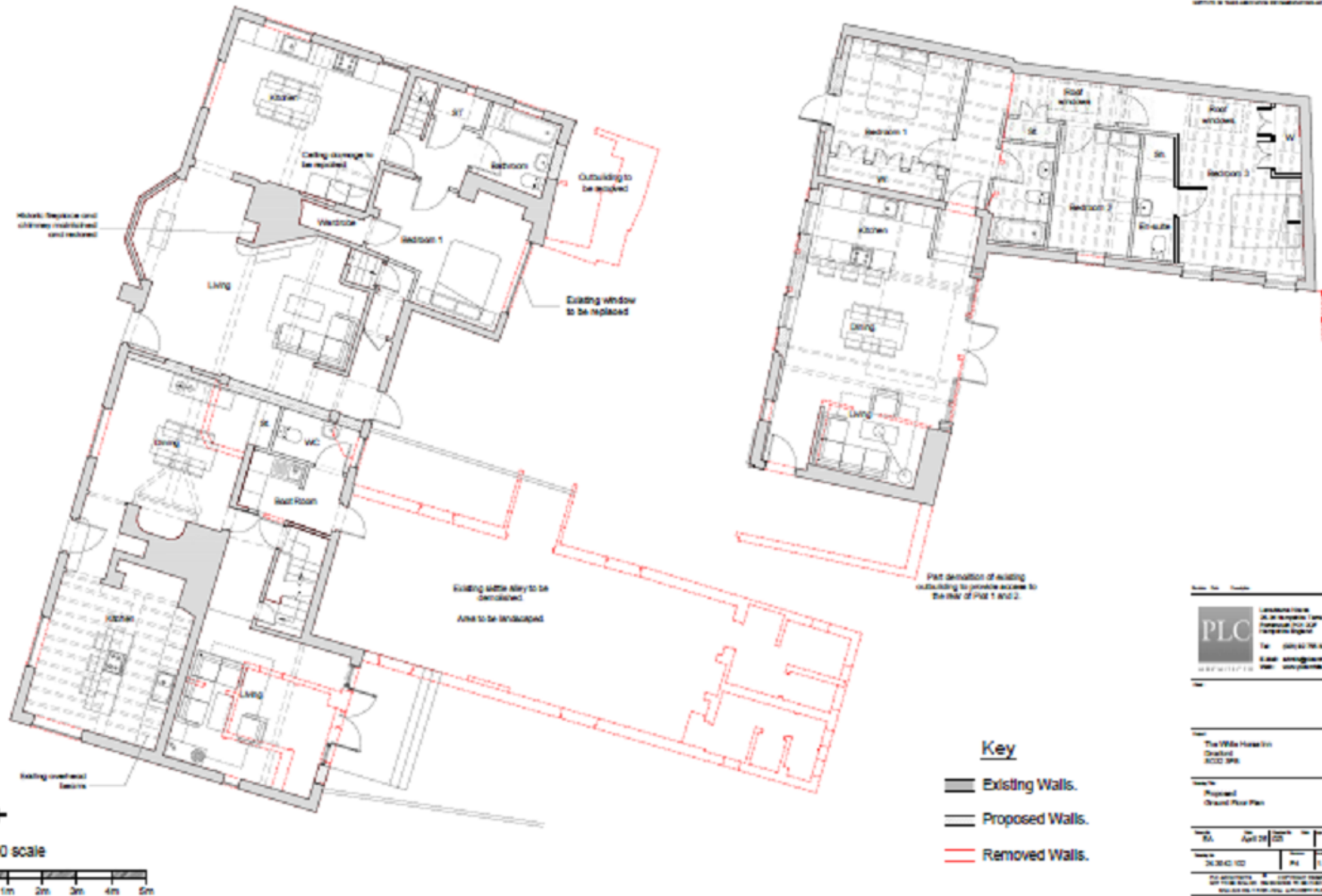
Black Plan
Location Plan

Form No.	Date	Page No.	Page
10A	April 28	103	1
Page No.	Page	Page	Page
28, 30, 31, 103	103	103	103

Proposed Site Plan



Proposed Ground Floor Plan



Proposed 1st and 2nd Floor Plans



NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BUILDING ACT 2004 AND THE BUILDING REGULATIONS 2006.

2. THE DESIGNER HAS NOT CONDUCTED A VISUAL IMPACT ASSESSMENT OR A SOUND ASSESSMENT OF THE EFFECTS OF THE PROPOSED DEVELOPMENT ON THE ENVIRONMENT.

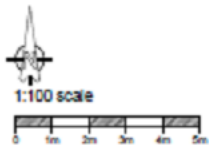
3. THE DESIGNER HAS NOT CONDUCTED A VISUAL IMPACT ASSESSMENT OR A SOUND ASSESSMENT OF THE EFFECTS OF THE PROPOSED DEVELOPMENT ON THE ENVIRONMENT.

4. THE DESIGNER HAS NOT CONDUCTED A VISUAL IMPACT ASSESSMENT OR A SOUND ASSESSMENT OF THE EFFECTS OF THE PROPOSED DEVELOPMENT ON THE ENVIRONMENT.

PLC

PLANNING & CONSTRUCTION SERVICES
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 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Abstract **Background:** The purpose of this study was to determine the prevalence of self-reported depression among a sample of young adults in the United States. **Methods:** Data were obtained from the 2004 National Survey of Adolescent Health, a nationally representative sample of adolescents and young adults. The prevalence of self-reported depression was estimated using a series of logistic regression models. **Results:** The prevalence of self-reported depression was 10.1% among young adults. The prevalence was higher among females than males, and higher among those with a history of mental health problems than those without. **Conclusions:** The prevalence of self-reported depression among young adults is higher than previously reported. The findings suggest that depression is a significant public health problem among young adults.



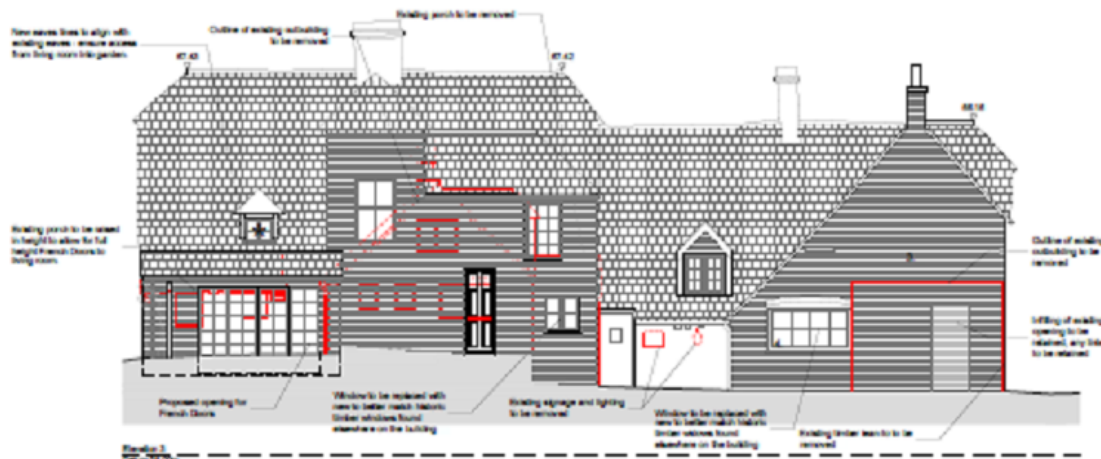
The Office Memorandum
Worksheet
8/22/2018

Source No.
Reorganized
Reorganized Phase II

Source	Date	Source	Date	Source	Date
EA	Apr 20	CS			
Source		Source		Source	
24-1082-136		93		100	100-83

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE

Proposed Rear and Side Elevations



External Materials

1. Painted facing brickwork
2. Painted render
3. Facing clay brickwork
4. White painted timber casement windows
5. Curved brick window lintels
6. Brown plain clay roof tile
7. Brown plain clay hanging tile
8. Metal rainwater goods to match existing
9. Proposed timber cladding to match existing door pinned back
10. Aluminium framed glazing
11. White painted timber sash windows
- ★ Denotes obscured glazing



Key

— Removed Walls.

1:100 scale



NOTES

1. The building is a two-story house with a gabled roof and a chimney. The existing structure is shown in black lines. The proposed changes are shown in red lines. The plan view shows the building's footprint and the location of the proposed changes.

PLC
The White Horse Inn
2020 19th

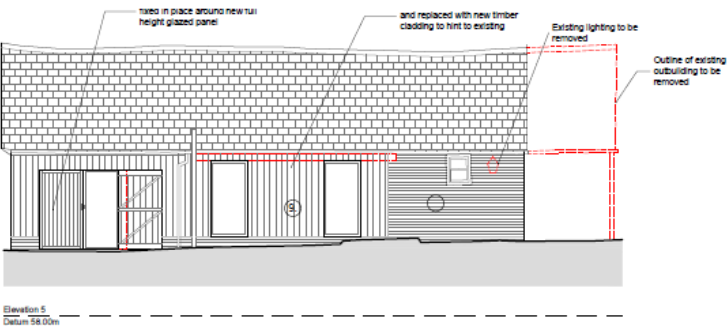
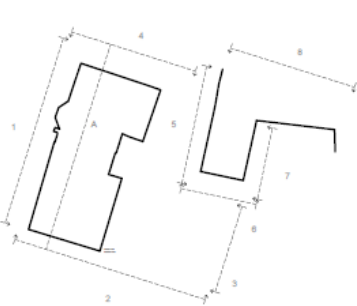
The White Horse Inn
Drawing
2020 19th

Proposed
Drawing 2
Drawing 2

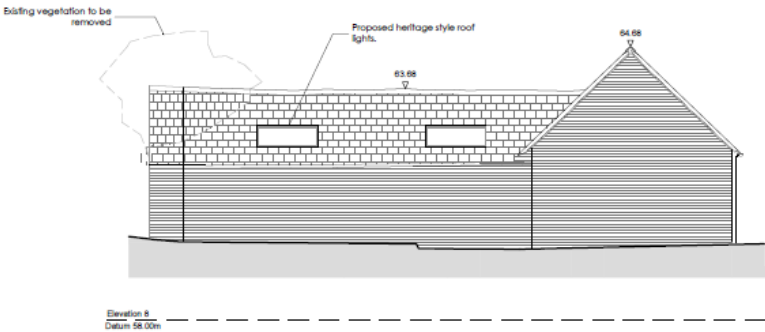
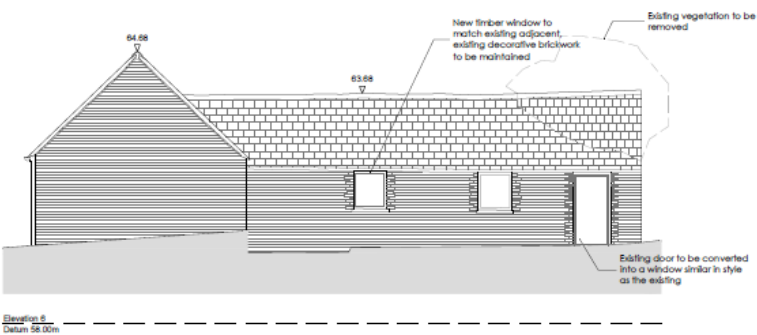
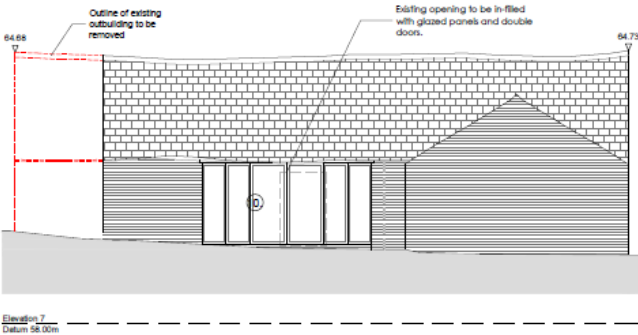
Rev	By	Date	Description
01	PLC	2020 19th	Initial Design
02	PLC	2020 19th	Final Design

Proposed Outbuilding Elevations

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GENERAL NOTES:
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE OTHER RELEVANT DRAWINGS.
2. ALL WORK IS TO BE TO THE CURRENT BUILDING REGULATIONS.
3. ALL WORK IS TO BE TO THE CURRENT BUILDING REGULATIONS.
4. ALL WORK IS TO BE TO THE CURRENT BUILDING REGULATIONS.
5. ALL WORK IS TO BE TO THE CURRENT BUILDING REGULATIONS.
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8. ALL WORK IS TO BE TO THE CURRENT BUILDING REGULATIONS.
9. ALL WORK IS TO BE TO THE CURRENT BUILDING REGULATIONS.
10. ALL WORK IS TO BE TO THE CURRENT BUILDING REGULATIONS.
11. ALL WORK IS TO BE TO THE CURRENT BUILDING REGULATIONS.
12. ALL WORK IS TO BE TO THE CURRENT BUILDING REGULATIONS.



Key

--- Removed Walls.

1:100 scale

- External Materials**
- 1. Painted facing brickwork
 - 2. Painted render
 - 3. Facing clay brickwork
 - 4. White painted timber casement windows
 - 5. Curved brick window lintels.
 - 6. Brown plain clay roof tiles.
 - 7. Brown plain clay hanging tile
 - 8. Metal rainwater goods to match existing.
 - 9. Proposed timber cladding to match existing door pinned back
 - 10. Aluminium framed glazing
 - 11. White painted timber sash windows
- ★ Denotes obscured glazing

Project Name		Client	
PLC ARCHITECTS		The White Horse Inn	
25-26 Hampshire Terrace		Dorchester	
Bournemouth PO2 2GF		SO43 3PB	
Tel: (01202) 40 750 330		E-Mail: admin@plcarchitects.com	
Web: www.plcarchitects.com			
Project No: 24.3542.112			
Date: April 2024		Scale: 1:100 AS	
Drawing No: P2		Drawing Date: 11/10/24	
PLC ARCHITECTS & COMPANY LIMITED			
NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM PLC ARCHITECTS & COMPANY LIMITED.			

Front Elevation



Front Elevation

Page 172



Rear Elevation



Rear Elevation



Rear Elevation



Access



Outbuilding



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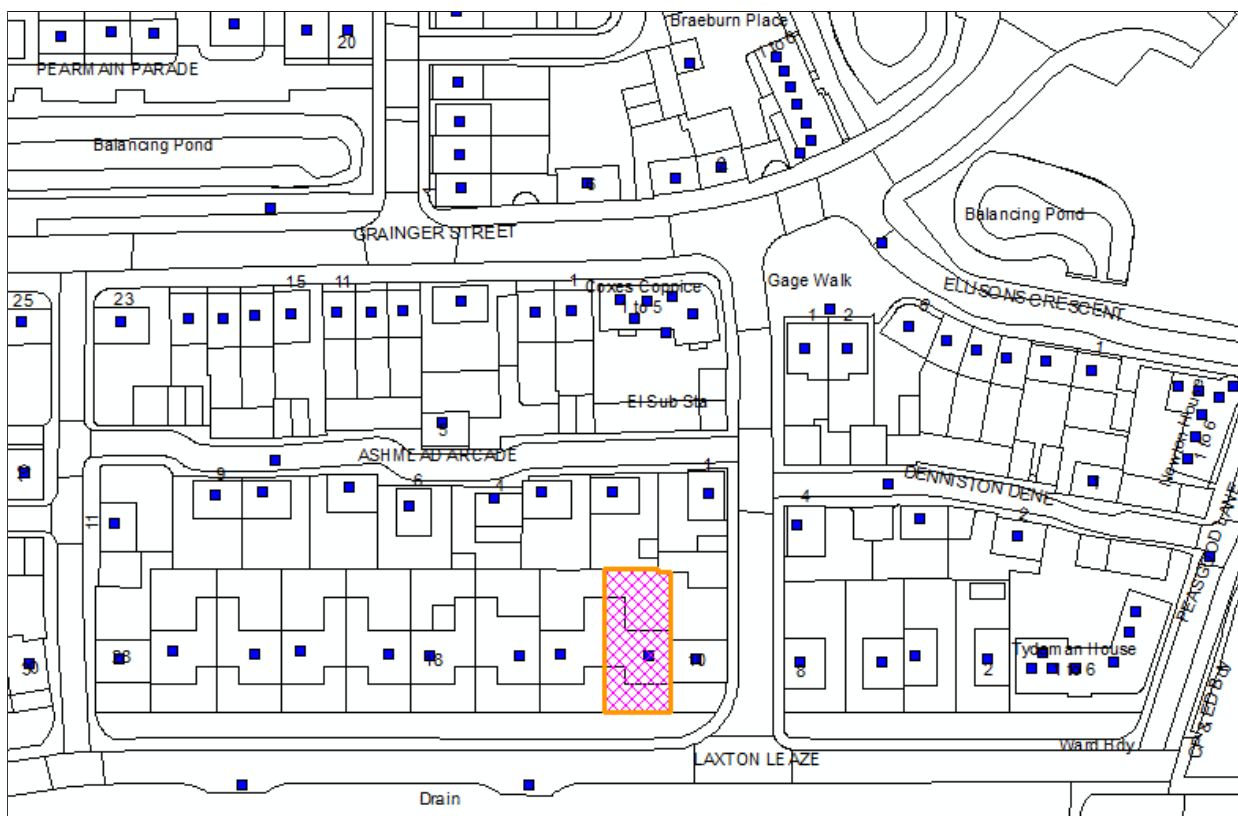
WINCHESTER CITY COUNCIL PLANNING COMMITTEE

Case No: 26/00576/HOU
Proposal Description: Garage conversion to form additional residential accommodation, including elevational alterations
Address: 12 Laxton Leaze, Waterlooville, Hampshire, PO7 3AW
Parish, or Ward if within Winchester City: Newlands
Applicants Name: Mr & Mrs J Massey
Case Officer: Ben Collins
Date Valid: 24 April 2026
Recommendation: Approve with Conditions
Pre Application Advice No

Link to Planning Documents:

26/00576/HOU

<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 the proposed garage conversion creates a satisfactory development that avoids amenity and design issues. The reduction in parking provision to the site is acceptable, due to the site's close proximity to local employment centres, local amenities and public transport infrastructure.

Newlands Parish Council has requested that the application is determined by the Planning Committee, based upon material planning considerations, as shown in Appendix 1.

Amendments to Plans Negotiated:

The label on the proposed floor plan, which states that there will be 2 parking spaces in front of the garage has been removed. While it may be possible to fit two medium sized cars on the driveway, it would not accord with the dimensions required by highway's highways standards for individual parking spaces. As such, the label was removed to properly reflect the parking provision at the site.

Site Description:

12 Laxton Leaze is a two-storey semi-detached residential property, which includes two roof dormers to the front facing roof pitch, one roof dormer to the rear facing roof pitch, stone tabling to the gable ends, a front porch with canopy over and a linked detached garage. The garage is hipped, set back from the principal elevation and extends into the rear garden. The principal elevation faces the South and the site slopes downwards to the rear towards Ashmead Arcade to the North.

Proposal:

Garage conversion to form additional internal space. The works include the insertion of patio doors to the East elevation of the garage and the replacement of the rear access door with patio doors. The proposals would result in a loss of 2 of the 3 parking spaces to the property.

There are no changes proposed to the principal elevation of the property and garage.

Relevant Planning History:

Certain Permitted Development Rights have been removed, including for the relevant Class A of Part 1, Schedule 2 of the General Permitted Development Order (2015) as amended, under condition FULL 8 of application 10/02862/OUT. Condition 12 of 10/02862/OUT has removed permitted Development rights for garage conversions to liveable floor space. As such, all the works proposed within this application require planning permission.

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Consultations:

None.

Representations:

Councillors – *Karen Seear from Newlands Parish Council:*

1 objecting Representations received from *Newlands Parish Council*

Reason – The perceived resultant parking stress in the area from the proposed development, due to the loss of 2 of the 3 existing parking off road parking spaces to the property.

No Supporting Representations received.

Relevant Development Plan Documents and Policies

National Planning Policy Framework (NPPF) (2024)

1. Introduction
2. Achieving sustainable development
3. Plan-making
4. Decision-making
9. Promoting sustainable transport
12. Achieving well-designed places

National Planning Practice Guidance (NPPG)

- Determining a planning application
- Making an application
- Neighbourhood planning
- Transport evidence bases in plan making and decision taking

Winchester Local Plan 2020-2040 (adopted March 2026)

- D1 – High Quality, well designed and inclusive places
- D7 – Development Standards
- T1 – Sustainable and Active Transport and Travel
- T2 – Parking for New Developments

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Planning Considerations

Assessment under 2017 EIA Regulations:

The development does not fall under Schedule I or Schedule II of the 2017 Environmental Impact Assessment Regulations; therefore, an Environmental Impact Assessment is not required.

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 application site is outside of a defined settlement boundary. As the proposal results in an extension to an existing residential dwellinghouse, the principle of development is considered to be acceptable, subject to compliance with the Development Plan as a whole and all other Material Planning Considerations.

The key issue addressed in the officer's assessment is whether the proposed loss of parking provision to the site would amount to harm to highway safety and the amenities of the site and area.

Impact on Character and Appearance of Area:

The proposals would not result in any additional floorspace or extension to the property, simply alterations to the fenestration. The proposed materials to the doors would match those of the existing dwelling. As such, the design of the proposals is considered in keeping with the dwelling and the streetscene, in accordance with policies D1 and D7 of the Local Plan.

Neighbouring Amenity:

The proposed patio doors would directly face the rear garden of the application property, as opposed to neighbouring amenity space and there would be no increase in the massing or form of the garage element. On this basis, the proposals avoid overlooking and other amenity issues, in accordance with policies D1 and D7 of the Local Plan.

Sustainable Transport:

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The permission for the erection of 12 Laxton Leaze, which formed part of a major and ongoing housing development, included a condition which removed permitted development rights for garage conversions. The condition was imposed in the interests of preserving off-road parking spaces, in the interests of maintaining highway safety and amenity. It is noted that the proposals would result in a reduction in parking provision to the site with the loss of 2 of the 3 existing off road parking spaces to the property. It is noted that the property is a 4-bedroom property.

The nearest bus stop is located within 0.2m miles walking distance of the property. The bus stop provides direct transport links around Waterlooville and towards Havant, which is served by an abundance of transport infrastructure, including a train station. The property is also within proximity to local amenities with a large commercial centre located approximately 0.5 miles walking distance to the East (from the property), which includes a variety of grocery stores, hospitality businesses and emergency services. A significant centre of employment is situated within approximately 0.6 miles walking distance to the North of 12 Laxton Leaze, which includes many local businesses and industries.

The property's close proximity to public transport links, amenities and employment centres reduces the demand for private motor vehicles, and the policy shift towards more sustainable forms of transport means that the need for a high supply of parking provision proportional to the number of bedrooms is reduced. The site's surrounding context is served by sustainable forms of transport, local employment centres and amenities, enough to adequately justify the proposed loss of parking provision to the site.

On balance, whilst parking provision would be reduced on the site, it is not considered that this loss would amount to ham to the amenities of the surrounding area as adequate off-road parking is evident within the locality. Within the wider context of the local area, the proposals are considered to preserve highway safety. It is considered that the sites location is suitably distanced to local amenities, employment centres and public transport links, so as to avoid transport issues, according with policies D1, T1 and T2 of the Local Plan.

Ecology and Biodiversity:

The proposal will have no adverse impacts upon local ecology or biodiversity.

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

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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 garage conversion and elevational alterations create a satisfactory development that avoids amenity and design issues. On balance, the reduction in parking provision to the site is deemed acceptable, due to the site's close proximity to local employment centres, local amenities and public transport infrastructure, in addition to the retention of one-off road parking space. The cumulative effect of the existing parking provision in the street and the accessibility to sustainable transport infrastructure in the area ensures that the loss of parking provision to the site would not adversely affect highway safety or result in an unacceptable increase in parking stress to the street. In conclusion, it is considered that the proposal accords with national planning policies and the Development Plan policies and does not raise any material matters that weigh sufficiently against the granting of planning permission.

Recommendation:

Approve with conditions.

Conditions:

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

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

02 The development hereby approved shall be constructed in accordance with the following plans received:

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

03 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.

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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. The Local Planning Authority has taken account of the following development plan policies and proposals: Local Plan - SP2, SP3, D1, NE5, D7, T2, NE14 and NE15.
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. Where construction site working hours are limited by a planning condition you can apply under Section 74B of the Town and Country Planning Act 1990 which provides a temporary fast track to vary existing conditions.
<https://www.winchester.gov.uk/environment/pollution/construction-sites>
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.

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

Appendix 1 –

Newlands Parish Council Comments:

‘Comments: The PC wishes to raise a STRONG OBJECTION to this planning application. With the loss of two off road parking spaces, if the garage is converted this puts additional strain for street parking in an area where street parking is already a serious problem. the property is a 4-bedroom home and as such is provided with 3 parking spaces. If the property is extended, this means that the home potentially becomes a 5-bedroom property, thus creating the need for even further parking. This matter needs to be considered by committee.

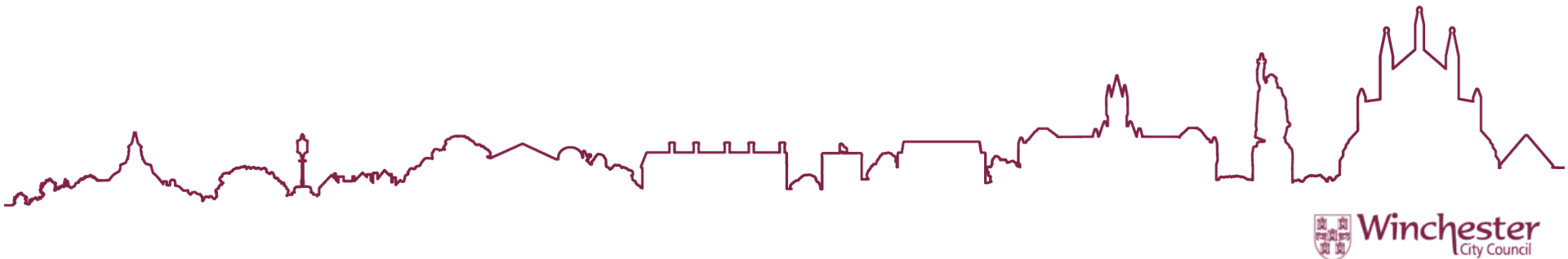
The plans provided do not given adequate information. Section 7 the council believes to be irrelevant. Consideration needs to be given to the fact the property will also increase it's valuation. The above comments regarding parking are the main cause for concern and are why the council believes this application needs to be considered by committee’.

Signed Karen Seean – Clerk to the Council.

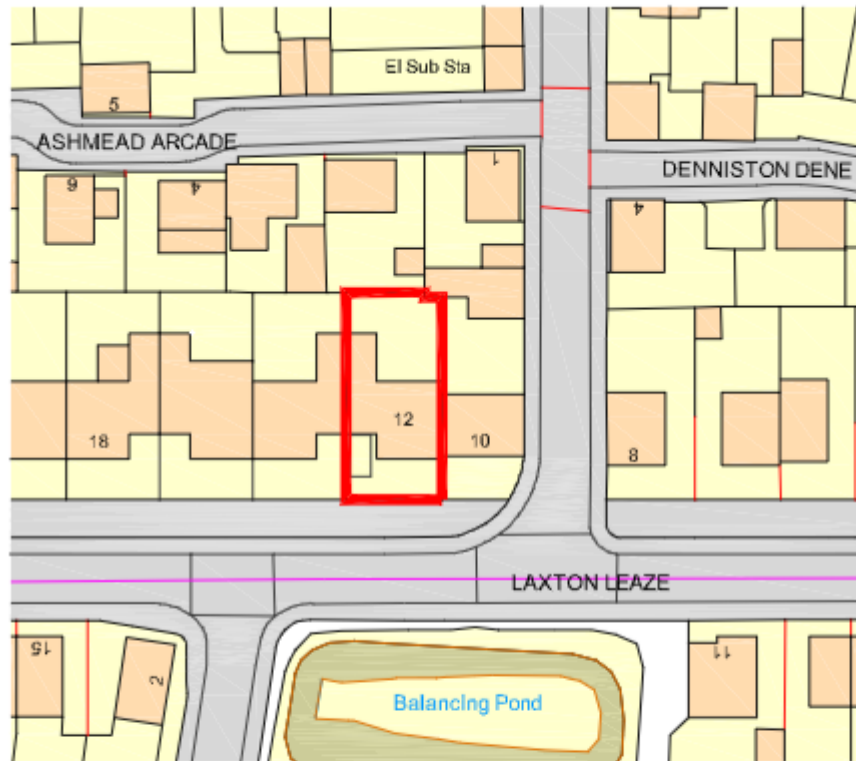
Case No: 26/00576/HOU

26/00576/HOU – 12 Laxton Leaze, Waterlooville, Hampshire, PO7 3AW

Household application for a proposed garage conversion, which includes elevational alterations.

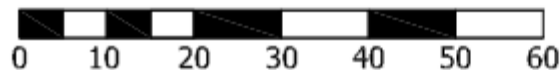


LOCATION PLAN:



Ordnance Survey, (c) Crown Copyright 2026. All rights reserved. Licence number 100022432

Scale in Metres

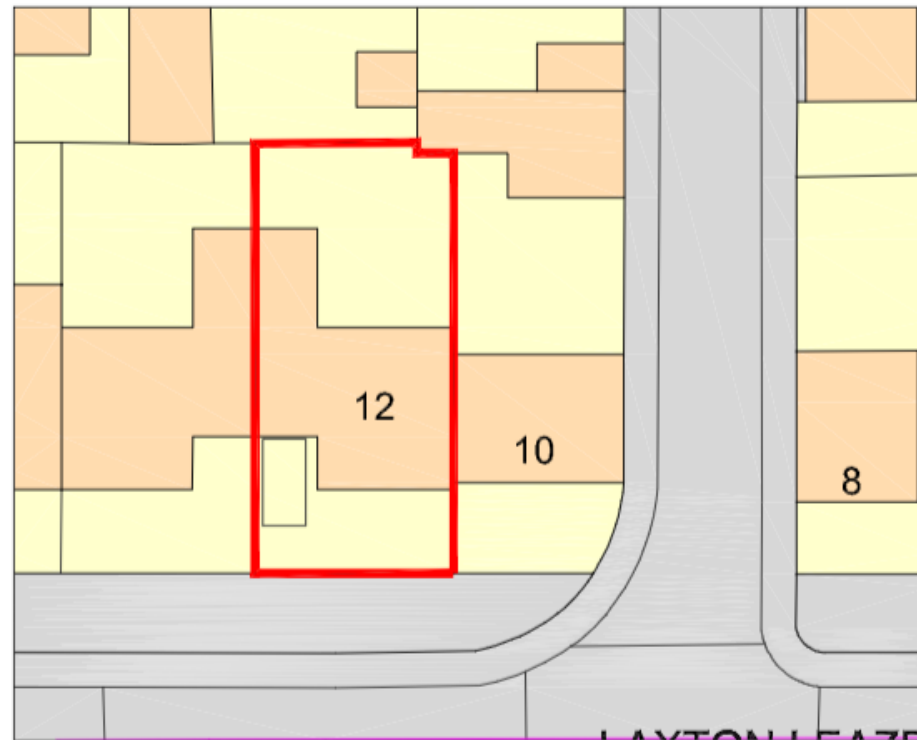


for 1:1250

AERIAL PHOTOGRAPH:



PROPOSED SITE PLAN:



Scale in Metres

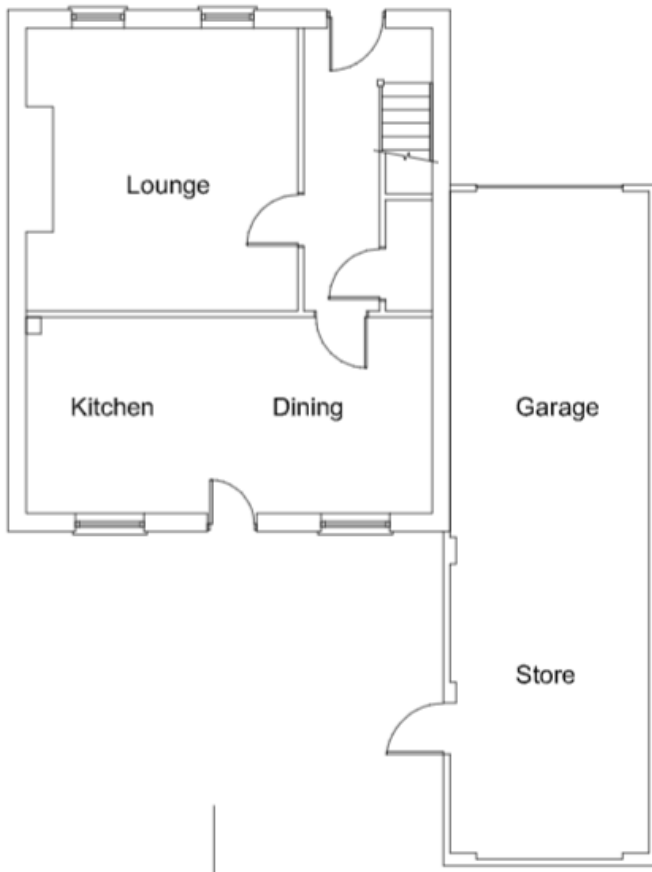


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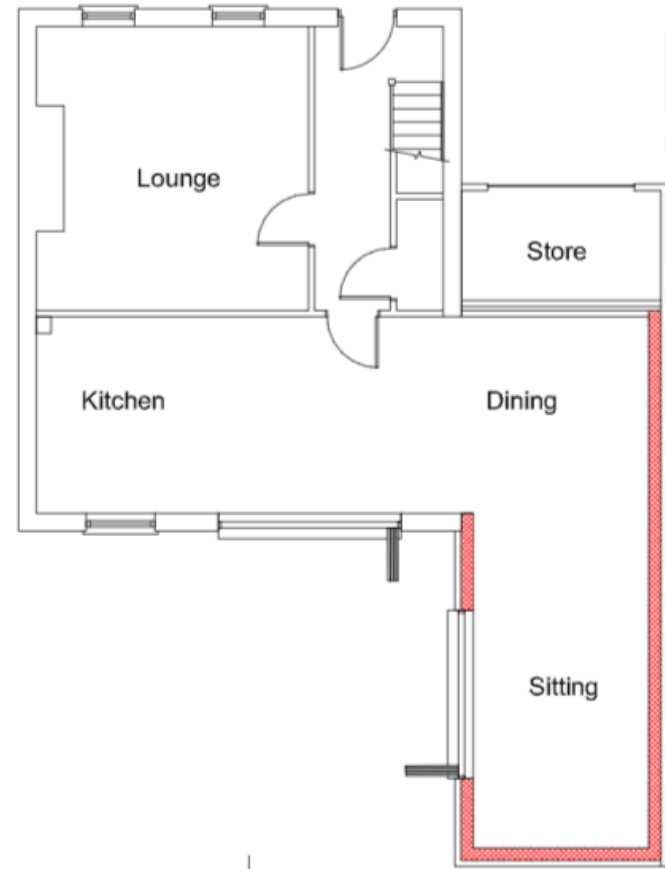


EXISTING AND PROPOSED GROUND FLOOR PLANS

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Existing Ground-Floor Plan (shown above)



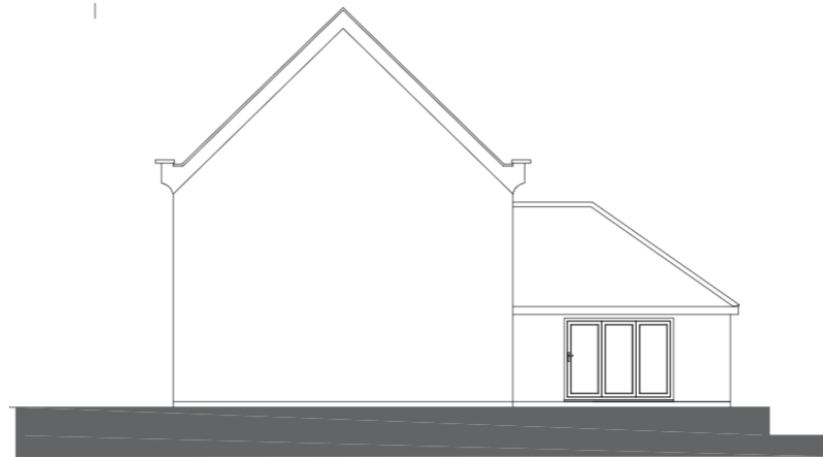
Proposed Ground-Floor Plan (shown above)

EXISTING AND PROPOSED EAST ELEVATION:

Existing East
Elevation (shown
on the top-right)



Proposed East
Elevation
(shown on the
bottom-right)



Note: There are no alterations proposed to the West or South elevations in this application. As such, existing and proposed West and South Elevations were not requested from the agent.

EXISTING AND PROPOSED NORTH ELEVATIONS:

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Existing North Elevation (above)

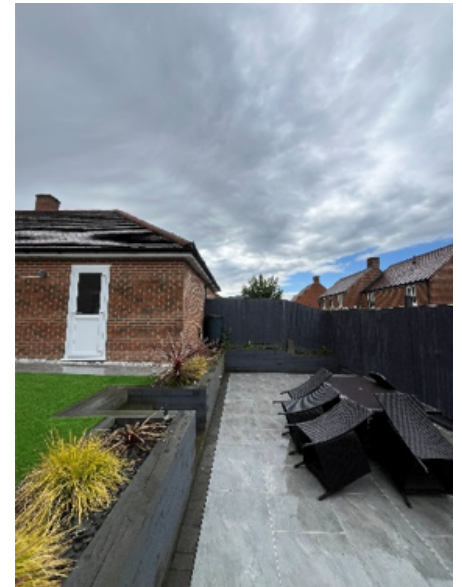


Proposed North Elevation (above)

SITE PHOTOS OF ELEVATIONS:



SITE PHOTOS OF THE SITE AND NEIGHBORING CONTEXT:



CONCLUSION:

Recommendation: PERMIT