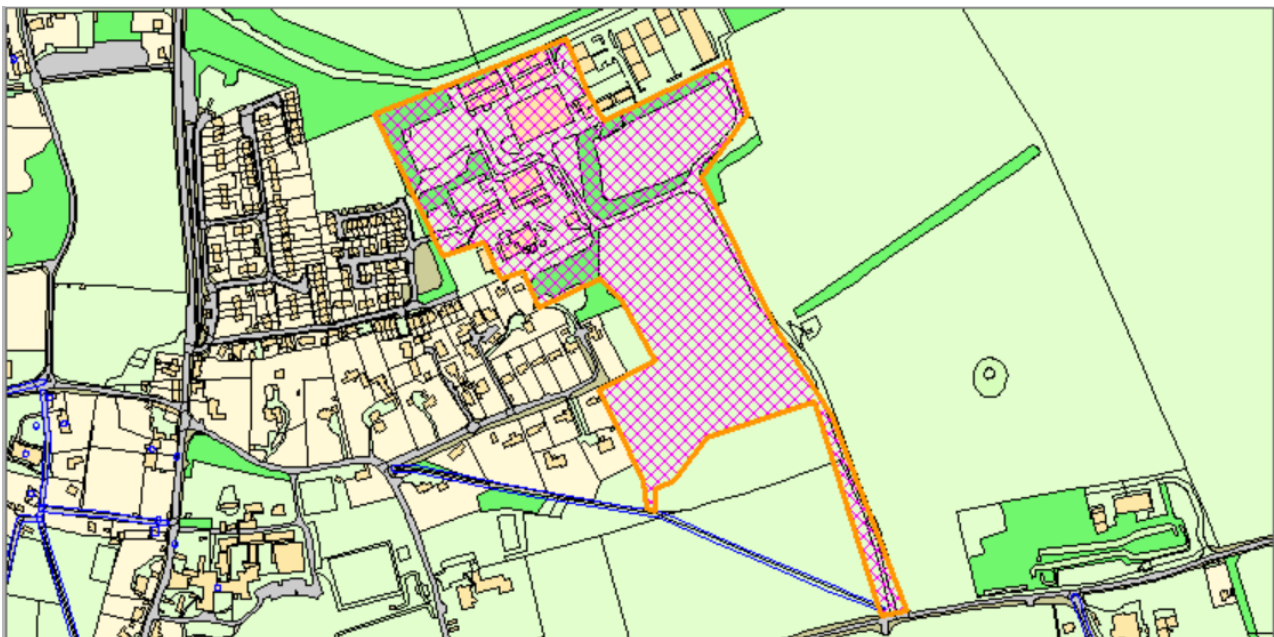


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Case No: SDNP/23/01689/FUL
Proposal Description: (AMENDED PLANS AND INFORMATION) Demolition of existing buildings (including the large feed mill, associated support buildings, and commercial buildings); and the sites redevelopment with new commercial buildings; cafe & social hub; parking, access and circulation; biodiversity net gain area; landscaping; and associated works
Address: Humphrey Farms Ltd, Hazeley Road, Twyford, Hampshire, SO21 1QA
Parish, or Ward if within Winchester City: Twyford
Applicants Name: Humphrey Farms Ltd
Case Officer: Lisa Booth
Date Valid: 20 April 2023
Recommendation: Application Approved
Pre Application Advice Yes

Link to Planning Documents

[SDNP/23/01689/FUL | \(AMENDED PLANS AND INFORMATION\) Demolition of existing buildings \(including the large feed mill, associated support buildings, and commercial buildings\); and the sites redevelopment with new commercial buildings; cafe & social hub; parking, access and circulation; biodiversity net gain area; landscaping; and associated works | Humphrey Farms Ltd Hazeley Road Twyford Hampshire SO21 1QA \(southdowns.gov.uk\)](https://southdowns.gov.uk/SDNP/23/01689/FUL|(AMENDED%20PLANS%20AND%20INFORMATION)Demolition%20of%20existing%20buildings%20(including%20the%20large%20feed%20mill,%20associated%20support%20buildings,%20and%20commercial%20buildings);%20and%20the%20sites%20redevelopment%20with%20new%20commercial%20buildings;%20cafe%20&%20social%20hub;%20parking,%20access%20and%20circulation;%20biodiversity%20net%20gain%20area;%20landscaping;%20and%20associated%20works|Humphrey%20Farms%20Ltd%20Hazeley%20Road%20Twyford%20Hampshire%20SO21%201QA)



**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). There are extant planning permissions for similar development.

General Comments

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

Amendments to Plans Negotiated

Alterations to layout/masterplan – moving units 3 and 4 away from the boundary with Northfields Close. Indicative additional planting shown along the boundary with Hewlett Close.

Site Description

The application site is located in the established Northfields employment area on the north-eastern edge of Twyford Village, near Winchester. The site is approximately 350m to the north of the centre of Twyford, 1.5km to the south and east of the M3. Access to the site is via an existing access road off the northern side of Hazeley Road.

The site lies within the designated countryside and the western extremities of the South Downs National Park (SDNP) and measures approximately 2.19ha in size. It is situated between the western boundary of Hazeley Enterprise Park (commercial buildings with B1a/b/c and B8 uses (now E classes) with associated access, parking and turning areas) and the north-eastern boundary of the Northfields Feed Mill site (an operating feed mill and group of associated buildings together with access, lorry park, parking and turning).

The application site is currently occupied by former agricultural buildings originally used as part of the wider Northfields Poultry Farm with associated egg packing facilities. The poultry units once occupied the entire Enterprise Park to the east and part of the mill site to the south. Following the decline of the poultry and egg packing business the buildings gained consent for commercial B8 and B1(a/b/c) uses and are currently occupied by a number of mainly local businesses.

The site's boundaries adjoin agricultural land to the north, offices within the Enterprise Park to the east, a lorry parking area to the west, and the feed mill site together with the site access and an existing parking area to the south. All the adjoining land including the farmland to the north is within the applicant's ownership.

The northern boundary of the site is enclosed by mature planting, low vegetation to the east and established trees to the west. The trees to the west form part of a wider tree belt

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which extends westwards along the northern boundary of the adjoining Mill site. The eastern boundary lies open to the adjoining Enterprise Park in the north while in the south it is enclosed by a significant belt of trees which enclose the car park. The western boundary largely lies open to the lorry parking area but is partially enclosed to the southern end by a single tree line. The southern boundary is largely open where it adjoins the feed mill site and access road.

Beyond the site and the adjoining uses described above the site is adjoined to the north and east by open fields and countryside interspersed with arable land and other rural land uses. To the west and south (in part) the site adjoins residential and recreation uses located on the edge of the village.

Levels on the site fall from approximately 59m AOD in the south east to 54m AOD in the north-west corner of the site. The site is in an elevated position. The site itself however sits low within the wider landscape, with relatively higher ground beyond the site to the north and north east and across the river valley to the west.

There are no public footpaths through or adjacent to the site. Footpath Twyford 19 lies to the south west of the site and diagonally crosses the field to the east of the access road where it meets Hazeley Road.

Proposal

The proposal is for the phased demolition and rebuilding of existing buildings (including the large feed mill, associated support buildings, and commercial buildings); and the redevelopment of the site with new commercial buildings, including a café/social hub, parking, access and circulation, a biodiversity net gain area to the south of the site, landscaping and associated works.

In total, the proposed redevelopment will include approximately 9800m² of floorspace (GIA), comprising the following:

Proposed	GIA (m²)	GEA (m²)
E(g)(iii) light industrial <i>formerly B1c</i>	7721	8224
E(g)(i) office <i>formerly B1a</i>	1763	1991
E(b) food & drink/F2(b) hall & meeting place	324	366
Total	9808	10581

The proposed development will make provision for up to 373 parking spaces. Cycle storage is provided for in cycle sheds to match existing. These will be distributed around the site as shown on the site masterplan. The mill building (class B2 General Industrial use) and storage and distribution (class B8 use) will result in the loss of 5,445 m² GIA of floorspace, resulting in the net gain of 4,363m² GIA of floorspace.

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A simple palette of materials will be used to help the development assimilate with the surrounding landscape.

The application is effectively an amendment to extant planning permissions ref: 08/02924/OUT, SDNP/14/05196/REM and SDNP/17/02639/FUL. The latest proposals represent a net reduction in overall deliverable floorspace, removes the 4-storey care home proposal altogether, and has followed a 'landscape led' approach to design.

Relevant Planning History

SDNP/21/01451/LDE -Material operations sufficient to constitute commencement in relation to application SDNP/17/02639/FUL – Approved 28/4/2021

SDNP/17/02639/FUL - Redevelopment of part of an existing commercial site, comprising the demolition of existing buildings in employment use and the erection of new replacement buildings in B1 & B8 use (and ancillary food kiosk), parking, circulation, landscaping and associated works – Approved 28.09.2017

SDNP/14/05196/REM- Reserved Matters - Redevelopment of Feed Mill & associated buildings for a mix of C2, D1, B1 & B8 uses (re: 08/02924/OUT). Permitted 9 April 2015.

SDNP/14/06034/FUL - New office building, parking and associated works. Approved 6 February 2015.

11/01782/SNMA- (MINOR AMENDMENT to Planning Permission 08/01680/FUL - Conversion of redundant agricultural buildings (T3 -T6) to a mix of B1 (A,B and C) uses, car and cycle parking, landscaping and associated works) Units 12/13; alterations to fenestration; Units 16/17 2 no. additional windows; alterations to glazed link between units; addition of 2 no. air conditioning units; changes to parking spaces, landscaping and cycle/bin stores (RETROSPECTIVE). Accepted 20.09.2011

08/02924/OUT- (VARIATION TO ORIGINAL S106 TO REMOVE THE NEED FOR THE MILL DEMOLITION BY 2021 AND EXTENDED TO 2026) - Demolition of existing feed mill and associated buildings, redevelopment for a mix of C2, D1, B1(A) and B8 uses. (DEPARTURE FROM LOCAL PLAN). Permitted 12.04.2010.

08/01680/FUL- Conversion of redundant agricultural buildings (T3 -T6) to a mix of B1 (A,B and C) uses, car and cycle parking, landscaping and associated works. Permitted December 2008.

07/03218/FUL- Variation of condition 8 of permission 03/00302/FUL to allow longer operating hours (0600 to 2300 Monday to Friday and 0700 to 1300 Saturdays). Permitted 21.07.2008.

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Consultations

Service Lead – Built Environment (Archaeology) -

- No objection – No conditions

Service Lead – Engineering (Drainage) -

- No objections to foul drainage, subject to agreement by Southern Water
- Surface water to be dealt with by LLFA (HCC) as the statutory consultee for surface water drainage

Service Lead – Sustainability and Natural Environment (Ecology) –

- No objection subject to conditions

Service Lead – Sustainability and Natural Environment (Landscape) –

- No objection, but made suggestions for improvements, which were taken on board by the applicant (no loss of trees along western boundary/moving units 3 & 4)

Service Lead – Sustainability and Natural Environment (Trees) –

- Objected to loss of trees along the western boundary.
- Development was amended, moving units 3 & 4 away from the western boundary – no objections, subject to conditions

Service Lead – Public Protection (Environmental Health) –

- Contamination – No objections subject to conditions
- Environmental Protection – No objections subject to conditions

Hampshire County Council (Flood Authority) –

- No objections subject to conditions

Hampshire County Council (Highway Authority) –

- No objections subject to conditions and S106 Agreement for £100,000 towards Highway improvements in Twyford and Travel Plan

Southern Water -

- No objections subject to conditions

SDNPA – Ranger

General comments – no objection.

Representations:

Twyford Parish Council

Original objection appended at Annex 1 – 30 June 2023

Main Points:

1. *bring it in line with the Development Plan, BE2, within the Twyford Neighbourhood Plan*
2. *protect adjoining residential areas*
3. *secure contributions to Hazeley Road, footways, car park extension, traffic management and flood mitigation.*
4. *improve facilities for cycling*
5. *improve the landscaping*
6. *take account and prepare for further development in control of the applicant.*

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Second Objection after re-advertisement, amended layout and HCC Highways comments received – 23 October 2023

Thank you for the request for the Twyford Parish Council (TPC) to be consulted on this application. This letter sets out further the Parish Council's response. These comments are additional to TPC's earlier response.

1. TPC notes the additional information supplied, with some to be presented and some requests disputed.
2. TPC notes the changes to the application in respect of moving two buildings, alterations to parking and additional tree planting.
3. TPC notes the applicant's agreement in respect of the use of the hub and of public access to it.
4. TPC notes the offer to contribute in respect of highway contributions and cycleways.
5. TPC notes that's the applicant defends his position in respect of the following issues raised by TPC;
 - a) landscape harm: the loss of trees within the development,
 - b) hours of operation,
 - c) the need for additional traffic information,
 - d) development outside defined BE2 boundary
 - e) flooding on the Hazeley Road,
 - f) the extent to which the applicant is entitled to rely on previous consents,
6. Matters raised by TPC still not addressed;
 - a) cumulative impact of traffic,
 - b) TNP Policy MA 2
7. In addition, there are further points at issue in respect of footpaths and highway impact raised by consultees.

Comments on the above in order:

1. Additional information - TPC welcome the applicant's willingness to make changes to the plan and to respond positively to TPC and residents concerns as well as to the LPA's.
2. Matters raised by the Highway Authority - Foot access along Hazeley Road. TPC strongly supports the extension of the existing footpath along Hazeley Road from Bourne Lane, at least, to the furthest dwelling. The increase in traffic from the expanded estate will add to the existing hazard to pedestrians who need to walk to and from their homes. The highway verge provides sufficient space for a footpath.

Pedestrian and cycleway provision from B3335 Whites Lane to HEP. Additional land provided to facilitate the improvement of the current informal path should be made available and a contribution to the upgrading of this access to enable its use for both cyclists and pedestrians.

Highway improvements. TPC are very pleased with the agreement to contribute to infrastructure improvements. TPC has met the applicants and explained the way TPC are seeking to tackle the congestion at the centre of the village at the junction of the Hazeley Road with B3335.

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The measures include;

- a) Provision of car park extension (land acquisition, formation of car park including drainage works, provision of charging points,)
- b) Traffic management study to coincide with delivery of extra car parking,
- c) Delivery of recommended measures (adjustments to carriageways/footpaths, parking control, signage etc),
- d) Pedestrian crossings on B3335,
- e) Flood mitigation works.

All of these items are included in policies and programs. TPC is leading on Item a) which is a TNP project with the landowner's cooperation. TPC will initiate Items b) and c) when the site for the car park is available. Items d) and e) are HCC responsibility and are progressing with strong TPC support.

These proposals aim to reduce the harm to the area and to the residents that is being experienced from the multiple users of the village centre. With the likelihood of an increase of HEP traffic using the village centre, the applicant stands to benefit from these developments.

6a. Landscape: the loss of trees within the development

See TPC's comments: the loss of internal trees is regrettable especially the semi mature ones planted to ameliorate the internal landscape and providing that function. There is clear harm to the landscape.

6b. The hours of working

See TPC's comments and objection. Residents have been subjected to unrestricted hours of work at the mill for over 40 years. There will be many more firms here and far more employees. The location of this larger commercial area within the village needs to respect the essential residential nature of the community. TPC strongly support the EHO's recommended hours of work as set out in their response.

6c. the need for additional traffic information

See TPC 's comments. TPC support the need for additional up to date information on traffic issues as required by the Highway Authority

6d Development outside the BE2 boundary

Car Parking south of present mill.

TPC does not accept the Applicant's justification either on fall-back or previously developed land. The approved application for the Care Home shows this land as garden with a small part of building extending on to it. The permitted use of that consent was for a Care Home not a commercial car park. The claim that it was previously developed land is inaccurate. Much of the land was covered with vegetation and trees acting as a screen to the mill. These were removed relatively recently with parking provided south of the newly installed metal barrier, possibly without planning approval. Reference Google Earth aerial and Street View images.

In addition, this area of land extends beyond the TNP BE2 boundary, the boundary being

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not disputed by the applicant during the formation of the TNP. It therefore cannot be part of the curtilage of the mill.

No further case for this breach of Policy has been put forward, for instance based on parking need.

If extra parking is needed there are 60 spaces available in the now vacated Northfield premises until recently occupied by Hampshire County Council and part of the complex and in the same ownership. The test of demonstrating exceptional circumstances required by SDLP and TNP SB2 has not been met.

The Hub

TPC does not accept the Applicant's justification on the previously developed land. A strategically planted group of trees have been removed to accommodate it with no justification provided. It clearly fails the development plan tests required by SDLP SD 25 and TNP SB2. The Master plan should be revised accordingly by locating the Hub within the BE2 boundary.

The Temporary Car Park

TPC note the justification and rely on our previous comments.

All three areas are contrary to the Development Plan

6e. Flood mitigation. Justification for financial contribution

Refer to Item 5. Historically Hazeley Road has been closed when flooding occurs. The aim of the flood mitigation scheme is not only to protect the village centre but to keep Hazeley Road open thereby benefitting the Enterprise Park.

6f. Excessive reliance on fall-back position by applicants.

TPC note the extent to which the applicants rely on previously approved schemes to create a fall-back position which is to their advantage, and which might justify their avoidance of;

a) additional infrastructure required to accommodate the scale of increase in activity proposed,

b) the application of the up-to-date policies within the Twyford Neighbourhood plan in particular BE 1 and BE2, This approach is clear to be seen in the supporting letter of Pro Vision dated 31st July 2023, re-emphasizing that which is taken in the earlier supporting documents submitted by the applicant.

There is however a whole raft of other material considerations which must be weighed in the balance in assessing this application. TPC addressed this issue in earlier comments, repeated here for ease of reference.

"TPC does not accept that the consents of 2008 subsequently commits the planning authority to grant consent to the extent claimed by the applicant for the following reasons;

a) the original consent was granted 15 years ago and much has changed,

b) consents were granted individually and not for the whole area now applied for,

c) the application itself has changed see para 18 above (a-h),

d) the TNP BE2 imposes a new policy test.

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As the “fall-back position” is such a key plank in the applicant’s justification for not contributing to the improvement of local infrastructure, TPC requests that WCC secure legal advice as to the extent to which it restricts the Planning Authority’s discretion in securing vital mitigation.”

TPC would now add the following material considerations:

I. 5. The Twyford Neighbourhood Plan accepted that the land was committed for commercial development and drafted its policy taking into account the outstanding consents as is made clear in the supporting text.

II. 6. Policies BE1 and BE 2 both apply. BE 1 cover all, “proposals for new business development (including...the redevelopment of sites or premises” BE 1 limits the type of development permitted under Policy SD 34 to categories a-d and g only.

III. 7. Policy 34 imposes a series of limits on the type of new employment, a matter not addressed by the applicant.

IV. 8. TPC has a series of proposals for mitigating the current shortcomings in infrastructure. TNP policy IDC 1 gives clear support to the assessment of proposals on the basis their impact on current infrastructure deficiencies not the hypothetical or historical deficiencies.

7. Matters raised by TPC still not addressed;

a) Cumulative impact of traffic

TPC have drawn the attention of the SDNPA to the cumulative impact of current proposals on the Hazeley Road Junction and the B 3335. These are listed in TPC’s main comments. All these separate proposals are moving forward.

b) TNP Policy MA 2. Refer to TPC comments for objection regarding access via northern route.

c) The need to consider land which forms part of the BE2 commercial area and to ensure it can be integrated into the current plan in particular Northfields House and its associated land. Northfields House and its associated 60 car parking spaces is now vacant. It was the offices for the farm complex and the parking was for the whole of the farming enterprise. Its redevelopment appears imminent. Access is currently via Northfields Road, a private road serving housing as well. The road is narrow and has a substandard junction with the main housing estate road. Provision should be made for the Northfields Road access to be closed and altered to the main entrance on Hazeley Road.

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

- Traffic and Lorries using village
- Asbestos
- Inadequate footpaths/cycle lanes
- Close proximity to neighbours
- Noise
- Lighting pollution
- Air pollution
- Development too large

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- Upkeep of pond by parish
- Wildlife
- No CIL contributions
- Damage/removal of trees
- Sewage

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

- Current units lack modern working facilities

1 Neutral Representations received from different addresses citing the following material planning reasons:

- Against local plan
- Landscape shielding local area
- Proposed hub outside commercial site boundary
- Traffic
- Lorries through village
- No cycleway
- Asbestos

Relevant Government Planning Policy and GuidanceNational Planning Policy Framework (December 2023)

- NPPF02 - Achieving sustainable development
- NPPF06 - Building a strong, competitive economy
- NPPF09 - Promoting sustainable transport
- NPPF11 - Making effective use of land
- NPPF12 - Achieving well-designed and beautiful places
- NPPF15 - Conserving and enhancing the natural environment

National Planning Practice Guidance

- Biodiversity net gain
- Climate Change
- Consultation and pre-decision matters
- Effective use of land
- Flood risk and coastal change
- Light Pollution
- Natural Environment

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- Planning Obligations
- Renewable and local carbon energy
- Land affected by contamination
- Open space, sports and recreation facilities, public rights of way and local green space
- Travel Plans, Transport Assessments and Statements
- Use of planning conditions

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 2023. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 182 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

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
- Core Policy SD3 - Major Development
- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 - Design
- Strategic Policy SD8 - Dark Night Skies
- Strategic Policy SD9 - Biodiversity and Geodiversity
- Development Management Policy SD11 - Trees, Woodland and Hedgerows
- Development Management Policy SD16 - Archaeology
- Strategic Policy SD17 - Protection of the Water Environment
- Strategic Policy SD19 - Transport and Accessibility

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- Development Management Policy SD22 - Parking Provision
- Strategic Policy SD25 - Development Strategy
- Strategic Policy SD34 - Sustaining the Local Economy
- Strategic Policy SD35 - Employment Land
- Development Management Policy SD41 - Conversion of Redundant Agricultural or Forestry Buildings
- Strategic Policy SD48 - Climate Change and Sustainable Use of Resources
- Strategic Policy SD49 - Flood Risk Management
- Development Management Policy SD50 - Sustainable Drainage Systems

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 2020-2025 on 19 December 2019, 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 Policy 1
- Partnership Management Plan Policy 3
- Partnership Management Plan Policy 10

Twyford Neighbourhood Plan – Policies BE1 and BE2**Supplementary Planning Document**

Biodiversity Net Gain TAN March 2024

Parking SPD April 2021

Ecosystems Services TAN

Dark Skies TAN May 2021

Sustainable Construction SPD August 2020

Design Guide SPD August 2022

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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 47 of the National Planning Policy Framework (NPPF, 2023) require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Policy SD25 of the South Downs Local Plan applies and states that development will only be permitted outside of settlement boundaries in exceptional circumstances.

The criteria of this policy sets out that development should comply with one of the following:

- (a) allocated for development (or safeguarded for the use proposed as part of the Development Plan), or
- (b) there be an essential need for a countryside location, or
- (c) in the case of community infrastructure be a proven need for the development that demonstrably cannot be met elsewhere or
- (d) it is an appropriate reuse of a previously developed site excepting residential gardens, and conserves and enhances the special qualities of the National Park.

This proposal is therefore 'safeguarded' by policies SD34 and SD35, below.

The principle of the development has already been established by planning permissions SDNP/14/05196/REM and SDNP/17/02639/FUL (which has lawfully been commenced) for the redevelopment of part of an existing commercial site, comprising the demolition of existing buildings in employment use and the erection of new replacement buildings for light industrial and office use (E use classes) and storage (B8 use), ancillary food kiosk/'Hub' building, parking, circulation, landscaping and associated works.

This proposal seeks to remove the care home element of the extant permission, due to changes in market requirements, and provide more ancillary facilities, due to the location of the site not being within easy/close walking distance from the facilities in Twyford and provide more light industrial units over the amount of office and storage/distribution.

This is acceptable and in accordance with policy SD34: Sustaining the Local Economy and SD35: Employment Land. Policy SD35 states: Employment Land safeguards all existing employment sites that are fit for purpose from development for non-employment uses. The Policy defines employment as a type of economic development relating to the B use classes (now E class) as defined by the Use Class Order.

Given the aims of policies SD34 and SD35, the principle of retaining the site in employment use and redeveloping it for more modern buildings is to be welcomed. While the site is within the defined countryside and South Downs National Park, it is a substantial

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existing employment area and the buildings on it do not appear realistically capable of being upgraded to extend their useful life. It is, therefore, necessary to take a realistic approach to retaining the employment use of the area.

The proposal will provide and safeguard a significant number of local jobs and provides flexibility to secure future resilience for the local economy in line with Policy SD34: Sustaining the Local Economy. The phasing of the development will also mean that the existing long term tenants will not have to move from their current site, but can move across as the phasing develops.

Strategic Policy SD34: Sustaining the Local Economy

1. Development proposals that foster the economic and social well-being of local communities within the National Park will be permitted provided that they meet one or more of the following:

- a) Promote and protect businesses linked to the National Park's key sectors of farming, forestry and tourism;
- b) Promote and protect green businesses linked to ecosystem services;
- c) Support rural supply chains across the National Park and its environs and encourage closer ties between rural businesses;
- d) Provide for and support small and micro businesses through the provision of small, flexible, start-up and move-on business units including incubator uses;
- e) Provide flexibility for established businesses to secure future resilience and protect local jobs;
- f) Intensify the commercial use of an employment site and make a more efficient use of brownfield land; and
- g) Promote smart economic growth and advances in information and communications technologies, particularly superfast broadband.

There are several extant planning permissions which are capable of delivering an alternative scheme. These permissions have been lawfully commenced and therefore represent a realistic fallback position. In planning terms the 'fallback position' is not significantly different to the proposed for it to fall outside of planning policy applicable to this proposal. Therefore, it is considered that the principle of development is acceptable in accordance with policy SD34 e) and policy BE2 of the Twyford Neighbourhood Plan.

The removal of the care home and provision of ancillary amenities/facilities to support the employment use is considered to be acceptable and acceptable justification has been provided for its loss from the overall scheme.

The policies of the Twyford Neighbourhood Plan also seek to retain employment land and buildings, with policy BE2 being specific to Humphreys Farm development. They allow for some additional development/redevelopment, subject to various criteria. (Policies BE1 and BE2).

'Policy BE1 – Employment and business provision outside the Settlement Boundary.

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- 1. Proposals for new business development, (including the expansion of existing premises or their redevelopment of sites or premises) outside the defined settlement boundary will be supported where they are in accordance with the contents of Policy SD 34 of the South Downs Local Plan, and the uses specified in Policy SD 34 (a-d and g only) in particular.*
- 2. Changes of use for commercial purposes will be supported where any additional heavy traffic generated can be accommodated within the capacity of the local highways network.'*

'BE2 - Northfields Farm and Hazeley Enterprise Park

The Northfields Farm and Hazeley Enterprise Park as shown on Map 6 is designated as a local employment site.

*Proposals for the **extension/adaption of existing business premises or for the development of new employment uses within the site** will be supported subject to the following criteria:*

- a) They are positively-designed to take account of their location in the wider landscape;*
- b) They can be satisfactorily accommodated in the local highways network;*
- c) They minimise impacts on the wider landscape and, where practicable, includes areas of planting identified on Map 6; and*
- d) As appropriate to their scale and nature development proposals, provide pedestrian and cycle access to the existing network.'*

It is proposed to offer a phased development and vary the S106, which secures the removal of the feed mill prior to the commencement of the employment buildings, the applicant confirmed that the feed business has now been sold and the new owner is contractually obliged to relocate the feed mill to Wiltshire in accordance with the approved backstop date in 2026 (or sooner if possible). Many of the existing commercial buildings (which will be replaced in the approved scheme) are former poultry buildings and are approaching (or have exceeded) the extent of their useful life. Following extensive consultation with existing tenants, it is clear that the majority do not wish to move away from Hazeley Enterprise Park (HEP) and have expressed an interest in relocating to new premises within HEP as soon as possible. It is considered that this would be acceptable for the reasons given and ensure that there will be no loss of existing occupiers.

Unfortunately, the terms of the extant S106 prevent delivery of associated commercial development until the existing feed mill has relocated.

To facilitate relocation as smoothly as possible, this planning application will secure an alternative mix of commercial floorspace which responds to the latest market advice and will deliver a new legal agreement which will facilitate early delivery and phased to minimise disruption. Highways obligations and financial provisions are also provided within the S106 Agreement.

Policies SD4 and SD5 apply. The purpose of these policies is to ensure that all development is of the highest possible quality which will be expected to conserve and enhance landscape character in the National Park and utilise architectural design which is appropriate and sympathetic to its setting in terms of height, massing, density, roof form,

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materials, night and day visibility, elevational, and where relevant, vernacular detailing. Regard should be had to avoiding harmful impact upon, or from, any surrounding uses and amenities.

Assessment under 2017 EIA Regulations.

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

Impact on character and appearance of area

The site is part of an existing industrial park and is located upon a prominent ridge within open and exposed countryside so the impact of the development on the landscape is an important consideration. It is considered that the changes proposed are relatively modest in that existing buildings are removed, including the large oppressive feed mill, and replaced and the site would remain in commercial use. The complex of new buildings would be of a similar form and appearance to the adjacent units at Hazeley Enterprise Park. The amount of built form which would be visible from the surrounding landscape to the north would be reduced and there would be increased tree planting replacing areas of hardstanding.

It is noted that some trees have already been removed as a result of ash dieback, but the loss of these trees will be replaced by enhancing other areas with new planting. The larger wooded areas will remain along the boundaries of the site, in particular with Northfields and Hewlett Close and within the biodiversity gain area to the south.

The area into which the new units will be erected currently consist of hard core, some older redundant buildings and the existing feed mill building. It is considered that this area is previously developed land and makes no contribution to the overall landscape. The visual and environmental improvement from the removal of the feed mill will more than compensate for the addition of the ancillary 'hub' building that has been sited partially outside of the blue line of the plan within the Twyford Neighbourhood Plan. The loss of the ash trees close to this area was because of ash dieback and not to make way for the 'hub' building. The use of the building will provide social improvements for users of the site and also for the wider community, with agreement from the applicants.

The buildings will have a range of heights, light industrial units 1-7 at 7.68m and unit 8 at 10.51m, office units 9, 10 and 11 at 8.075m and the 'Hub' building at 6.25m in height to the ridge.

A simple palette of materials will be used to help the development assimilate with the surrounding landscape and the newer buildings on the site. These will range from timber, metal and render walls and composite roof panels and green roof solutions. Details of materials will be submitted and are subject to condition 4.

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The biodiversity area will vastly improve the area of arable land to the south, providing a host of environmental, biodiversity, social and visual improvements. There are a series of footpaths that will link up to the public right of way that joins Hazeley Road and the applicant has cited that they are willing to give permissive rights for members of the public to use this land for recreation purposes.

The Landscape and Visual Impact Assessment was examined and its conclusion that the scheme would have a negligible effect on the landscape character areas and over time would have some degree of a beneficial effect on the wider landscape was assessed as a fair assessment of the scheme overall, with the broadleaf woodland areas helping to further mitigate any views of the enterprise park, both existing and proposed.

At a more detailed level, the tree line adjacent to Hewlett Close / Waterhouse Close is important for the visual amenity of residents and for their biodiversity value, being the interface between residential and commercial functions and should therefore be protected. Since the submission of the application units 3 and 4 were moved from the tree lined boundary and indicative planting is shown to bolster this band of vegetation. The greater gap between the building and the tree line will be beneficial for wildlife/biodiversity and the amenity of adjacent households.

Trees to the north-west of the biodiversity area have already been partially removed where Unit 13, the Hub building, is planned to be located, due to ash dieback. Further planting is proposed to the north and west sides of the hub.

The proposed units are considered to integrate well with the existing units in terms of scale and materiality. They are functional for their intended purposes. It is considered that the overall density of development is visually less harmful than the extant permissions. The large bulk of the care home close to the dwellings in Bourne Fields will be less intrusive than the proposed parking area.

The layout of the design allows space between the buildings and to provide the requisite parking and turning areas, whilst also allowing a good amount of landscaping between the buildings.

Longer distance views, from surrounding development, the public realm, Hazeley Road and nearby footpaths are not considered to be detrimental to the landscape character of the South Downs National Park and will in time be beneficial to the overall landscape of the area.

Overall the design and visual impact of the proposed development is considered to accord with the aims of SDLP policies SD4, SD5 and SD34 and policy BE2 of the Twyford Neighbourhood Plan and would have no adverse impact on the character of the area of conflict with the purposes of the South Downs National Park.

Development affecting the South Downs National Park

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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 2023. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 182 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

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

No Impact, the works do not affect a statutory Listed building or structure including setting; Conservation Areas, or Non-designated Heritage Assets including setting.

The Twyford Conservation area lies some 200m to the west of the site. It is not considered that there will be any impact on the Conservation Area or its setting due to the intervening housing development and built form and distance from the site. The following legislation and policies are taken into account in the assessment and determination of this planning application.

The preservation or enhancement of the character or appearance of the conservation area (S.72 P(LBCA) Act 1990; Policy SD15 of the South Downs Local Plan (2014-33) and NPPF (2023) Section 16.

However, the application site lies within an area considered to have archaeological potential although this is mainly confined to the southern part of the site/existing green field areas due to prior extensive ground impacts arising from the existing and previous buildings and uses within the northern part of the site. The extant and previous planning permissions within the existing farm complex and enterprise park in the northern part of the site are also noted.

An Archaeological Evaluation Report was submitted. This was reviewed and provided a good summary of the results of the recent evaluation trenching and has enabled an update to previous advice in respect of this proposal.

Based on the evaluation results, although a few features of archaeological origin were identified in the northern part of the proposal site, it is considered that the small number of fairly widespread features identified does not warrant any further archaeological work on this site.

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Accordingly, no archaeological conditions are required and there are no archaeological concerns arising from this proposal.

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.

Conclusion. The relevant work has been undertaken to the satisfaction of the Archaeology Officer in regards to the impact of the development on any archaeological remains and therefore the proposed development is considered to accord with the aims of SDLP policy SD16 and would have no adverse impact on the character of the area of conflict with the purposes of the South Downs National Park.

Neighbouring amenity

The nearest residential dwellings are within Northfields Drive, Hewlett Close, Waterhouse Drive to the west a dense development of housing and Bourne Fields to the south-west, a less denser residential area.

In terms of the impact of the development on the residential amenities of the occupiers of these dwellings, the fundamental improvement to their amenities in terms of noise and pollution will be the removal of the feed mill, a class B2 general industrial use. Its removal will also reduce HGV movements to the site, with the proposed units closest to the residential areas being light industrial. Class E(g) use is a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Units 3 & 4 have been moved away from the boundary with Northfields Drive, Hewlett Close, Waterhouse Drive and all activity relating to the units will be away from the treed boundary. Condition 9 ensures that no processes relating to the commercial activities of the unit are carried on outside. Therefore, it is not considered that there will be any detrimental impact on the amenities of the nearby dwellings in terms of noise and disturbance.

The proposed unit may be seen through the dense tree screening along the northern boundary, particularly in winter months, but this will be bolstered by additional planting, both along the boundary and by reducing the width of the existing vehicular access (currently not used). It will allow for pedestrian access but will be planted up either side of the road edges to reduce its width.

There is no vehicular access to the site from the surrounding roads above. All vehicular traffic is bound by the S106 and Travel Plan to use the access from Hazeley Road.

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The HCC building is not part of Humphreys Farm and comments cannot be ascertained about the future of this site and any vehicles accessing the building. Additional planting and parking area will physically close the gated access to the site from Northfields.

Therefore the proposal complies with policy SD5 of the South Downs Local Plan which requires proposals to have regard for the amenity of neighbouring properties. The development is considered to be acceptable and that the degree of harm and general impact on amenity will not be detrimental.

Sustainable Transport and Parking

The development site is subject to an existing Section 106 legal agreement (under Planning Permission ref: 08/02924/OUT) which requires all HGVs over 7.5 tonnes to leave the site via Hazeley Road towards or from Morestead to avoid large vehicles associated with the development from travelling through Twyford Village. This will continue to be monitored using number plate recognition software and CCTV cameras located along the farm access close to the junction with Hazeley Road as is the situation currently. Any HGV driver that disregards the restricted movement receives a warning and repeat offenders will be banned from the site.

The applicant has confirmed that they are happy that this arrangement continues for this application and has agreed that this be secured via a Section 106 legal agreement for this application. (Routing Agreement)

The S106 also relates to the implementation of the Travel Plan and £100,000 highways contribution to be used towards pedestrian improvements to and in the village of Twyford, which includes a new Toucan Crossing.

The existing access road to the site from Hazeley Road will be used as the main site access, as exists at present.

Parking provision accords with the required standards as required in policy SD22 and as set out in Parking SPD. The parking areas will comprise a permeable hard surface.

The proposed development will make provision for up to 373 parking spaces. Cycle storage is provided for in cycle sheds to match existing. These will be distributed around the site as shown on the site masterplan.

All vehicular traffic will access the application site via Hazeley Road. The proposal makes provision for refuse vehicles to enter the site, turn and leave in a forward gear. Access to bin storage is provided.

Market advice confirms that there is currently a shortage of quality business units for small to medium enterprises (SME) in the local area, despite a significant level of demand. Importantly, the marketing advice notes there is evidence this lack of supply has encouraged operators to relocate out of the local area. In order to address this

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issue, the latest proposals include less office and storage/distribution floorspace overall, in favour of more small/light industrial units. This will:

- reduce the onsite parking requirement;
- reduce HGV movements;
- reduce other vehicle movements (less office commuter traffic); and
- reduce the amount of glazing.

This proposal seeks to improve on the current extant consents by;

- Significantly reducing HGV movements and reduction of overall daily vehicle movements;
- Implementing a Travel Plan to reduce vehicles movements (such as less office/commuter traffic);
- Providing pedestrian and cycle connectivity to sustainable alternatives to car use.

New pedestrian and cycle connectivity will be provided through the application site from Northfields. This link will improve connectivity and provide a circular route to the village and be supplemented by a new footpath link which will be created alongside the edge of the redevelopment area. This link will connect into existing footpath to the south of the site and provide a link to Bourne Fields.

It has been demonstrated that sufficient car parking is proposed and is compliant with standards, in accordance with South Downs Local Plan policy SD22 on parking provision. The spaces will be unallocated and therefore allow flexibility between occupiers of the units.

The proposal will have minimal impact on highway safety/amenity/traffic generation/air quality/sustainable travel/parking ratio/standards as these issues have been succinctly addressed within the proposed Travel Plan and Transport Assessment, which focuses on reducing the private car trips to the site by encouraging measures such as car sharing, offering incentives for staff to travel by public transport or cycle. HCC Highways have fully assessed all documents relating to sustainable transport and have worked with the applicant in regard to Highways Contributions and other matters contained within the S106 including the Travel Plan.

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.

Sustainability

Developments should achieve the lowest level of carbon emissions and water consumption which is practical and viable. Policy SD48 of the SDLP expects new non-residential developments to achieve BREEAM NC Excellent and reduce predicted CO2 emissions by at least 20% due to onsite renewable energy.

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Some evidence has been assessed by the SDNP Sustainability Officer in regards to compliance with Policy SD48 – Climate Change Sustainable Use of Resources and although some additional evidence would need to be demonstrated there were no objections to the proposal, subject to the application of conditions 6 & 7. The design stage condition has been tailored to the evidence already provided by the applicant and will include 11 electric vehicle charging points, green roofs, etc.

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

The proposal therefore complies with policy SD48 of the South Downs Local Plan 2014-33.

Sustainable Drainage

Foul drainage – The whole private network of the site is linked to the public sewer, a contract with Southern Water will be necessary in order to arrange for the connection. As long as SW approves it and all the building codes are complied with, there are no issues with foul drainage. (condition 17 and informative)

Surface Water and Flooding – This has been assessed by HCC Lead Flood Authority. Further information was submitted to the consultee and they were satisfied with the principles of the development and have no objection, subject to conditions (16 and 18). The SuDs system proposed will help to alleviate the alleged periodic flooding along Hazeley Road.

The applicants commissioned a hydrological assessment which was presented to Southern Water for consideration. They had no objections to this report subject to condition 23. The assessment was to ensure that there were no risks to the Public Water Supply (PWS) borehole, which abstracts from the underlying chalk aquifer and to recommend betterment to surface water runoff amongst other things.

The Environment Agency have reviewed the submitted Remediation Strategy and Verification Plan and whilst there are no inherent issues with the strategy, there are a few issues regarding the current site investigation that require further work prior to accepting the strategy. Additional monitoring of groundwater for hydrocarbons, which may be associated with past activities on this site, should be undertaken. Provided that the extra investigations do not reveal any new problems of interest, it is highly unlikely that more work on the remediation strategy will be needed. This additional work has been secured by conditions 19, 20 and 21 and subject to these there is no objection.

Therefore, the proposal complies with policies SD17, SD49, SD50 and SD55.

Trees

The units closest to the western boundary with Northfields Close have been pulled away from the boundary on the advice of the Tree Officer and to allow additional planting to

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bolster the existing tree line, which are TPO'd. This will also mitigate any views into the site within the winter months from residents of Northfields Close.

The trees near where the Hub building is to be sited were felled on advice due to ash die back, but further tree planting will take place either side of the proposed building.

There will be further extensive tree planting, both around the site and within the biodiversity gain area to the south.

The Tree Officer had no objection to the proposal, subject to condition 22.

Landscaping

Non-native species were suggested by the applicant to aid climate control. It was considered by the Landscape Officer and SDNPA Ranger that all future landscaping (shown indicative on the Masterplan) should be native. This will be secured through a landscaping condition 12.

The SDNPA Ranger Team are keen to restore/create more pond within the landscape, particularly on the chalk where consistent sources of water are rare. Therefore, the pond to be provided as part of the Biodiversity Enhancements is in area 12a.

The Landscape and Visual Impact Assessment was examined and its conclusion that the scheme would have a negligible effect on the landscape character areas and over time would have some degree of a beneficial effect on the wider landscape.

At a more detailed level, the tree line adjacent to Hewlett Close / Waterhouse Close is important for the visual amenity of residents and for their biodiversity, value being the interface between residential and commercial functions and should therefore be protected. A greater gap between units 3 & 4 and the tree line has been proposed and will be beneficial for wildlife and the amenity of adjacent households.

Further tree planting has now been proposed to increase amenity and biodiversity value and supports a 'green link' as stated in the Landscape Strategy.

In summary, no fundamental objection is raised on landscape grounds, subject to condition 12, and is considered to be in accordance with policy SD4 of the South Downs Local Plan.

Ecology and Biodiversity

The concept of development delivering a net gain for biodiversity has been part of national discussions for a long time. The principle has been in the National Planning Policy Framework (NPPF) since 2018 and the South Downs National Park Authority (SDNPA) has had a policy requirement in place for applications to demonstrate that development proposals identify and incorporate opportunities for net gains in biodiversity (Policy SD9(1)(b)) since the adoption of the South Downs Local Plan in 2019.

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Following the Environment Act 2021, and subsequent secondary legislation, there is now a national mandatory requirement for BNG, which has very specific technical and procedural requirements associated with this.

The Environment Act 2021 sets out a statutory requirement to provide a 10% increase in Biodiversity Net Gain (BNG) for development falling under the town and country planning regime.

The applicant provided an Ecological Assessment and BNG Matrix to show that they can reach the mandatory targets by providing the following:

The trees due for removal will be compensated for by the planting of a further 95 urban native trees throughout the development, these are required to ensure trading rules are satisfied.

- Areas of modified grassland lost will be compensated for by further planting of 0.26 hectares of modified grassland.
- 0.15 hectares of mixed scrub will be planted around the site.
- The areas of felled woodland will be compensated for by the planting of 0.98 hectares of other broadleaved woodland in the southern site.
- 1.78 hectares of the southern site will be enhanced from modified grassland to other neutral grassland and maintained to moderate quality habitat. Part of this field will incorporate SuDs, estimated at 0.3ha.
- A pond will be created in the southern site 0.025 hectares in area.
- The planting of 0.30 kilometres of native hedgerows with trees and 0.37 kilometres of native hedgerows.

With these measures in place the site at Northfields Farm can deliver a net gain of 43.41% habitat units and 122.83% hedgerow units.

The proposals will not result in an adverse impact as a result of loss of habitat on site and there will be in an overall net gain in biodiversity in comparison to baseline conditions.

The proposal will have no impact as it is not Development within, bordering or in close proximity to a European Protected Site (i.e. River Itchen SAC, The Solent SAC, SPAs, Ramsar Sites) or is not overnight accommodation affecting Nitrates. The River Itchen is over 700m away from the site.

Therefore the proposal complies with policy SD9 of the South Downs Local Plan.

Ecosystems Services

Policy SD2 requires all development to have a positive impact on the environment and to include enhancements as part of the proposal, where applicable. The applicant has proposed the following actions:

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- Enhance the site boundary planting and fill in gaps in the landscape
- Remove and clean some of the potentially contaminated land
- Provide more structured green planting within the development site
- Provide more areas of permeable hardstanding
- Removal of the polluting, noisy, smelly and visually impactful mill building
- Implement the use of low and zero carbon technologies across the site
- Provide of green roofs on buildings
- Design a more sustainable drainage system
- Enhance and develop the 12 Acre Field, an arable field to the south of the site, in order to mitigate and assist in providing a significant Biodiversity Net Gain
- Create more of a community on site through communal services and buildings
- Connect into the existing footpath network to create more permeability

These actions are considered to be acceptable and comply with policy SD2 & SD9.

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. A comprehensive external lighting scheme will be submitted (condition 26). A lighting assessment has been prepared by Design for Lighting (DfL). The lighting assessment makes recommendations for ways to reduce light pollution. The lighting assessment concludes that the proposed lighting strategy is designed to avoid obtrusive light with the potential to adversely affect residential and ecological receptors. 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.

The buildings proposed have a number of rooflights which would result in some upward light spill. Some of these would be for operational reasons/to assist the type of work carried out within the building. Condition 27 has been applied to require the submission of details to mitigate the upward light spill. With the measures laid out in conditions 25 and 27 imposed, the proposal is considered to be in accordance with policy SD8 of the South Downs Local Plan.

The Hub

Although it is partially outside the 'blue line' within the Twyford NP (Map – policy BE2), it is within an area that is now devoid of trees, due to their untimely removal due to ash dieback. The area will be further landscaped to the west to compensate for the loss of the ash trees. This planting will also plug a gap along this open area that is currently devoid of landscaping. Policy SD25 supports development in the countryside if there is policy support for the development. Policy SD34 and BE1 (TNP) allow proposals for new

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business development, (including the expansion of existing premises or their redevelopment of sites or premises) outside the defined settlement boundary and will be supported where they are in accordance with the contents of Policy SD34 of the South Downs Local Plan, and the uses specified in Policy SD34 (a-d and g only) in particular.

The larger part of the area is allocated as BE2(c) – landscaping within the Twyford Neighbourhood Plan. Although the building is partially within the proposed area cited for landscaping, it is not considered that an objection could be fundamentally raised in regards to harm, as opposed to placing it further back in the site. Due to the single storey nature of the building and the significant planting, both proposed and existing, there would be no visual harm to the landscape. The area will have additional planting and primarily remain as a landscaped area as required in the Twyford Neighbourhood Plan.

Temporary Car Park

An area is proposed for the temporary parking of construction vehicles whilst the phased development is being undertaken. This is considered to be acceptable in this instance, as it is only for a temporary period. However, as it will be in the currently grassed area of the landscape provision of the Twyford Neighbourhood Plan policy BE2(c), it is important to retain it as such. Therefore, condition 28 requires that the land shall be restored in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

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

Previous planning permissions have been implemented to the effect that they are extant and could be built out. The removal of the feed mill is paramount to the amenities of the locality.

There are substantial benefits to amenity, biodiversity and landscaping from this revised proposal and also financial gain for the community of Twyford in regard to the highways contribution proposed for highway improvements within the village centre. Highways matters are heavily controlled through securing of the Travel Plan within the S106 Agreement.

The proposals accord with the Development Plan and there are no impacts that cause significant and demonstrable harm against the proposal as to outweigh the substantial benefits. It is noted the minor incursion against the policy map in the Twyford

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Neighbourhood Plan, however, on planning balance, this would not be a reason to substantially object to the proposal as a whole and demonstrably outweigh the benefit of meeting the economic, social and environmental needs of the National Park. On this basis the proposals should be granted planning permission without delay in accordance with the NPPF.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for Highways Improvements, travel plan and removal of the feed mill the Local Planning Authority has had regard to the tests laid down in para **57** of the NPPF which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

Application Permitted subject to the following condition(s):

Conditions

Reason for Recommendation and 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. The development hereby approved shall be carried out in accordance with the phases as shown on drawing no: 51101-P1-05-C - PHASING PLAN. Development shall be carried out in accordance with the approved details and conditions hereafter.

Reason: To enable the South Downs National Park Authority to control the development and to minimise its impact on the amenities of the local area.

4. Prior to the commencement of each phase of development (Phases 1-3), no development shall be carried out above ground floor slab level until a schedule of external materials finishes and samples to be used on the development hereby approved has been submitted to and approved in writing by the Local Planning Authority for each Phase of Development (Phases 1-3). Thereafter the development shall be carried out in full accordance with the approved schedule and samples.

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Reason: To safeguard the appearance of the building and the character of the area and to enable the Local Planning Authority to properly consider the development. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

5. Prior to the commencement of each phase of the development on the site, including demolition, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority for each phase of development (Phases 1-3 & 12a field). The Construction Management Plan shall include the following details:

- Development contacts, roles and responsibilities
- Public communication strategy, including a complaints procedure.
- Dust suppression, mitigation and avoidance measures.
- Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- Use of fences and barriers to protect adjacent land, footpaths and highways.
- Details of parking and traffic management measures.
- Avoidance of light spill and glare from any floodlighting and security lighting installed.
- Pest Control

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

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

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

Pre-commencement justifications

This condition is required to ensure the construction phase avoids unacceptable amenity impacts from dust, noise and light pollution. It therefore inherently needs to be agreed before such impacts occur.

6. Prior to the commencement of each phase of the development hereby permitted, other than demolition, site clearance and tree removal, detailed information in a Design Stage Sustainable Construction Report in the form of:

- a) An interim BREEAM report to show that the development is on course to achieve an 'excellent' rating by completion of development
- b) Design-stage SBEM calculations for each building
- c) Design-stage BRE water calculator for each building
- d) Product specifications for any new or low carbon technologies
- e) Grown in Britain or FSC certificates.
- f) Sustainable material strategy and building design details; and
- g) Details of the green roof calculations, low water use design, tree cover to be retained and enhanced.

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Demonstrating that the development will:

a) Achieve BREEAM NC "Excellent" standard, and achieve the following specific BREEAM NC credits:

Ene 01 - excellent

Ene 04 - 1 credit

Wat 01 -2 credits

50% of materials (Mat) Credits achieved.

POL 03 Flood resilience – 2 Credits

POL 03 Surface water run-off – 1 Credit

Wst 05 - 1 credit

b) Reduce predicted CO2 emissions by at least 20% due to onsite renewable energy, per building, compared with the maximum allowed by Building Regulations.

c) Improve predicted water consumption to 25% better than Part G of Building Regulations.

d) Provide a minimum of 11 no. active electric vehicle (EV) charge points with a minimum power rating output of 7kW and a universal sockets and cabling for at least 20% of the parking spaces provided.

e) For all timber used, the use of certified "Grown in Britain" timber shall be selected where possible, and where not possible, FSC or PEFC certified; and

f) Provide at least 10% of all roof cover as green roofs.

Shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be built in accordance with these agreed details.

Reason: To ensure the development demonstrates a high level of sustainable performance to address mitigation of, and adaptation to, predicted climate change.

7. Within 6 months of the first occupation of each individual unit of the development hereby permitted, detailed information in a Post Construction Stage Sustainable Construction Report demonstrating how the development has been carried out in accordance with all of the requirements set out in Condition 6 (above) shall be submitted to, and approved in writing by, the Local Planning Authority. This documentary evidence shall include, but not be limited to, post-construction BREEAM NC certification and associated assessment report together with post-construction SBEM calculations.

Reason: To ensure the development demonstrates a high level of sustainable performance to address mitigation of, and adaptation to, predicted climate change.

8. All noise protection measures approved by AS12922.230302.NIA1.1 dated 12/04/2023 shall be implemented in full prior to occupation and be thereafter maintained, unless agreed otherwise in writing by the Local Planning Authority.

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

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

9. After the occupation of the units hereby approved, no industrial process shall take place outside the building.

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

10. No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site except between the hours of 0600 and 2300 Monday to Friday and 0800 and 1300 on Saturdays and at no time on Sundays and recognised public holidays unless otherwise agreed with the Local Planning Authority.

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

Infomative: Process is defined as, for example, performing an industrial operation on (something). This would not cover things like office works.

11. Any external plant installed such as air-conditioning should meet the criteria set out in Section 7.0 of Clarke Saunders report reference AS12922.230302.NIA1.1 dated 12/04/2023.

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

12. Prior to the commencement of each phase of the development hereby permitted, no development shall be carried out above ground floor slab level until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority for each phase of development (1-3).

These details shall include:

- a) All existing historic and other landscape features and details of any to be retained, together with measures for their protection in the course of development
- b) Proposed planting plans including 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
- c) Finished levels and contours
- d) Boundary treatment and other built means of enclosure (including gates and doors) and car parking layouts
- e) Other vehicle and pedestrian access and circulation areas
- f) Layout of surfaces including materials, permeability, kerbs, edges, steps, ramps
- g) Ancillary structures (e.g. furniture, play equipment, refuse or other storage units, etc.)
- h) The habitat creation, enhancement and management, in line with the measures detailed in the submitted BNG report (ref: Ecological Assessment dated June 2023 written by ProVision)

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All hard and soft landscape works shall be carried out in accordance with the approved details.

All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part/phase of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) in each phase or the completion of the development whichever is the sooner. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development and in the interests of amenity and landscape character.

13. The development shall be carried out in accordance with the measures, conclusions and recommendations and to the timeframe for implementation as set out within the Ecological Assessment dated June 2023 written by ProVision. Thereafter, the compensation measures shall be maintained and retained in accordance with the approved details.

Reason: To provide adequate mitigation and enhancement for protected species. and to ensure that the ecological value of the site is not adversely impacted upon by the development.

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.

15. Prior to the occupation of each phase of the development hereby permitted, written verification produced by the suitably qualified person shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the approved remedial strategy has been implemented fully for the phase of development, and the entire

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site on completion of the final phase, unless varied with the written agreement of the Local Planning Authority in advance.

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

16. No development shall begin, other than demolition, site clearance and tree removal until a detailed surface water drainage scheme for the site has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:
- A technical summary highlighting any changes to the design from that within the approved Drainage Strategy.
 - Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
 - Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.
 - Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.

Reason: To ensure satisfactory surface water drainage.

17. Detailed proposals for the disposal of foul water shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water before the commencement of the development hereby permitted, other than demolition, site clearance and tree felling. The approved details shall be fully implemented before the development is occupied.

Reason: To ensure satisfactory provision of foul water drainage.

18. Details for the long term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of each phase of the development. The submitted details shall include;

- Maintenance schedules for each drainage feature type and ownership
- Details of protection measures

Reason: To ensure the efficient maintenance and ongoing operation of the SuDS system and to ensure the best practice in line with the most up-to-date guidance.

19. No development approved by this planning permission, other than demolition, site clearance and tree removal shall commence until an agreed remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

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- a) A site investigation scheme, based on the previously submitted risk assessments, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
- b) The results of the site investigation and the detailed risk assessment referred to in (condition 14) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- c) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in condition 20 are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: Previous activities may have led to residual contamination being present on this site. The site is above the chalk principal aquifer and within the inner source protection zone for a public water supply abstraction. These are sensitive receptors that could be impacted by contamination present at this site. The submitted remediation strategy and verification plan can then be accepted, in line with points b) and c) of the above condition.

To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with National Policy.

20. Prior to occupation of the development, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with National Policy.

21. Piling or deep foundation using penetrative methods shall not be carried out other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: Area of contamination may be present on this site. Piling or deep foundation using penetrative methods, has the potential to mobilise contamination, this could impact on groundwater resources beneath the site. This is in line with National Policy.

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22. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Implications Assessment and Arboricultural Method Statement ref:- CBA11607v1B written by CBA Trees dated April 23 and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing in each phase.

Inspection of fencing

The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with the Arboricultural Implications Assessment and Arboricultural Method Statement Ref:- CBA11607v1B written by CBA Trees dated April 23 and Tree Protection Plan, Ref:- CBA11607 02B Telephone - Tree Officer. 01962 848360

Limit of arboricultural work

No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Implications Assessment and Arboricultural Method Statement Ref:- CBA11607v1B

No deviation from agreed method statement

Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Implications Assessment Appraisal and Method Statement :- CBA11607v1B written by CBA Trees dated April 23 : shall be agreed in writing to the Local Planning Authority.

An Arboricultural Method Statement, in accordance with BS5837:2012 shall be submitted to and approved by the Local Planning Authority, prior to any demolition, construction or groundwork commencing on the site.

Arboricultural Supervision

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

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Tree protection measures may be removed following the completion of that phase of work if the trees in question are not affected by the subsequent phase of development.

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

23. The development shall be carried out in accordance with the Hydrological Assessment - Hazeley Enterprise Park DQRA written by H Fraser Consulting, dated 5th April 2024. In particular:

- The DQRA recommendations for monitoring and maintenance will be completed.
- The Remediation strategy commitment to decommission and remove the below ground fuel tanks and poultry burial pits is completed.
- The two old style cesspits are decommissioned and removed.

Reason: To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works.

24. Prior to the occupation of each phase of the development, the car parking areas for each unit in that phase shall be constructed, surfaced and marked out in accordance with the approved plan before the development hereby permitted is brought into operation. That area shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles.

Reason: To ensure that adequate on-site parking and turning facilities are made available.

25. Details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority prior to the pre-occupation of each phase of the development (Phases 1-3). The lighting scheme should be in accordance with Guidance Note 08/18 produced by the Bat Conservation Trust and Institute of Lighting Professionals. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area, the environment and protected species from light pollution.

26. The 'Hub' building hereby permitted shall not be used other than between the hours of:

- (i) 0700 - 2300 Mondays to Fridays
- (ii) 0700 - 2300 Saturdays
- (iii) 0700-2300 Sundays and bank holiday

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Reason: To protect the residential amenities of the locality.

27. Each phase of the development shall not be occupied until details (including timings of operation) of automatic black out blinds, or specifications for low transmittance/tinted glass which reduce light pollution from the roof lights are submitted to and approved in writing by the Local Planning Authority. The black out blinds/glazing 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 is a designated International Dark Sky Reserve.

28. The temporary car parking area that will be carried out in pursuance of this permission shall be removed from the site and any structures will be demolished within 3 months of practical completion of the final phase. The land shall be restored in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

Reason: The use hereby approved is not considered suitable as a permanent form of development.

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 -	51101 PI-01 F - Site Location Plan		19.04.2023	Approved
Plans -	51101-P3-05 A - Elevations Unit 05		19.04.2023	Approved
Plans -	51101-P3- OF10 A - Materials Office		19.04.2023	Approved
Plans -	51101 P5-02 A - Proposed Sections		19.04.2023	Approved
Plans -	51101-P2-01 A		19.04.2023	Approved

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	- Floorplans Unit 01			
Plans -	51101-P2-04 A - Floorplans Unit 04		19.04.2023	Approved
Plans -	51101-P2-06 A - Floorplans Unit 06		19.04.2023	Approved
Plans -	51101-P2-07 A - Floorplans Unit 07		19.04.2023	Approved
Plans -	51101-P2- HUB D - Proposed Hub		19.04.2023	Approved
Plans -	51101-P2- OF10 C - Plans & Elevations Office 10		19.04.2023	Approved
Plans -	51101-P3-04 B - Elevations Unit 04		19.04.2023	Approved
Plans -	382998/210PI -Detention Basin Cross Sections		19.04.2023	Approved
Plans -	51101-P2-02 A - Floorplans Unit 02		19.04.2023	Approved
Plans -	51101-P2-03 A- Floorplans Unit 03		19.04.2023	Approved
Plans -	51101-P2-08- 1F C - 1st Floor plan Unit 08		19.04.2023	Approved
Plans -	51101-P2-08- GF C -		19.04.2023	Approved

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	Ground Floor plan Unit 08			
Plans -	51101-P2- OF09 D - Plans & Elevations Office 09 and 11		19.04.2023	Approved
Plans -	51101-P3-01 A - Elevations Unit 01		19.04.2023	Approved
Plans -	51101-P3-02 B - Elevations Unit 02		19.04.2023	Approved
Plans -	51101-P3-06 A - Elevations Unit 06		19.04.2023	Approved
Plans -	51101-P3-07 A - Elevations Unit 07		19.04.2023	Approved
Plans -	51101 P5-01 - EXISTING SITE SECTIONS		19.04.2023	Approved
Plans -	51101-P2-05 A - Floorplans Unit 05		19.04.2023	Approved
Plans -	51101-P2-08- RP A - Roof Plan Unit 08		19.04.2023	Approved
Plans -	51101-P3-03 B - Elevations Unit 03		19.04.2023	Approved
Plans -	51101-P3-08 C - Elevations Unit 08		19.04.2023	Approved
Plans -	51101-PI-05-C PHASING		13.05.2024	Approved

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	PLAN			
Plans -	PI-03 REV K - PROPOSED MASTERPLAN		01.08.2023	Approved
Plans -	382998-212P - Drainage Strategy Overall Sheet 2		05.04.2024	Approved
Plans -	382998-204P - SuDS Drainage Details Sheet 1		05.04.2024	Approved
Plans -	382998-205P - SuDS Drainage Details Sheet 1		05.04.2024	Approved
Plans -	382998-205P - SuDS Drainage Details Sheet 1		05.04.2024	Approved
Plans -	382998-211P - Drainage Strategy Overall Sheet 1		05.04.2024	Approved
Plans -	382998-221P - Levels Strategy Overall Sheet 1		05.04.2024	Approved
Plans -	382998-222P - Levels Strategy Overall Sheet 2		05.04.2024	Approved
Plans -	382998-401P - Drainage Details Sheet 1		05.04.2024	Approved
Plans -	382998-402P - Drainage Details Sheet 2		05.04.2024	Approved
Plans -	382998-403P -		05.04.2024	Approved

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	Drainage Details Sheet 3			
Plans -	382998-404P - Drainage Details Sheet 4		05.04.2024	Approved
Plans -	382998-405P Drainage Details Sheet 5		05.04.2024	Approved
Plans -	382998-408P - Private Drainage Details Sheet 1		05.04.2024	Approved

Informatives:**1. Southern Water**

Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991. Please note that non-compliance with the Design and Construction Guidance will preclude future adoption of the foul and surface water sewerage network on site. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Our investigations indicate that Southern Water can facilitate water supply to service the proposed development. Southern Water requires a formal application for a connection to the water supply to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available to read on our website via the following link www.southernwater.co.uk/developing-building/connection-charging-arrangements For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

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Website: southernwater.co.uk or by email at:
SouthernWaterPlanning@southernwater.co.uk

2. Crime and Disorder Implications

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

3. 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.

4. 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.

5. Proactive Working

In reaching this decision the Local Planning Authority has worked with the applicant in a positive and proactive way, in line with the NPPF. This has included the provision of an onsite meeting to add additional value as identified by SDNPA Officers and consultees.

Appendix 1

TPC accepts that this area is zoned for development and has the benefit of several planning permissions; it supports many aspects of the application. Nevertheless, some aspects are contrary to policy. TPC seeks to secure changes to the application in order to;

1. bring it in line with the Development Plan, BE2, within the Twyford Neighbourhood Plan
2. protect adjoining residential areas
3. secure contributions to Hazeley Road, footways, car park extension, traffic management and flood mitigation.
4. improve facilities for cycling
5. improve the landscaping
6. take account and prepare for further development in control of the applicant.

TPC acknowledges the co-operation and help it has had from the applicant in explaining the details of the application and in considering modifications in response to queries.

Preliminary

1. This commercial site has developed over the last 20 years from a chicken farm with an agricultural feed mill to a commercial industrial site of 5.5 hectares. The owners have gradually changed the use of existing buildings, converted and redeveloped others and secured further consents. The use of the site has progressively intensified.
2. The current application is for about 2/3 of the commercial area. If granted it will result in a commercial area with offices factories and warehouse with approximately 450 employees.

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3. Development on this site has been continuous and at times contentious since the feed mill was built in about 1982. During this period TPC has sought to challenge unauthorised development to impose additional controls limiting noise, and smell and light pollution and securing extra landscaping and community benefits. TPC have pressed continually, but without success for a master plan and a full Environmental Statement
4. One of TPC's objectives has been for the removal of the feed mill because of ongoing issues with noise, unpleasant odour and hours of operation. In 2008 the removal of the mill was approved in exchange for the development of a care home, a nursery school and further commercial development on approximately 1/3 of the site. The mill was to be due to be removed by 2016, but during the course of time it has been progressively pushed back by the applicant and is now set for 2026.
5. Changes to the care home have also occurred whereby it was increased from about 90 beds to 131 beds and then reduced back to about 90 beds. In addition further consents to redevelop most of the rest of the site have been secured through a series of applications between 2008 and 2017.
6. In preparing the Twyford Neighbourhood Plan (TNP) TPC proposed a separate policy for Northfields commercial area, confirming its commercial status.
7. The Humphrey Group as owners cooperated with the preparation of the TNP but objected to draft policies at each consultation stage, in particular the business policies. The Independent Examiner considered these and other objections and amended the policy which is now approved and adopted by the planning authority. The TNP was supported at Referendum by 83% of the voting electorate.
8. Policy BE2 in the TNP shows the Northfields Enterprise Park in the countryside with clearly defined boundaries with areas for planting. Support for new commercial development is provided subject to four criteria that it;
 - a. takes account of location on the wider landscape
 - b. is able to be accommodated in local highway network.
 - c. minimises impact on wider landscape and includes areas of planting as shown where practical.
 - d. gives access to pedestrian and cycle network.
9. In addition, TNP includes a policy MA2 for a new access to be built linking the whole site directly to B 3335 north of Cox's Hill. This is justified because the existing accesses to this site are considered inadequate for the scale and requirements of the estate.
10. The TNP established that there is no local need for additional employment in Twyford or to make extra provision for local firms. The South Downs National Park have no requirement for extra commercial land in Twyford. The extra employment applied for far exceeds Twyford's needs.
11. Both the TNP and the South Downs plan allow individual firms to expand but only within certain categories as listed in the South Downs Local Plan SD34. TNP imposes additional restrictions. Nevertheless, the policies of both plans now in force allow for further intensification on this site.
12. Land adjacent to this application is owned by the applicant and further development is planned. Some is within the designated commercial area and is undeveloped. Additional adjacent land is likely to form an extension to the Northfields housing.
13. The period during which building is planned to take place extends over five years; it includes the commercial area and land outside it to the east.
14. The key consents obtained by the applicants between 2008 and 2017 have been commenced; consequently, they are no longer time limited. The applicant contends that these historic consents provide a benchmark by which the current application should be assessed.
15. The applicant also claims that the majority of the land included in the application is previously developed on which government policy encourages reuse.
16. Developments of this scale would normally be required to make substantial payments to the local authorities for improvements to local infrastructure (roads drains open space ecology etc). In

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this case the applicant claims that no infrastructure improvements are required and that they are not liable to any payment for off-site works

17. The application itself has changed from all the previous consents in the following respects; a. in the extent of land applied for in particular the 12-acre field

b. in the uses proposed including the change from the care home

c. in the type of traffic generated

d. in layout

e. in the addition of the waste disposal and SUDS proposals

f. In the duration of the works

g. bringing forward the start of the development and the sequence

h. removing community benefits (nursery school and care home).

TPC Approach to its response

This is an exceptionally large and complex application for Twyford and it concerns the whole parish. It includes a range of different development proposals over a large area. It is supported by a formidable number of complex and technical reports which are not designed for easy public understanding. The normal publicity for planning applications has not been adequate in this case and additional time and opportunities for explanation have been required. TPC is taking a lead as it has done in the past in expressing village concerns over the mill and the emerging commercial area.

In accordance with the policy which it prepared itself in the TNP, TPC accepts that the site is committed for development. It supports key aspects of the application, but there are areas of concern and objection. TPC wishes to cooperate with the planning authority and applicant to ensure that this application is satisfactory in all respects. Its comments focus on;

TPC does not accept that the consents of 2008, and subsequently, commit the planning authority to grant consent to the extent claimed by the applicant for the following reasons;

1. the original consent was granted 15 years ago and much has changed.
2. consents were granted individually and not for the whole area now applied for
3. the application itself has changed see para 18 above (a-h)
4. the TNP BE2 imposes a new policy test.

compliance with the Neighbourhood Plan

o the impact on Twyford in respect of

- landscape both outside and inside the site
- relationship to adjacent housing
- hours of work and noise
- extra traffic
- cycling
- footpaths
- pollution
- flood

o cumulative impact with other developments proposed.

TPC does not accept that the consents of 2008, and subsequently, commit the planning authority to grant consent to the extent claimed by the applicant for the following reasons;

1. the original consent was granted 15 years ago and much has changed.

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2. consents were granted individually and not for the whole area now applied for
3. the application itself has changed see para 18 above (a-h)
4. the TNP BE2 imposes a new policy test.

TPC will identify areas of concern and identify aspects which TPC;

- o support
- o object to
- o requires additional information is required to understand the proposals.
- o support subject to safeguards and conditions
- o modification

TPC will raise formal objection add to all these matters only understanding that they may be settled by either further information or changes to the current application.

In addition, the use of the 12-acre field for SUDS and waste disposal and its after use for enhanced biodiversity managed by the applicant seems also to be an efficient and imaginative use of land.

• **B. TPC Objections**

1. Development outside the Settlement Boundary and outside the Blue Line shown on TNP

BE2. a. Car park

b. Hub

c. Temporary CP

A. TPC Support

It is clear that the application conforms in key respects to the Development Plan policy in the Twyford Neighbourhood Plan Policy, BE2. The key areas of parish support are for;

1. commercial development within the blue line shown on BE2.
2. the substitution of commercial development for the Care Home
3. the removal of the mill.
4. the bringing forward the development to facilitate the relocation of existing tenants.
5. the provision of a through footway connection from Northfields to the PROW to the east of Bournefields
6. The HUB in so far as it is open to the public.

In addition, the use of the 12-acre field for SUDS and waste disposal and its after use for enhanced biodiversity managed by the applicant seems also to be an efficient and imaginative use of land.

B. TPC Objections

1. Development outside the Settlement Boundary and outside the Blue Line shown on TNP BE2.

Three areas are shown for development that are outside the blue line on TNP Plan 6 which defines the extent of the commercial area.

a. Car park

b. Hub

c. Temporary CP

Policies TNP SB2 (following SDLP SD25) require exceptional circumstances to be shown to justify development in the countryside. However none has been given in the application or its supporting information. No mention is made of the need for the temporary car park as part of the application. If

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the applicant has a case to make for these three proposals, it needs to be made and the TPC need to be given the opportunity to consider the reasons given.

TPC considers it unlikely that special circumstances can be shown and objects as follows:

Area 1: The car parking area south of the mill

This proposal is for a large car parking area for about 60 cars on a gravel base use. Its area is 0.15 ha. Until recently it contained a substantial bund, 5 metres high, with trees on it to screen the mill from wider views. The trees were cut down about four years ago and the bund lowered about two years ago. It is now in use for parking for the mill, but with no consent for the use.

This area was shown on the approved plans for the care home to be part occupied by the building with a garden surround.

It is outside the BE2 boundary in the TNP. It is identified for planting in BE2: see BE2 d . No justification is given in the planning statement to explain the proposal for parking and the protective bund. There is no explanation over its function.

The proposal will have a clear and harmful effects on properties in Bournfields and properties backing onto Northfields. It extends the commercial use into the buffer zone between the residential area and the commercial. It is not Previously developed land.

DECISION OBJECT

Reasons: It is contrary to TNP BE2 d and SB 2 and to SDLP SD25 as being outside any settlement boundary and not identified for development by any other policy. SB 2 and SD25 permit development only in exceptional circumstances and list detailed criteria which must be satisfied. None of this is included in the planning statement.

ACTION 1 Delete from plan and substitute with Planting as In TNP

ACTION 2 Reassess adequacy of parking provision.

Area 2 The HUB

This is located in the NW corner of the Open space area, SW of the Commercial area. It faces across the open space.

Apart from being outside the Blue Line shown on TNP Plan 6, the HUB occupies a site on which trees have been recently felled. These trees have been a key element in all approved plans as part of the landscaping. This area is not shown for development in any of the consents and is not previously developed land.

It has not been spelt out who will be able to use the HUB or what it will offer and for what other purposes. Its status is not clear as it does define its use as a community building or for ancillary business.

The Hub building is outside the BE2 development boundary is shown for planting so is subject to BE2 d. it is in the countryside and so contrary to TNP SB2 and SDLP 25. The Planning Statement does not put forward the special circumstances which have to be shown nor does it address the criteria. There is ample space within the development boundary for this small building.

The removal of the well grown trees to make room for it has harmed the setting of the Commercial area where a substantial block of planting was visible from Northfields and to the South.

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Reasons: contrary to TNP BE 2 and SB2 and SDLP 25 as being outside any settlement boundary and not identified for development by any other policy. Also contrary to TNP BE 2 where it is shown for planting and for impact on the local landscape

ACTION 1 Amend Plan to show HUB within layout
ACTION 2 Replace felled trees in Landscape plan.

Area 3 The temporary car park on the green field

This is a large site to be used for parking for a temporary period of four to five years. It occupies the eastern part of the open space about new details of the layout of the impact on the landscape is indicated. Although shown in supporting documents, the temporary use and the works are not applied for nor are they specified. It is not shown on the Master Plan. The Planning Statement does not identify this as a departure from policy. No explanation is given as to why it is necessary or why it is justified.

It is outside the BE2 boundary and therefore subject to TNP SB2 and SDLP25.

There will be a clear impact on the local landscape and loss of amenity for the Hazely Enterprise Park for a significant period of time. TPC would expect they need to car parking to be met within the already developed areas of the Estate without the need for intrusion into the countryside.

DECISION OBJECT

Development is in the Countryside, contrary to TNP SB2 and to SD25

ACTION 1 delete from Plans.

ACTION 2 show in Phasing Plan how temporary car parking is to be accommodated within the area for redevelopment .

3 Object to failure to show how the traffic is to be accommodated within the existing highway network, in particular, the Hazeley Road and its junction with B3335 or to indicate any means of mitigation.

a. The TNP policy BE2 requires new development on this site to show that it can be adequately accommodated within the existing highway capacity. The applicant's traffic study assesses the impact by comparison with the extant planning permissions. The proper comparison to comply with policy therefore has not been done .

b. The capacity of the Hazeley Road junction with B3335 plus the length 200 m to the east is currently being exceeded on a regular basis as a result of multiple contributory factors, one of which is the volume of traffic. The current problems are not referred to in the Traffic Study. These problems are;

- i. High volume of cars
- ii. Congestion on a daily basis
- iii. Pedestrian vehicle conflict
- iv. Vehicle conflict
- v. Inadequate carriageway and footway width
- vi. Lack of footways between the village and the access to the Commercial area
- vii. Inadequate parking
- viii. Multiple accesses
- ix. Multiple uses

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- c. The Traffic study fails to take into account the cumulative impact of other proposals on the capacity of Hazeley Road. These include;
- i. Multi Turn's proposals for doubling the size of their factory (decision pending)
 - ii. the proposed housing in accordance with TNP DB1 (currently applied for to SDNPA)
 - iii. the increase in the usage of B3335 through the village as a result of housing in Colden Common, Bishops Waltham, Fair Oak and Hedge End
 - iv. the Bushfield Business park and
 - v. the limiting of capacity in M3 as a result of the abandonment of smart Motorway proposals.

d. The Traffic study bases its forecasts for the split of traffic going east or west on historic usage, with 68% going west via Hazeley Road junction. No attempt is made to analyse this or to forecast the likely destination. TPC believe this underestimates the likely desire to go west.

e. The routing of heavy lorries over 7.5 tonnes is currently a long diversion via Morestead Road to avoid the village. The Traffic study counts HGVs as those over 3.5 tonnes so no proper comparison can be made.

This lack of proper information to address a real problem and a key policy issue is a major concern for TPC. More information is required on a., b., c. d. and e. for the Highway Authority to be adequately informed.

In addition, the applicant fails to mention policy TNP MA2 which is the Development Plan proposal to solve the traffic issues by providing an additional road link to the North to connect the Estate directly with B3335.

The applicant indicates that no CIL is to be paid. This leaves the parish with a complex problem it has no means of solving.

The applicant should be invited to indicate how traffic impact is to be mitigated.

DECISION OBJECT

Reasons Contrary to TNP BE2 b and MA2 in that the application;

d. fails to investigate the effect of his proposal on the overloaded Hazeley Road

e. fails to make any proposals for mitigating the effects of the development on the existing overloaded network,

f. fails to address TNP's proposal for a new link for the Commercial area to the B3335 (i.e. MA 2).

No alternative is explored .

2 Cycleways

TPC considers that TNP BE2d plus the wider sustainability objectives of the SDLP and TNP require more from this application than cycleways stopping at the boundary of the application site . The applicant has agreed to explore with TPC a more attractive, safer and shorter route for cycling to connect the commercial area and the Northfields housing to the B3335 via a new connection to the north.

DECISION OBJECT

Reason: failure to contribute to the improvement to the wider cycleway network

3 The Western Sector Bordering Northfields/Retention of Existing Trees within the Estate.

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This is one of the most sensitive areas of the application at the point where the Commercial and industrial uses are closest to housing. At present there are no industrial buildings on the land adjacent to the residential areas. This was the farm area where the small original chicken sheds still stand with a wide grassed area in front of what used to be the egg farm shop. On either side, within the site, there are trees on both sides largely enclosing the low old sheds with the dominating mill behind. There is a thin boundary tree belt separating this sub area from the housing. It has been an area of very low activity. The nearest industrial building to the housing is approximately 100m away.

The proposed layout shows new factory buildings, Units 3 and 4, moved close to the boundary, tight up to the tree belt. The buildings are described as Light industry/High tech. It is 7.68 m to ridge, one with a large yard in addition to onsite car parking. The building has high level windows on the residential side and blank end elevations.

The two buildings are placed side by side separated by the foot access to the Estate some proposes shrubs and two small trees.

It is believed that these buildings are intended for use by the existing tenants. The applicant has requested hours of work of 6.0am to 10pm to comply with other units on the site.

The combination of two large buildings side by side with windows to the rear operating from 6am to 10pm with a weak tree screen will be a radical change for the adjoining residents. It does not make for any kind of transition from the small-scale residential buildings and domestic uses to the factory environment and scale. For instance, the foot entrance to the estate is between the bare flank wall of the two buildings, making a stark and forbidding entrance. The acceptability of this approach depends upon visual and functional separation. TPC would request buildings 3 and 4 should be reconsidered, as smaller in scale and used as offices similar to those currently in use. This should provide a better transition both in appearance and use.

In discussions with the applicant, the Parish Council's concerns on each of these issues have been expressed. The applicant has indicated that further thought will be given to the points raised and will look to see if adjustments can be made to the plans. Should alternatives be proposed, the Council wishes to have an opportunity to consider them.

DECISION OBJECT

Reasons:

- i to the layout of Buildings 3 and 4 and their plots on account of the excessive removal of the trees in this area (combined with other tree removal) and to the scale and design including high level windows on the west elevations and proximity and poor relationship to the residential areas
- ii to the proposed hours of work 6.00am to 10 pm

C. Support subject to conditions, or further information

1. 12 Acre Field.

The principal developments on the 12-acre field are its reprofiling to create swales with the introduction of butyl for SUDS and for tipping. These operations are to take place on different parts of the field. They are two separate engineering operations over a large area. The use for enhanced biodiversity is an after-use which would normally be required both for the SUDS land and following the tipping operations required. The application should incorporate the proper description of the application and not solely the after use. The Parish Council requests that it be amended.

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Further details on the tipping quantities needs to be formally confirmed (6000 cu m of treated spoil and 10,000 cu m of other inert spoil) and the effect on the ground form proposed. Confirmation is required for the process for removing contaminants and its effects on residential areas. Likewise, the process for the removal of asbestos from the site, the effectiveness of the treatment of contaminated soil and the asbestos and the effect on the proposed ground form requires confirmation.

TPC presume that the agencies responsible for ensuring safe disposal of contaminants and of tipped material and of the after-uses of tipped land and of land used for SUDS will apply the necessary conditions

The various conflicting views on how biodiversity is to be managed need to be reconciled and the main principles of access by the public (if any) established.

TPC is not expecting to make any proposals or claim for its use which it sees as a matter for the applicant. TPC would expect this soil is capable of restoration to downland and would welcome its addition to the nearby areas of existing high value downland nearby ((Waterworks and Reservoir Down). TPC would prefer the field to be restored to open downland which is best maintained by sheep grazing. I.e., retained in agricultural use with pond if desired with limited tree planting. If downland is not intensively grazed it will be invaded by hawthorn and blackthorn TPC require no public use as open space needs are provided for. There should be no liability to public purse for ongoing maintenance.

The applicant's initiative in responding to the Archaeologists comments on the high potential of the 12-acre field are welcomed as they give an opportunity to inform the final plans for the field. Subject to these safeguards TPC supports the proposed use of the field as an imaginative and efficient use of land.

2. Flooding

Flooding takes place in Twyford when prolonged rainfall causes springs above the Morestead crossroads to rise. A flow of between 0.5 and 1.0 cu m per sec then flows across the Morestead road and down the Hazely valley to Twyford. One effect is to cause a deep pond to form in the highway just below the Morestead road crossroads; this makes the road impassable to all normal traffic. The Hazeley Road is also flooded at other points including within the village itself. This is not mentioned in the Flood Risk assessment. It needs to be addressed. Development should be made contingent on the delivery of the Flood Mitigation scheme as proposed in TNP and supported by HCC, WCC and SDNPA. Please secure the applicant's agreement to this.

3. External/perimeter landscape

The plans need amending in respect of the block of woodland SE of the mill where a large gap is shown where there are well grown trees. Better management and further planting is required in this area to provide a buffer with Bournefields.

The plans do not include an assessment of ash die back on the perimeter trees which contain a high proportion of ash. The wholesale loss of these to die back or felling would compromise their function of screening the estate from longer views. A condition needs to be imposed requiring this work to be done with a replanting of trees to replace the ash.

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The sections of the perimeter trees do not appear to have been actively managed especially along the west and south boundaries. A condition to require regular maintenance of the perimeter should be imposed.

4. Public Footpath connection

A Footpath connection between Northfields Road and Hazeley Road through the proposed development is shown. This would be a very valuable public benefit. A condition is required to ensure its delivery and the terms of its use

5. The HUB

This is shown as a facility for meeting the social and other needs of the estate including a café. The terms of its availability to members of the public are not defined in the supporting information. The availability of the café at least to Twyford residents would probably be of benefit. With a condition to secure this imposed, on this basis support for the HUB is given

6. Light, Noise and Odour

Residents in Twyford, particularly those living in Northfields, Bournefields and Bourne Lane, have suffered from foul odour, noise and penetrating day and night emanating from mill operations for over four decades. A comprehensive record is held by WCC EH to this effect along with limited success of eradicating these issues. The removal of the mill provides an opportunity to resolve these issues completely. Conditions for strict adherence to regulations controlling odour, noise and light must be set as part of any approval given.

This representation was approved by Twyford Parish Council on 29th June 2023