

**WINCHESTER CITY COUNCIL
PLANNING COMMITTEE**

Case No: SDNP/25/00564/FUL
Proposal Description: Erection of a portal framed timber barn with associated landscaping and works
Address: Land adjacent to Church Lane, Swanmore, Hampshire
Parish, or Ward if within Winchester City: Swanmore
Applicants Name: Mr Robert Matthews
Case Officer: Lisa Booth
Date Valid: 26.03.2025
Recommendation: Application Permitted
Pre Application Advice No

Link to Planning Documents

[SDNP/25/00564/FUL | Erection of a portal framed timber barn with associated landscaping and works | Land adjacent to Church Lane Swanmore Hampshire](#)



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Reasons for Recommendation

Planning permission is recommended for approval because it is considered that the development accords with the Development Plan, South Downs Local Plan 2014-2033 policy SD39.

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

Amendments to Plans Negotiated

None

Site Description

The site is an established orchard which lies to the west of Droxford Road and the south of Church Lane in Swanmore. It is situated near the outskirts of the village within the South Downs National Park.

The whole site (within the red and blue lines) consists of 4.7 hectares of farmland, of which 4.08 hectares constitutes apple production of numerous varieties set within the 49 rows of orchard trees across the site.

The site is enclosed with substantial hedgerows and treelines along the boundaries. There are two farm entrances, one on the corner junction with Droxford Road and the other has recently been added under permitted development rights along Church Lane to the north.

The northwestern boundary is lined with a residential property and arable field. The south-western boundary is a continuation of the orchard. The south-eastern boundary abuts the Droxford Road.

Proposal

The proposal is for the erection of a portal framed timber barn with associated landscaping and works in conjunction with the use of the site as an established orchard.

Relevant Planning History

None

ConsultationsService Lead – Sustainability and Natural Environment (Ecology)

- No objections subject to measures, conclusions and recommendations within the Ecology report secured by condition (5) and subject to a S106 to secure significant BNG.

Service Lead – Sustainability and Natural England (Landscape)

- Concerns raised.

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Service Lead – Sustainability and Natural Environment (Trees)

- No objection subject to condition.

Service Lead – Public Protection (Environmental Health)

- No Comments

Hampshire County Council (Highway Authority)

- No objection subject to conditions.

Representations:

Swanmore Parish Council

20th August 2025

- Size and scale of the barn: Whilst we accept that some welfare and storage facilities may be necessary for the management of the orchard, the issue of why such a large amount of storage is needed has still not been addressed. We also cannot understand why a bowser diesel tank would be required for an operation of this scale?

The planning consultant's letter fails to provide additional information to justify the size, scale and height of the proposed barn. We again make reference to Policy SD39. The proposed barn is not of a minimum scale required to meet the identified agricultural need of restoring the orchard:

"Development proposals for new buildings or structures for the purposes of agriculture or forestry will be permitted where:

a) There is an agricultural or forestry need for the development within the National Park and its scale is commensurate with that need;

Access: We do not accept that the access point was created under permitted development rights as stated in the letter.

Schedule 2, Part 2, Class B of the Town and Country Planning Order 2015 permits access "where that access is required in connection with development permitted by any Class in this Schedule (other than by Class A of this Part)."

The proposed barn is not permitted development hence why there's a planning application. The proposed access should have formed part of the planning application.

- ***Officer comment: The access was required in relation to the maintenance of the existing orchard itself. WCC Enforcement have confirmed that the access is permitted development and does not require planning permission in its own right and its formation does not form part of this planning application.***

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Visual impact: According to the planning statement the height of the barn will be 6.5 m. We do not accept that existing mature vegetation and orchard planting would provide adequate screening of the barn for surrounding footpaths.

Polytunnel and bore hole:

We understand that these have been created on the land and that the planning enforcement team are investigating whether prior permission was sought. This is concerning given the status of the orchard as a Habitat of Principal Importance under the Natural Environment and Rural Communities (NERC) Act 2006 with the ensuing duties and obligations that this brings for the land owner.

- ***Officer Comment: These do not form part of this application and are not being considered.***

25/04/2025

The design of the barn and the proposed building materials are out of keeping with this very rural part of the village.

The building's scale and size, in particular its excessive height, are disproportionate to the size of the site.

The Council is concerned about the proposed destruction of part of the orchard. We note that the orchard is a Natural England Traditional Orchard and as such is a designated priority habitat and a wildlife haven. Whilst we support any efforts to restore the orchard, we don't think that a barn of this size and scale is necessary to achieve this aim.

The Council is concerned about extra vehicle movements on to Church Lane which is single file and suffers from significant flooding in the winter months. The Council is concerned that part of a protected hedgerow has been removed to create the new access. The legality of this access is currently being investigated by WCC Planning Enforcement.

The application contravenes the general landscape led approach of the SDNP Local Plan. In particular:

Policy SD4. The proposal is not "...informed by landscape character, reflecting the context and type of landscape in which the development is located."

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

- Don't believe building is for the orchard enterprise
- Enhanced traffic generation
- New access destroyed hedgerow/other hedgerow been cut
- Too large/out of scale and character/inappropriate design
- Eyesore
- Future potential uses could be noisy

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- Red line is smaller than the overall holding – further barns could be built.
- Detimental to the local ecology
- Floods at Church Lane – will there be pollution from surface water run off.
- Impact on enjoyment of users of PRoW
- Not in accordance with SD39

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

- Orchard has been in a poor state being brought back into good working use will be a benefit both to the village and the national park.
- Building itself is a small area of a large orchard with little impact/consistent with other buildings in wider area
- Benefits outweigh the harm
- Should support people who are endeavouring to bring back into use parcels of land such as these as part of a diverse rural economy.
- To see this level of proposed investment is positive
- Will keep machinery secure and provided welfare facilities
- Welcome site to see this one brought back into use

Relevant Government Planning Policy and Guidance

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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). The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 189 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

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

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

- Core Policy SD1 - Sustainable Development
- Core Policy SD2 - Ecosystems Services
- 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
- Strategic Policy SD19 - Transport and Accessibility
- Development Management Policy SD22 - Parking Provision

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- Strategic Policy SD25 - Development Strategy
- Development Management Policy SD39 - Agriculture and Forestry
- 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

Supplementary Planning Document

Biodiversity Net Gain TAN March 2024

Ecosystems Services TAN

Dark Skies TAN May 2021

Design Guide SPD August 2022

Planning Considerations

Principle of development

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

Policy SD39 applies. The purpose of this policy is to enable farm and forestry enterprises to grow in a way that conserves and enhances the special qualities of the National Park. The construction of new or extended buildings for agriculture and forestry must meet an identified operational need within the context of the National Park purposes and duty. As they will normally be outside settlement boundaries, they should be built at the minimum scale required to meet that need.

Policies SD4 and SD5 apply. The purpose of these policies is to ensure that all development is of the highest possible design quality which reflects and respects the exceptional quality of the natural, agricultural and built environment of the National Park. Proposals should adopt a landscape-led design approach and seek to enhance local character and distinctiveness of the area.

With the recent closure of Hill Farm Orchard and the ongoing loss of traditional orchards in
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the area, this application represents an important opportunity to protect and sustain a valuable agricultural asset. The orchard is a key local resource, and its future viability depends on the appropriate infrastructure to support continued cultivation and maintenance. It is therefore considered that the proposed development is in accordance with Policy SD39 of the South Downs Local Plan and the principle of development is acceptable.

Assessment under 2017 EIA Regulations.

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

Impact on character and appearance of area

Traditional Orchards were added to the list of Priority Habitats in 2007. This was a result of research and campaigning by organisations such as Common Ground and local orchard groups which highlighted their importance for wildlife. Their priority status is well supported by wildlife and conservation organisations, but protection is still weak – we continue to lose a lot of this habitat every year.

Orchards, particularly traditional ones, are considered priority habitats in the UK because they are biodiversity hotspots, supporting many species of flora and fauna, including Nationally Rare and Scarce species. This is due to the diverse range of habitats within them, from the trees themselves, which offer features like hollow trunks and dead wood for invertebrates, to the surrounding grassland, scrub, and hedgerows.

Although a number of local objections have been raised, the barn is essential for managing the orchard with appropriate machinery. The layout shows internal areas for machinery storage, welfare facilities for workers, and apple storage. Its timber-clad, typical agricultural design, measuring 17.8m by 13m, with an overhang of 3m. The height is 6.5m to the ridge and is of a tiered roof design which provides the height for the machinery, whilst reducing the overall bulk of the building. Materials proposed are considered to be sympathetic to the rural nature of the site and typical of an agricultural building, using timber oak cladding and black or grey profiled sheet roof (condition 2). Although the Landscape Officer has raised concerns, a planning balance has to be made regarding the agricultural need to be able to maintain and preserve the orchard and the relative impact the building will have on the landscape.

Photographs from surrounding public footpaths have been submitted to support the visual impact assessment. The barn is sited in alignment with the neighbouring property, Church Cottage, and at a respectful distance to avoid amenity impacts. This location was agreed upon with the adjacent neighbour prior to submission. The barn is not isolated and relates well to the established built form and will sit towards the road frontage in-between Church Cottage and the cluster of farm and residential buildings to the east (Old Hill Farm/Hill Farm House/The Byre/Hill Place Cottage)

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The proposed barn will not be visible from nearby public rights of way due to existing mature vegetation and orchard planting. Views from the southern footpath will be screened, with only limited glimpses of the roof possible. Views from the southwest, including Vicarage Lane and adjacent paddocks, are distant and similarly screened by trees and boundary planting along the western edge of the field.

While the barn will be visible from Church Lane at the point of access, this will be mitigated through the establishment of appropriate native hedgerow planting. Incorrect hedgerow species was initially planted in error; this is being rectified with species that will enhance both ecology and the landscape character.

The Landscape Officer noted concerns about removal of an area of the existing orchard, reducing its overall size, and that it would not seem to conserve or enhance existing landscape features. This site has an importance to be conserved and to do that would require the provision of the barn to be able to do that functionally. The area that the barn is to be sited is the least harmful in terms of loss of orchard trees or additional boundary treatment (excepting of the new access). Therefore, a planning balance needs to be made regarding the best placement on the limited area of land with the least number of orchard trees and the loss of some of those trees and the requirement to support the long-term production and safeguarding and enhancement of the protected orchard.

It should be noted that if the holding was 5 hectares or more (0.3ha larger than the existing site) an agricultural building of 1000m² would be permissible, and an application could be submitted under the prior notification route. This proposal is only 267m² floor area, which is commensurately smaller than what could be proposed should the applicant purchase additional land, which is a possibility. This is a very intensive and concentrated agricultural undertaking and the size of the building is seen to be commensurate with the needs of the holding and size of the equipment required to maintain and support the rural enterprise. (It should be noted that the orchard consists of land within the red *and* blue lines on the site plan). This will enable the orchard to be enhanced further which will lead to the orchards ongoing protection and protection of the special qualities of the National Park.

There are not uninterrupted views of the land, and the building is best placed in terms of wider visibility, retention of boundary treatment, access and enhancement.

The changes that have already occurred through the construction of the entrance have been constructed under permitted development rights. The loss of the hedge will be recompensed through additional hedgerow planting, which is supported by the Ecology Officer. Although the creation of any new access could be seen to be unsympathetic to the character of the location, permitted development rights exist and therefore there is sometimes limited control over certain development. A new wooden 5 bar gate is to be erected at the entrance, set back from the highway. This is considered to be acceptable and in character with the rural environment.

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In summary, this is a relatively small development on the scale of the National Park. Significant biodiversity and landscape enhancements will be made and will enable the more productive conservation of the orchard in compliance with policy SD39 of the SDLP.

Development affecting the South Downs National Park

The application site is located within the South Downs National Park

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) updated 2023. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 189 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

The site is located within a countryside location, consisting of an established fruit orchard and the proposed agricultural barn, whilst having a physical presence is deemed justifiably necessary in conjunction with the holding. Views of the building will be glimpsed from surrounding PRoWs and its presence will be similar to any other agricultural building. It is not considered that it will be detrimental to the character of the National Park's landscape. The site is considered to be well established with dense boundary vegetation on all sides, and biodiversity and landscape enhancements will mitigate the provision of the buildings.

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

Historic Environment

The development lies approximately 114m from the nearest Grade II listed building to the south-west (Hill Farmhouse).

Relevant Legislation

The preservation of the special architectural/historic interest of the listed building and its setting (Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas Act 1990; SD12 and SD13 (South Downs Local Plan); NPPF (2024) Section 16.

Guidance

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

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The historic environment section of the Planning Practice Guidance further outlines the role of the Local Planning Authority in considering the effects of new development that are in the vicinity of or affect the setting of listing buildings and heritage assets. Paragraph 212 of the NPPF advises that great weight should be given to the conservation of a heritage asset in considering the impact of a proposal on its significance (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 213 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Policy SD12 and SD13 of SDLP ensure that development preserves and enhances heritage assets and their settings.

Due regard has been given to these requirements, as set out in the assessment within this report.

The development lies 114m from the nearest Grade II listed building, Hill Farmhouse. The proposal will not alter the impact on the setting of the nearby listed buildings, which is separated by distance, vegetation and roads. There are no significant alterations which would alter this setting. It is therefore not considered to impact on the setting or historic fabric of the listed building.

It is considered that the proposals will preserve the significance of the listed building and its setting. The proposals would accord with the requirements of Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas Act 1990, Section 16 para 212 of the NPPF (2024), Policy SD12 and SD13 of the South Downs Local Plan and the historic environment section of the Planning Practice Guidance.

Neighbouring amenity

The closest neighbouring property is Church Cottage, which is located approximately 30m from the proposed barn. The proposal aligns mostly along the same building line as Church Farm. Due to the intended use of the building for storage of machinery, apples, etc and the distance and intervening boundaries, it is not considered that there will be any detrimental impact in terms of noise or outlook to the amenities of the neighbouring property.

Other 'neighbours' have cited that there will be traffic implications from the use, however, the barn is to be used to store machinery and equipment, so there will be limited large vehicle movements to/from the site.

It is noted that there may be some construction traffic to build the barn, but this is of a temporary nature.

Therefore, the proposal complies with policy SD5 of the SDLP.

Sustainable Transport

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Whilst the access has been shown on the submitted plans, it would be compliant with Permitted Development Rights as under Part 2, Class B, the legislation allows for:

B. The formation, laying out and construction of a means of access to a highway which is not a trunk road or a classified road, where that access is required in connection with development permitted by any Class in this Schedule (other than by Class A of this Part).

Church Lane is an unclassified highway; therefore, the creation of an access would be compliant with Permitted Development in its use in connection with the orchard.

The Application Site is situated adjacent to Droxford Road and Church Lane. Access to the site is currently gained via two points of access, with one access being located at the corner of the Droxford Road/Church Lane junction, and another access located on Church Lane. The proposals seek to utilise the existing Church Lane access. Given its abrupt relationship to the junction, the additional field gate access was added along Church Lane to the north more recently. This site access takes the form of a vehicle crossover and includes junction visibility splays of 2.4m x 31m and 2.4m x 36m. Vehicle swept path analysis plans have been provided which demonstrates that the access can accommodate tractor turning movements. Overall, there are no concerns with the continued use of the access in relation to the proposed development. On this basis, there are no concerns with the proposed internal site layout.

Regarding traffic generation, the supporting information states that the proposed development would generate approximately two to four vehicle movements per day. The wider site is already used as an orchard, and accordingly, the orchard would already generate an element of traffic. It is also noted that the proposed barn would be used to store equipment which would be used in connection with the orchard. On this basis, it is considered unlikely that the proposed development would result in a material increase in traffic generation.

Therefore, the proposal complies with policy SD19 of the SDLP.

Ecology and Biodiversity

A comprehensive Ecology Report was submitted and assessed by WCC Ecology Officer as part of the application and ecology enhancements include installing bat roost and bird nesting features. These and avoidance and mitigation measures detailed in the Ecological Impact Assessment such as prohibiting construction traffic, or materials storage outside of the defined construction area, not allowing vehicles to drive between trees, rows of trees or towards the woodland and veteran trees and a precautionary working method for reptiles and amphibians are all considered appropriate have been conditioned (5). Lighting is also controlled by condition (6).

Biodiversity Net Gain

The proposals would result in a 12.2% biodiversity net gain in habitats and a 11.94% gain in linear vegetative features on-site. These include enhancing the existing orchard with a native hedgerow and trees along the site frontage, within the access and down the

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western boundary. The proposals are confirmed to result in biodiversity gains in accordance with local and national policy and relevant legislation and are acceptable in principle.

Although there will be some initial loss of orchard trees the Biodiversity Net Gain more than makes up for the initial loss. The proposals are considered 'significant' with some degree of technical complexity and ongoing management and therefore this will be secured by a S106 Agreement prior to any decision being issued.

Therefore, the proposal complies with policies SD2 and SD9 of the SDLP.

Sustainable Drainage

Areas for parking are to be provided and a condition has been added to ensure that details are provided for foul and surface water drainage and that the development is not be brought into use until all areas indicated to be used for vehicles and pedestrians on the approved plan have been laid out with a drained surface. Provision will be made to direct run-off water from the surface to a permeable or porous area or surface within the curtilage of the development and retained for the lifetime of the development.

Therefore, the proposal complies with policy SD50 of the SDLP.

Other Topics

Dark Night Skies

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

The stable building is located within Dark Night Sky Zone E1b – Transition Zone. No external lighting has been proposed as part of the submission. A condition has been added to require any lighting details are submitted should this be required (condition 6)

There are limited window openings and due to the intended use of the building it is not considered expedient to require these to be tinted or have black out blinds.

Other Development

Comments have been raised about other development being undertaken on site including a new access (discussed above), a bore hole, a polytunnel and damaging/cutting back of hedges. The access has been deemed to be permitted development and the enforcement case has been closed on this matter. The other 'development' is currently being investigated by the Enforcement Section and does not form part of this application.

Equality

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

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

Planning Balance and Conclusion

The principle of the development within the countryside is acceptable and the development would not have a significant adverse impact upon the character and appearance of the site and wider area. The proposal is not considered to lead to an adverse impact upon the amenities of the neighbouring properties.

In conclusion and based on the above assessment, the proposal is acceptable and will not have an adverse impact upon the site and surrounding area. The development therefore complies with policies SD4, SD5, SD19, SD25 and SD39 of the SDLP.

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

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for Biodiversity Net Gain the Local Planning Authority has had regard to the tests laid down in para 58 of the NPPF which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

Application Permitted subject to the following conditions and subject to the completion of a S106 agreement with obligations relating to Biodiversity Net Gain:

Legal Agreement – Heads of Terms

A S106 is required for securing 'significant' on-site BNG, including habitat management and appropriate monitoring obligations / fees.

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".

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

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. Thereafter the development shall be carried out in full accordance with the approved schedule and samples.

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 of 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.

4. In the event that the use of the building for agricultural purposes (as defined by Section 336(1) of the Town and Country Planning Act 1990) permanently ceases within 10 years of the date on which the development is substantially completed, and no planning permission has been granted for an alternative use within 3 years of that cessation, the building shall be removed from the land and the site restored to its former condition or to such condition as may be agreed in writing with the Local Planning Authority.

Reason: The site lies in an area where development which cannot be justified as essential to the needs of agriculture or forestry would not normally be permitted.

5. The development shall be carried out in accordance with the measures, conclusions and recommendations and to the timeframe for implementation as set out within Ecological Impact Assessment by South Downs Ecology (February 2025) which include prohibiting construction traffic, or materials storage outside of the defined construction area, not allowing vehicles to drive between trees, rows of trees or towards the woodland and veteran trees and a precautionary working method for reptiles and amphibians. Thereafter, the compensation measures shall be permanently maintained and retained in accordance with the approved details.

The additional ecological enhancements detailed in section 8.0 such as installing bat roost and bird nesting features are all considered appropriate and should be carried out in accordance with the measures, conclusions and recommendations in Section 8.0 and to the timeframe for implementation as set out within the Ecological Impact Assessment by South Downs Ecology (February 2025)

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

6. Details of any external lighting of the site, both during construction and operation, shall be submitted to, and approved in writing by the Local Planning Authority prior to the occupation of the development. The lighting scheme should be in accordance with Guidance Note 08/18 produced by the Bat Conservation Trust (BCT), Institute of Lighting

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Professionals (ILP) and artificial lighting guidance note 08/23. 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.

7. Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before development can begin. Percolation testing and infiltration testing is required for the drainage field and soakaway.

The development shall not be brought into use until all areas indicated to be used for vehicles and pedestrians on the approved plan have been laid out with a drained surface. Provision shall be made to direct run-off water from the surface to a permeable or porous area or surface within the curtilage of the development. Such areas shall be retained as such for the lifetime of the development.

Reason: To ensure adequate provision for surface water drainage and in the interests of highway safety.

8. No development shall take place, (including any works of demolition), until a Construction Method Statement has been submitted to, and approved in writing by, the LPA. The approved statement shall include scaled drawings illustrating the provision for:

- a) The parking of site operatives and visitors vehicles
- b) Loading and unloading of plant and materials
- c) Management of construction traffic and access routes
- d) Storage of plant and materials used in constructing the development
- e) Wheel washing facilities.

Works shall be carried out in accordance with the approved Construction Method Statement for the duration of the construction period.

Reason: In the interests of highway safety.

9. No development including site clearance, demolition, ground preparation, temporary access construction/widening, material storage or construction works shall commence on site until a Tree Protection Plan prepared in accordance with BS5837:2012 "Trees in relation to design, demolition and construction" has been submitted to and approved in writing by the Local Planning Authority. The plan shall include the specification and positioning of temporary tree protective fencing and ground protection where required. The approved tree protection shall be erected prior to any site activity commencing and

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maintained until the area is to be landscaped. No development or other operations shall take place other than in complete accordance with the Tree Protection Plan.

Reason: To ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with the National Planning Policy Framework (Dec 2024) and policy SD11 of the adopted South Downs Local Plan (2014-33)

Informatics:
11. Crime and Disorder Implications

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

12. Human Rights Implications

12.1 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.

13. Equality Act 2010

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

14. Proactive Working

14.1 The application required additional information and the Local Planning Authority worked with the agent to achieve a positive solution.

15. 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 -	SITE BASELINE HABITAT PLAN		11.02.2025	Approved
Plans -	SITE PROPOSED HABITAT PLAN		11.02.2025	Approved
Plans -	BIOTEC+2 GRAVITY SALES DRAWING	DS1473P	11.02.2025	Approved
Plans -	PROPOSED	PR01	11.02.2025	Approved

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

	FLOOR PLAN			
Plans -	PROPOSED ELEVATIONS	PR02	11.02.2025	Approved
Plans -	EXISTING SITE PLAN	S02	11.02.2025	Approved
Plans -	EXISTING ACCESS GATE ELEVATION	PR03	11.02.2025	Approved
Plans -	EXISTING & PROPOSED SECTION	PR04	11.02.2025	Approved
Plans -	SITE LOCATION PLAN	S01	11.02.2025	Approved
Plans -	PROPOSED SITE PLAN AND ROOF PLAN	S03	11.02.2025	Approved
Plans -	PROPOSED SITE PLAN AND GROUND FLOOR	S04	11.02.2025	Approved

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