

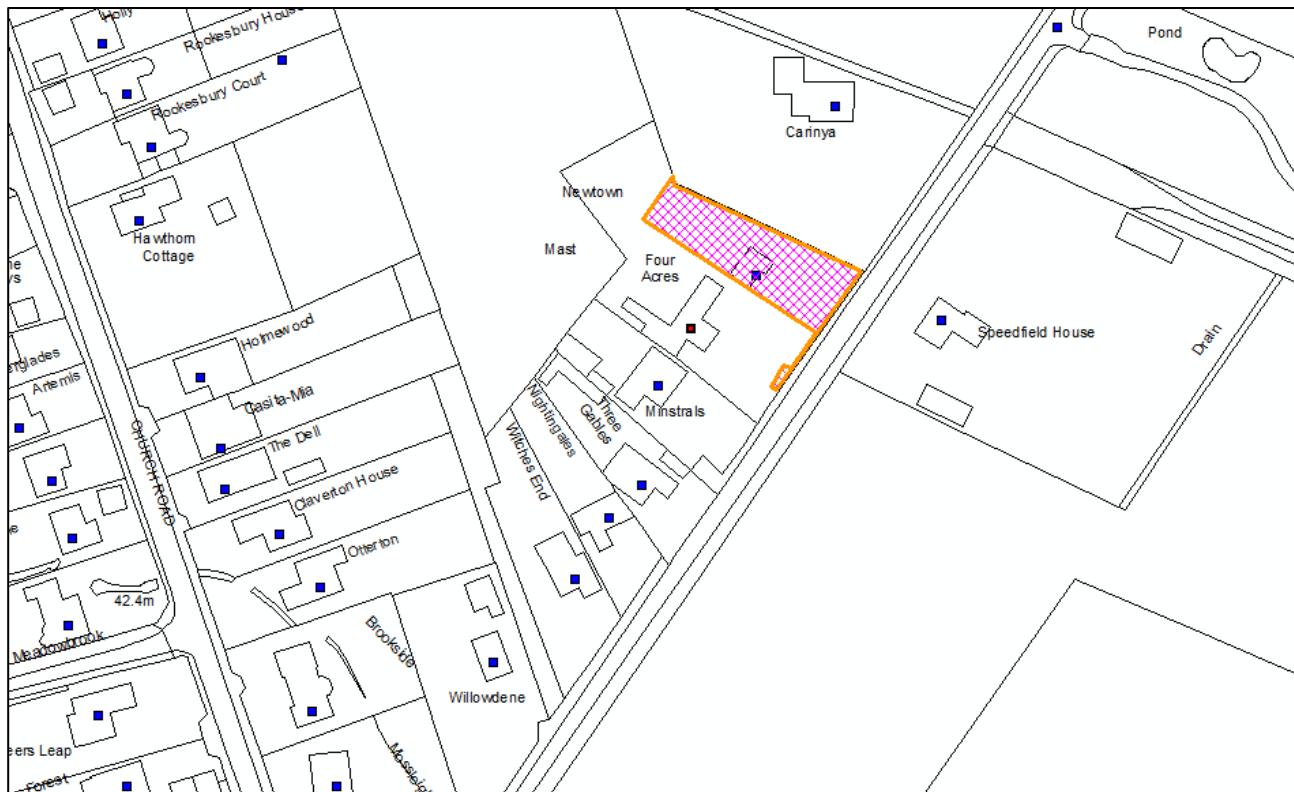
WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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

Link to Planning Documents

Link to page – enter in reference number 25/00572/FUL

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



© Crown Copyright and database rights Winchester City Council Licence 100019531

Reasons for Recommendation

Case No: 25/00572/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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

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

General Comments

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

Amendments to Plans Negotiated

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

Site Description

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

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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

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

Proposal

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

Relevant Planning History

None applicable to the application.

Consultations

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

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

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

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

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

Hampshire County Council (Highway Authority) – No objection

Natural England – No objection, subject to Grampian conditions

NatureSpace – No objection subject to conditions and informative

Environment Agency – No objection, subject to condition

Case No: 25/00572/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Representations:

Soberton Parish Council (initial response):

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

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

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

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

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

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

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

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

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

Case No: 25/00572/FUL

**WINCHESTER CITY COUNCIL
PLANNING COMMITTEE**

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

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

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

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

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

There were no Supporting Representations received.

Relevant Government Planning Policy and Guidance

National Planning Policy Framework (December 2024)

Section 2. Achieving sustainable development

Section 4. Decision-making

Section 8. Promoting healthy and safe communities

Section 11. Making effective use of land

Section 12. Achieving well-designed places

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

Section 15. Conserving and enhancing the natural environment

National Planning Practice Guidance

Case No: 25/00572/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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

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

DS1 – Development Strategy and Principles

MTRA3 – Other Settlements in the Market Towns and Larger Villages

CP2 – Housing Provision and Mix

CP13 – High Quality Design

CP14 – Effective Use of Land

CP16 - Biodiversity

CP17 – Flooding, Flood Risk and Water Environment

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

DM1 - Location of new development

DM2 – Dwelling Sizes

DM15 – Local Distinctiveness

DM16 – Site Design Criteria

DM17 – Site Development Principles

DM18 – Access and Parking

DM21 – Contaminated Land

DM23 – Rural Character

DM24 – Special Trees, Important Hedgerows and Ancient Woodlands

Local Plan (Regulation 19) 2020 – 2040

Strategic Policy SP2 - Spatial Strategy and Development Principles

Strategic Policy SP3 - Development in the Countryside

Policy D1 - High Quality, well designed and inclusive places

Policy D4 - Design Principles for Market Towns and Rural Villages

Policy D7 - Development Standards

Policy D8 - Contaminated Land

Policy T1 - Sustainable and Active Transport and Travel

Policy T2 - Parking for New Developments

Policy T4 - Access for New Developments

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

Policy NE5 - Biodiversity

Case No: 25/00572/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Policy NE6 - Flooding and Flood Risk

Policy NE14 - Rural Character

Policy NE15 - Special Trees, Important Hedgerows and Ancient Woodlands

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

Policy H1 – Housing Provision

Policy H4 - Development Within Settlements

Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

Residential Parking Standards 2009

Soberton and Newtown Village Design Statement 2002

Other relevant documents

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

Nature Emergency Declaration.

Statement of Community Involvement 2018 and 2020

Biodiversity Action Plan 2021

Position Statement on Nitrate Neutral Development – February 2020

Planning Considerations

Principle of development

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

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

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

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

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

Case No: 25/00572/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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

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

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

Assessment under 2017 EIA Regulations.

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

Impact on character and appearance of area

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

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

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

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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

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

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

Development affecting the South Downs National Park

The application site is located 0.41 miles from the South Downs National Park.

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) updated 2024. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 189 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

Due to the distance and intervening features, an adverse impact on the National Park and its statutory purposes is not identified.

In conclusion therefore, the development will not affect any land within the National Park and is in accordance with Section 11a of the National Parks and Access to the Countryside Act 1949.

Historic Environment

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

Neighbouring amenity

Policy DM17 of the LPP2 and D1 of the Emerging Local Plan identify Site Development Principles that must be followed, including that the proposal must not have an unacceptable adverse impact on adjoining land or neighbouring amenities by reasons of overlooking, overshadowing or overbearing, or any other adverse impact to primary amenity spaces. Furthermore, paragraph 135 (f) of the NPPF (2024) requires planning decisions to ensure that developments create places that are safe, inclusive and

Case No: 25/00572/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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

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

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

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

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

Sustainable Transport

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

Paragraph 116 of the NPPF (2024) sets out that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios. HCC Highways, as a statutory consultee on highway matters, have raised no concerns regarding the traffic generation associated with the proposed development. It is considered that the volume of trips likely to be generated by the proposed development would not have a material impact on the operation of the road network or on road safety.

Case No: 25/00572/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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

Ecology and Biodiversity

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

It is acknowledged that biodiversity net gain is required under the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). As the proposal would require Biodiversity Net Gain (BNG), an Ecological Assessment was submitted. To offset the projected biodiversity net loss, 0.53 habitat units are required. The Council's Ecologist confirmed that the calculations for BNG are correct in order to proceed with the standard conditions to secure its implementation (conditions 6 and 7). For clarity, the Biodiversity Net Gain calculation includes pre-development value (prior to site clearance taking place).

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

Appropriate Assessment.

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

The application will have a likely significant effect in the absence of avoidance and mitigation measures on European and Internationally protected sites as a positive contribution of 0.74 Kg/N/year is made. The authority has concluded that the adverse effects arising from the proposal are wholly consistent with, and inclusive of the effects

Case No: 25/00572/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

detailed in the Winchester City Council Position Statement on nitrate neutral development and the guidance on Nitrates from Natural England.

The Authority's Appropriate Assessment is that the application, coupled with a mitigation package secured by way of a Grampian condition, complies with this strategy and would result in nitrate neutral development. Natural England have been consulted and have no objection subject to the imposition of a Grampian condition. It can therefore be concluded that there will be no adverse effect on the integrity of the designated sites identified above in this regard.

This represents the Authority's Appropriate Assessment as Competent Authority in accordance with requirements under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Article 6 (3) of the Habitats Directive and having due regard to its duties under Section 40(1) of the NERC Act 2006 to the purpose of conserving biodiversity. Consideration of the Ramsar site/s is a matter of government policy set out in the National Planning Policy Framework (2024).

Sustainable Drainage

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

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

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

Trees and Landscape

Policy DM24 of the LPP2 and NE15 of the Emerging Local Plan allow development which does not result in the loss or deterioration of ancient woodlands, important hedgerows, special trees, ground flora and the space required to support them in the long term. The application site does not contain any trees.

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

Case No: 25/00572/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Contaminated Land

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

Equality

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

Planning Balance and Conclusion

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

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

Recommendation

Permit subject to the following conditions

Timeframe

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

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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

Approved Plans

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

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

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

Pre-commencement conditions

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

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

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

4. A detailed scheme for hard and soft landscaping, including details on any proposed hard surfacing and planting, shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify the type and extent of any hard surfacing and the species, density, size and positioning of any planting. The soft landscaping scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To improve the appearance of the site in the interests of visual amenity.

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

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

6. Development may not be begun on site unless:

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

Case No: 25/00572/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

(ii) The planning authority has approved the plan.

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

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

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

7. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan under Condition 6 has been submitted to and approved in writing by the Local Planning Authority (LPA). The HMMP shall include the following details:

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

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

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

Prior to Occupation Conditions

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

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

- a) A water efficiency calculation which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to and approved in writing by the Local Planning Authority.
- b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to and approved in writing by the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European sites by the development and be implemented in full prior to first occupation and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and
- c) All measures forming part of that mitigation have been secured and submitted to the Local Planning Authority.

Reason: To accord with the Conservation of Habitats and Species Regulations 2017, and Policy CP11, CP16 and CP21 of the Winchester District Local Plan Part 1.

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

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

Miscellaneous

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

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

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

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

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

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Authority. The development shall not be completed other than in accordance with the approved details.

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

13. Details of any external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles) and hours of operation. The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the tranquillity of the area from light pollution and to minimise the impact on surrounding habitats.

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

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

Informatics:

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

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

2. This permission is granted for the following reasons:

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

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

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

Case No: 25/00572/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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

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

PUBLIC RESPONSE

From: Cheryl Gosling (Soberton Parish Council)

Sent: 17 April 2025 17:46

To: Planning Mailbox Account

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

Good afternoon

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

Case No: 25/00572/FUL

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

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

Comments:

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

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

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

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

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

Case No: 25/00572/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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

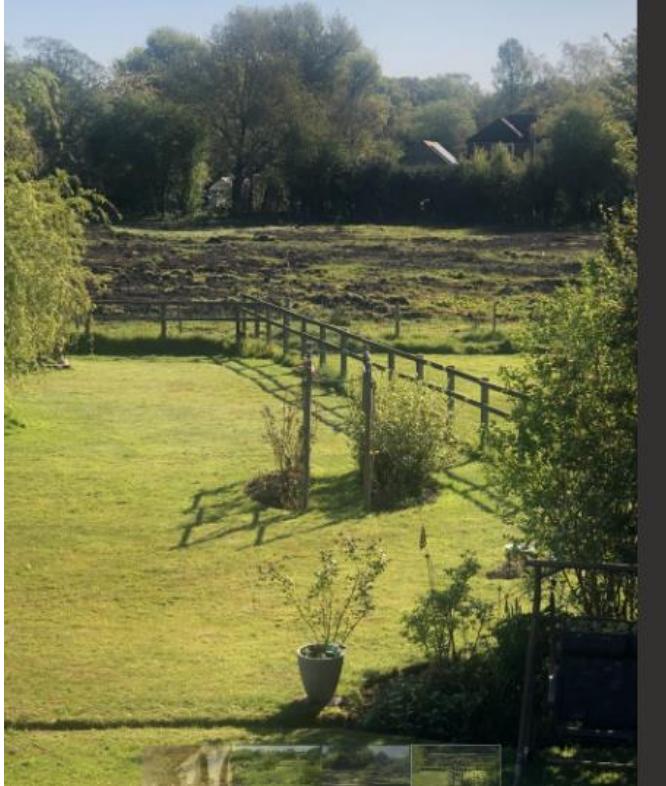
Thank you for consulting the Parish Council on this application.

Kind regards
Cheryl Gosling
Parish Clerk
Soberton Parish Council



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

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE



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

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

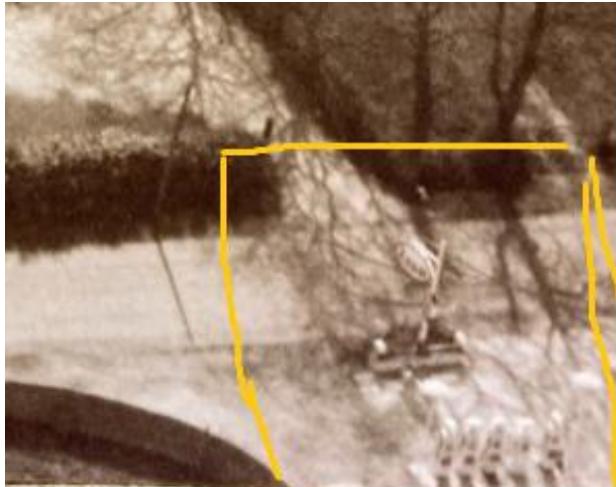


Photo above (viewing toward the south) displays former petrol station within proposal site along the front.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Appendix 2 – Parish Response – Amended drawings consultation

PUBLIC RESPONSE

From: Cheryl Gosling (Soberton Parish Council)

Sent: 27 May 2025

To: Planning Mailbox Account

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

Case No: 25/00572/FUL

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

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

Comments: Objection

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

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

Thank you for consulting the Parish Council on this application.

Kind regards

Cheryl Gosling

Parish Clerk

Soberton Parish Council

Appendix 3 – Parish Response – Amended drawings consultation

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

Case No: 25/00572/FUL (Amended)

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

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

Objection raised in May 2025

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

Case No: 25/00572/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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

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

Kind regards
Cheryl Gosling
Parish Clerk
Soberton Parish Council