

Planning Committee

Update Sheet

The information set out in this Update Sheet includes details relating to public speaking and any change in circumstances and/or additional information received after the agenda was published.

Item No	Ref No	Address	Recommendation
1	24/02818/FUL	Land Adjacent Titchfield Lane, Wickham	Approve

Officer Presenting: Nicola Martin

Public Speaking

Objector: Emma Rosling, Michael Purkins

Parish Council representative: Cllr Loraine Rappé

Ward Councillor: None

Supporter: Jonathan Cooper

Update

Wickham and Knowle Parish Council has provided a further objection, raising the following points:

- There is no longer a demonstratable need for sites

Officer's note: This is addressed on page 28 of the Officer's report. Paragraph 168 of the NPPF states that when determining planning applications for all forms of renewable and low carbon energy developments and their associated infrastructure, local planning authorities should:

- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and give significant weight to the benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future;*

- Earliest viable grid connection date of December 2036

Officer's note: This is addressed on page 27-28 of the Officer's report. The process for connection to the grid has been amended so that the new approach which is described as "first ready, first connected" allows projects to be fast tracked if they can be operational quickly, however projects cannot be fast tracked without a planning permission. A developer must demonstrate that they are ready to connect, at which point NESO will confirm a connection date.

- Cumulative impact with recently approved solar farm in Titchfield Lane area (24/02804/FUL)

Officer's note: This is addressed on pages 32-34 of the Officer's report. Some slight cumulative impact may be observed from some dwellings, however this would reduce as vegetation matures. WCC's Landscape Officer has advised that in his opinion there would be no intervisibility between this application and the approved solar farm

- If approved, additional conditions are requested: evidence of confirmed grid connection date less than 2 years from commencement; significant community benefit compensation is provided; traffic management scheme

provided by applicant and monitored by parish council & others

Officer's note: The condition relating to construction traffic management plan is provided and includes a mechanism for responding and addressing complaints. HCC as Local Highways Authority has confirmed that the revised Construction Traffic Management Plan is acceptable.

2 additional objections received from members of the public raising the following points:

Fire and safety

- Safety information fails to meet National Fire Chiefs Council (NFCC) guidance specifically, local hazards are not identified; lack of detail regarding the attenuation pond; lack of detail regarding battery capacity; no information relating to vapour cloud modelling or explosion strategy. This information should be provided pre-determination.
- HSE does not regulate BESS fire safety and do not take responsibility for safety in relation to grid-scale batteries
- Fire safety is a material planning consideration and NPPF requires LPAs to have regard to public safety. Detailed information is required at pre-planning stage
- Container separation distances are not met
- Proximity to sensitive receptors including high voltage transmission lines; railway line; ancient woodland; scout campsite; Wickham Village (1.8km distant)
- Concern regarding the attenuation pond and containment of contaminated fire water.
- Separation distances are inadequate

Officer's note: This is addressed in pages 46-48 of the report. NPPF paragraph 102 requires planning decisions to promote public safety by (inter alia) anticipating and addressing possible malicious threats and other hazards. Emerging Regulation 19 local plan policy CN5 requires that emergency plan include measures to ensure that risk of fire has been addressed. Officers have consulted with Hampshire & Isle of Wight Fire & Rescue who raised no objection subject to a condition. That condition has been later expanded following recent publication of updated NFCC guidance and includes the requirement to consider potentially affected receptors and audible warnings. Recent Appeal decisions (2023 & 2024) demonstrate that Inspectors and the Secretary of State are content that detailed matters associated with fire safety may be addressed by planning condition. Details relating to surface water drainage and firewater containment and disposal are required by pre-commencement conditions 4 and 7.

With regard to proximity of receptors; National Grid raised no objection

provided statutory clearance is maintained; Network Rail did not wish to comment (PAGE 21); the site lies alongside ancient woodland and the 15m buffer has been maintained.

With regard to separation distances, this is addressed by condition 7 which requires that these are reviewed in line with the requirements of UL9540A which is the Test Method for Evaluating Thermal Runaway Fire Propagation in Battery Energy Storage System the standard testing procedure.

Noise

- The Noise assessment is misleading as it omitted to consider the impacts on near neighbours; modelled at 1m above ground level; assumes noise reduction of 50% at night; and overstates effectiveness of noise barrier.

Officer's note: This is addressed in pages 36-38 of the report. WCC Environmental Health officers raised concern on the above points on 21/01/2025. Additional Noise information was provided by the applicant on 07/03/25 which addressed the 50% issued, proximity of receptors and increased the height of the acoustic barrier to 3.5m. This was reviewed by WCC Environmental Health officers who removed the objection subject to conditions requiring submission and approval of equipment specification and also for the submission of a noise validation report prior to operation. These conditions have been further expanded to ensure that the specifications of any replacement equipment are provided and noise validation reports for said equipment would be provided prior to operation. (see later section of this update sheet).

Need

- No need as UK has double battery capacity needed to meet 2030 targets

Officer's note: This is addressed on page 28 of the Officer's report. Paragraph 168 of the NPPF states that when determining planning applications for all forms of renewable and low carbon energy developments and their associated infrastructure, local planning authorities should:

- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and give significant weight to the benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future;*

Construction

- Number of HGV deliveries stated in report is incorrect and should be >1,000; Increase in HGV on Titchfield Lane is dangerous due to narrowness of lane; No assessment of cumulative effect of traffic on Titchfield Lane.

Officer's Note: The Officer's report referred to construction HGV movements during the main part of the construction process but omitted discussion of the vehicle movements during the enabling works and the post construction works. This was an error and additional text is provided below. It is noted that HCC as Local Highways Authority reviewed the Construction Transport Plan for the whole period and has raised no objection to the proposals, stating that "the volume of temporary [traffic] associated with the construction phase will not result in any

severe impact on the local highway network which is considered acceptable”.

No public engagement from applicant

Officer’s note: WCC’s Statement of Community Involvement (2024) advises that early engagement with the local community enables developers to explain their proposals and the community to be better informed and raise any issues that they may be concerned about. The applicant has submitted a Statement of Community Involvement setting out the consultation undertaken with stakeholders. This includes letters sent to the local MP for Meon Valley; Hampshire CC and Winchester CC elected Councillors; Wickham and Knowle Parish Council and Whitely Town Council; and stakeholder briefings with elected County, District and Parish Councillors.

Additional/Amended Text:

Proposal (PAGE 17)

- Onsite 132kV substation (up to 7m in height)

Principle of Development, (PAGE 26)

“Within the emerging Regulation 19 Local Plan, the policy that might appear most relevant to this application is emerging policy **CPN7**”

As such, within the Regulation 19 emerging local plan, the policy that is most comparable to LPP1 policy CP12 and LPP2 policy **D22 D6** is emerging policy **CN5** which relates to renewable energy and low carbon development.

PAGE 28

“Overall, it is concluded that the general principle of the development is established through LPP1 policy CP12, **LPP2 policy DM22**, Regulation 19 emerging local plan policy **CN75**,”

Sustainable Transport (PAGE 39)

The Transport Assessment provides the following information regarding HGV movements during the whole construction period:

Phase	Expected HGV trips (both ways)	Expected duration	Average daily HGV trips (both ways)
Enabling works	360	15 weeks (82.5 days)	5
Main Construction	61	13 weeks (17.5 days)	1
Post Construction	25	4 weeks (22 days)	1

Amendment to Conditions

3 No development shall take place until full details of the BESS unit, **Inverter and Substation specifications** have been submitted to the Local Planning Authority and

have been approved in writing. These details shall clarify the height (above ground level) and Sound Power Levels of any noise sources within the proposed development and shall not exceed the noise levels detailed within sections 5.2, 5.3, and 5.4 of the 24 Acoustics Noise Assessment (R120728 Rev 1 dated 29/11/2024). Any replacement equipment required, shall not be installed until full specifications have been submitted to, and approved in writing by, the Local Planning Authority.

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

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

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

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

associated fire safety systems

- Details of the proposed battery chemistry
- Details setting out how firewater used during fire suppression would be temporarily contained on site and then removed from the site by a registered waste disposal company, within 24 hours.

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

- The layout of structures
- Any areas where hazardous and flammable materials are stored on site (location of gas cylinders, process areas, chemicals, piles of combustible wastes, oil and fuel tanks)
- All permanent ignition sources on the site and show they are a minimum of 6m away from combustible and flammable waste
- Any areas where combustible waste is being treated or stored, including non-waste material
- All separation distances
- Any areas where combustible liquid wastes are being stored
- Main access routes for fire engines and any alternative access
- Access points around the site perimeter to assist firefighting
- Hydrants and water supplies
- Areas of natural and unmade ground
- The location of fixed plant or storage location of mobile plant when not in use
- The location of spill kits
- Any other relevant site-specific information
- Drainage runs, pollution control features such as drain closure valves, and fire water containment systems such as bunded or kerbed areas
- Details of all sensitive receptors within a 1km radius of the site that could be affected by a fire. Plans should have a compass rose showing north and the prevailing wind direction. Examples of sensitive receptors may include:
 - Schools, hospitals, nursing and care homes, residential areas, and workplaces;
 - Protected habitats, watercourses, groundwater, boreholes, wells, and springs supplying water for human consumption (Further habitat information can be found on the Defra [MAGiC map](#))
 - Roads, railways, bus stations, pylons (on or immediately adjacent to the site only), utilities, and airports

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

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

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

approved noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme. **If any replacement equipment is required to be installed, prior to being brought into use, an updated noise validation report shall be submitted to, and approved in writing by, the Local Planning Authority.**

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

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

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

19. Development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered. ~~, unless otherwise agreed in writing with the Local Planning Authority.~~ Works shall not recommence before a site assessment has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details. NB - potentially contaminated ground conditions include infilled ground, visual evidence of contamination or materials with an unusual odour or appearance.

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

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

The lighting scheme should be in accordance with Guidance Note 08/23 produced by the Bat Conservation Trust and Institute of Lighting Professionals. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details ~~unless the Local Planning Authority gives its written consent to the variation.~~

Reason: To protect the ecology and amenities of the area.

Item No	Ref No	Address	Recommendation
2	25/02183/FUL	Brendon House, Park Road, Winchester	Approve
<p>Officer Presenting: Cameron Taylor</p> <p><u>Public Speaking</u></p> <p>Objector: Ben Duxbury Parish Council representative: None Ward Councillor: Cllr Nathan Eve Supporter: Chris Rees</p> <p><u>Update</u></p> <p>Page 113, Condition 2. Omit “-Block Plan Proposed- Dwg No. P13 Rev C- Received 24/10/2025”- As this refers to original scheme which has been amended</p>			

Item No	Ref No	Address	Recommendation
3	25/01371/FUL	Land North East of Park Place, Pastoral Centre, Winchester Road, Wickham	Approve
<p>Officer Presenting: Cameron Finch</p> <p><u>Public Speaking</u></p> <p>Objector: Andrew Hudson Parish Council representative: Cllr Loraine Rappé Ward Councillor: None Supporter: Emily Jeffries, Alex Shepherd</p> <p><u>Update</u></p> <p>No updates</p>			

End of Updates

