

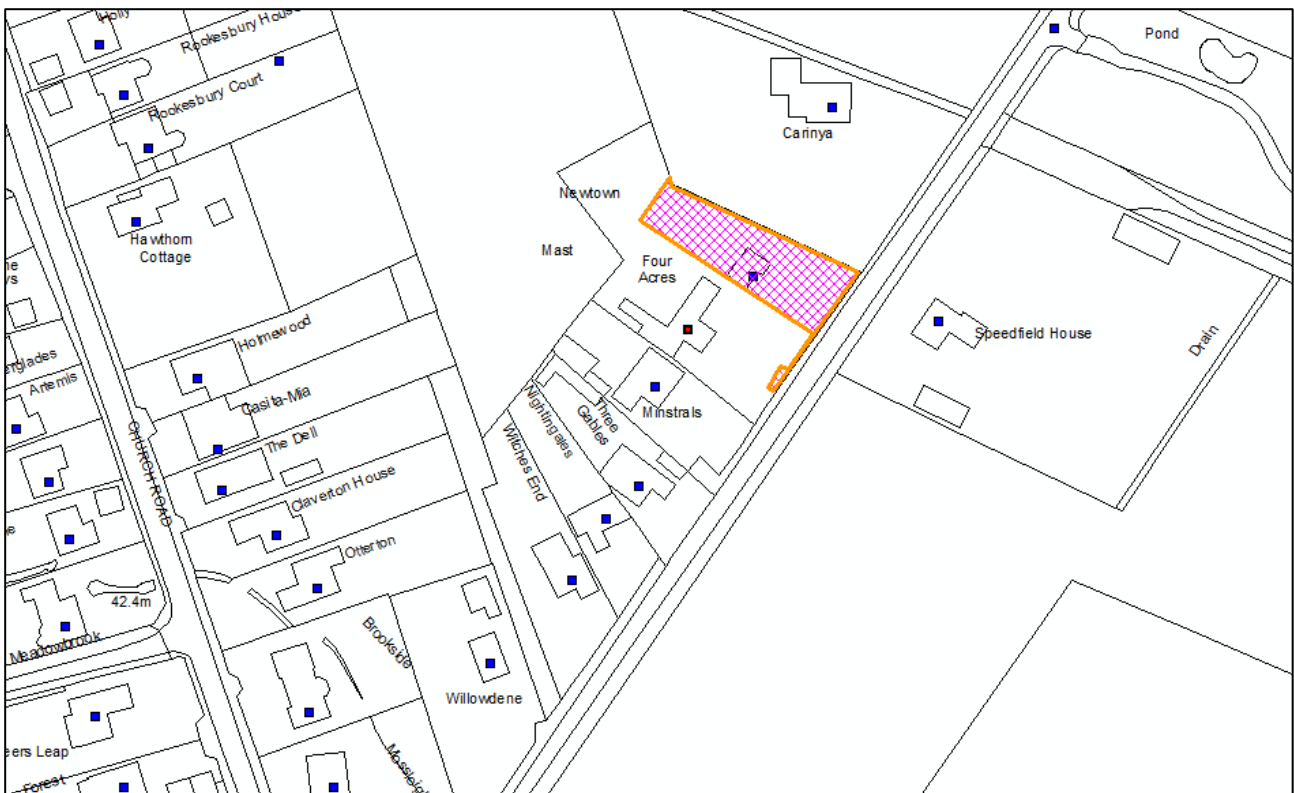
WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**Case No:** 25/00572/FUL  
**Proposal Description:** Erection of 1no. 3-bed dwelling with new access, drainage and landscaping, and provision of new access for existing bungalow (amended plans)  
**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:** Joe Toole  
**Date Valid:** 19 March 2025  
**Recommendation:** Permit  
**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>



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**Reasons for Recommendation**

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The proposed new dwelling is recommended for permission as it is considered to infill a small site within a continuously developed frontage outside the defined settlement boundary of Newtown. The proposal would be of a form compatible with the character of the area, not involve the loss of an important gap between developed areas, and would not have a detrimental impact on neighbouring amenities. The proposal is in accordance with Local Plan Policies SP1, SP2, SP3, CN1, CN4, H3, H4, D1, D7, D8, NE1, NE5, NE6, NE14, NE15, T1, T2, T4.

### **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 31<sup>st</sup> October 2025 that demonstrated a reduced height and depth to the dwelling, compared to the scale of the original drawings received, and the dwelling's position set back more linear with the adjacent bungalow Four Acres.
- Further amended drawings were received on the 27<sup>th</sup> May 2026 relating to a new Site Plan and Drainage Layout Plan, removing the drainage along the side with Carinya.

### **Site Description**

Four Acres is a detached bungalow located along the north side of Ingoldfield Lane, and along 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. There are tall trees and hedges along the eastern boundary shared with Carinya, a 2-storey detached dwelling. A high close-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 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's 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**

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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 with bathstone cill, heads, and surround detailing are incorporated within the design. The dwelling is to follow a similar building line to Four Acres, with a new separate access and parking within the front garden, with a side driveway through to the rear garden. The driveway allows a gap of approximately 5m to the side elevation of Four Acres. The proposed site plan for the new dwelling narrows further back into the site. Although the gap from the proposed dwelling to the eastern boundary narrows to 2.4m, the proposed new dwelling is positioned approximately 28m away from the rear elevation of Carinya.

### **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

### **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

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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 (after notification of amended drawings):

"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."

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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

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

- 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

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- Water supply, wastewater and water quality

Winchester Local Plan 2020 – 2040

SP1 – Vision and Objectives

SP2 – Spatial Strategy and Development Principles

SP3 – Development in the Countryside

CN1 - Mitigating and Adapting to Climate Change

CN4 - Water Efficiency Standards in New Developments

H3 – Development within Settlements

H4 – Meeting Housing Needs

D1 – High Quality, Well Designed and Inclusive Places

D7 – Development Standards

D8 – Contaminated Land

NE1 – Protecting and Enhancing Biodiversity and the Natural Environment in the District

NE5 – Biodiversity

NE6 – Flooding, Flood Risk and the Water Environment

NE14 – Rural Character

NE15 – Special Trees, Important Hedgerows and Ancient Woodlands

T1 – Sustainable and Active Transport and Travel

T2 – Parking for New Developments

T4 – Access for New Developments

**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.

To establish the principle of development, the proposal site must comply with the relevant policies in this area. Policy SP2 of the Local Plan 2040 sets the spatial strategy for development across the district. It allows development within defined settlement boundaries in the first instance and allows restricted development in areas outside of the settlements, mainly governed by policies SP3 and H3 of the Local Plan 2040.

The application site is outside of a defined settlement boundary and therefore countryside policies apply. Policy H3 allows for the infilling of a small site within a continuously developed road frontage where it would be of a form compatible with the character of the village and not involve the loss of important gaps between developed areas. The residential curtilage to Four Acres, including its side garden, provides a small gap toward the residential curtilage of the detached dwelling Carinya where infilling of a residential dwelling is considered appropriate.

The principle of development is therefore acceptable.

**Assessment under 2017 EIA Regulations.**

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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 a few bungalows extending with rooms in roofs. 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 within 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 fencing or 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 plot sub-divided for the potential new dwelling.

The proposed new 2-storey dwelling is positioned in line with Four Acres, to be finished with red multi brick and heritage plain clay tile (with samples of the materials to be controlled by Condition 3). The rooflines 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 narrower than the adjacent Four Acres curtilage, there are other curtilages within the road of a similar size. The front and rear garden to the proposed dwelling is sufficient for outdoor living space and suitable for the rural surroundings.

The site is in semi-rural surroundings and to ensure that light pollution is minimised, a condition is recommended on external lighting to ensure that any lighting is appropriate and does not harm the street scene and wider environment (condition 16).

Due to the siting, size and design of the proposal 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 policies D1, D7 and NE14 of the Local Plan 2040.

**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

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

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**

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 D1 of the Local Plan 2040 identifies 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 accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

The new dwelling has been designed to have greater depth than width, due to the tapering of the site. Its dimensions are approximately 9.5m wide, 13.3m in length and 7.4m at ridge height. The site to the Four Acres bungalow will be retained with a small side access toward the application site. There has been a high closed-board fence installed on the shared boundary with Four Acres. There is one first floor window along the southwest (side) elevation of the proposed dwelling, facing towards Four Acres. This serves a landing window. 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, with the side window not serving a habitable room, 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 28m 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 a bathroom. Notwithstanding the considerable distance from the proposed new dwelling and Carinya, to reduce any potential harmful impacts, a condition is suggested to ensure the window is obscure glazed (see condition 10). A further condition is also suggested to remove permitted development rights for any further windows along the northeast (side) elevation facing Carinya (condition 11). Again, due to its separation distance from Carinya to the rear and the mature screening on site, it is not considered to cause harmful overlooking sufficient to warrant a reason for refusal.

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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 28m from the rear elevation and its rear terrace. Due to this distance, the proposed dwelling is not expected to have any adversely harmful overbearing or overshadowing impacts to Carinya's primary outdoor amenity space.

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 D1 of the Local Plan 2040.

### **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).

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.

The proposed dwelling and existing dwelling would have three parking spaces each. 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 Policies T2 and T4 of the Local Plan 2040.

### **Sustainability**

The Local Plan intends to reduce the district's carbon footprint by imposing carbon policies to apply to all forms of development. A Sustainability Statement was provided with the application to justify how the proposal would help mitigate and adapt to climate change. This section will outline the relevance of the CN policies to the proposed development.

Policy CN1 of the Local Plan seeks mitigation against climate change from a design perspective. The layout and orientation of the proposed dwellinghouse have been designed to maximise opportunities for natural daylight and solar gain whilst minimising risk of overheating. The roof slope has been designed to utilise the accommodation of solar panels. Windows size and glazing ratios have been considered to provide a balance between natural light levels and energy efficiency. Furthermore, the proposed dwelling will utilise low carbon

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technologies such as using an air source heat pump with sustainable responsibly sourced construction materials.

The development promotes sustainable travel choices through the provision of a secure cycle storage building and includes electric vehicle charging infrastructure to serve the proposed dwelling.

Therefore, the proposed development is considered to comply with policy CN1 of the Local Plan by reducing energy demand, incorporating renewable energy generation and promoting sustainable travel.

As to policy CN4 relating to water efficiency standards, the proposed dwelling will be designed to ensure that potable water consumption does not exceed 100 litres per person per day. Water efficiency will be achieved through the installation of low-water-use sanitary fittings and appliances, including dual-flush WCs, low-flow taps, water-efficient showers and water efficient white goods. Flow restrictors and aerated fittings will be incorporated where appropriate to further reduce water consumption without compromising user comfort.

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Through the above measures, the proposal promotes efficient use of water resources, in accordance with policy CN4 of the Local Plan. A condition (17) has been imposed to ensure these measures will be carried out.

### **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 (GCN) 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, concerns were raised by the WCC Ecologist and our district licensing partner NatureSpace that there may be an impact upon GCN and that further investigation was required. To address this concern, the applicant has engaged with NatureSpace's district licensing scheme, which is evidenced by a provided certificate NSP992WINC, dated 1<sup>st</sup> 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 GCN (condition 15).

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).

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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.

Therefore, the proposal would comply with policies NE1 and NE5 of the Local Plan 2040.

**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 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 states a package treatment plant would be used for the mitigation package. Further details of the package treatment plant would be required at detailed design stage including drainage matters. These measures would be 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 (condition 9). 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 (condition 14).

A drainage strategy has been submitted with a soakaway to the front of the site and a package treatment plant with drainage field located near the rear of the site. While this arrangement is acceptable in principle, a pre-commencement condition securing details of

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foul and surface water drainage have been recommended by the Authority's drainage engineer (condition 5).

Therefore, subject to the above conditions, the proposal complies with policy NE6 of the Local Plan 2040.

### **Trees and Landscape**

Policy NE15 of the Local Plan 2040 allows 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 and surrounding area do not contain any trees.

However, there are trees and hedges along the northeast boundary that should remain protected during construction. This will be controlled by condition 12. In addition, to ensure that the proposed development is appropriate to its semi-rural setting, a hard and soft landscaping plan will be required as part of the decision (condition 4). With these conditions in place, the proposal will comply with policy NE15 of the Local Plan.

### **Contaminated Land**

As previously noted, 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 13) to address any further undiscovered findings within the proposed development. The proposal therefore complies with Policy D8 of the Local Plan 2040.

### **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 development represents an acceptable form of residential infill outside the defined settlement boundary, in accordance with Policies SP2, H3 and H4 of the Local Plan 2040. The proposal would integrate appropriately within the existing linear frontage and would not result in the loss of an important gap. The scale, design and siting of the dwelling are

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compatible with the semi-rural character of Ingoldfield Lane and would not result in harm to the character or appearance of the area.

There would be no adverse impact on the South Downs National Park, due to the distance from the site and intervening features. The proposal would not affect heritage assets, and through appropriate conditions, no unacceptable harm would arise in respect of neighbouring amenity.

The development provides suitable access, visibility, and on-site parking, and Hampshire County Council Highways raises no objection. Ecological impacts have been satisfactorily addressed, including mitigation for GCN, delivery of Biodiversity Net Gain, and biodiversity enhancements. The Appropriate Assessment confirms nitrate neutrality can be secured via a Grampian condition.

Considerations relating to drainage, contaminated land, lighting, and boundary treatment can be appropriately addressed through conditions. There are no trees of significance on the site, and boundary vegetation can be protected and supplemented through landscaping conditions.

Overall, there are no identified material considerations that weigh against the development. The proposal complies with the relevant policies of the Local Plan 2040 and the National Planning Policy Framework (2024). The development is therefore considered acceptable and can be approved, subject to the recommended conditions.

In conclusion, the proposal has been assessed in consideration of the following planning policies: SP1, SP2, SP3, CN1, CN4, H3, H4, D1, D7, D8, NE1, NE5, NE6, NE14, NE15, T1, T2, T4.

### **Recommendation**

Permit subject to the following conditions

### **Conditions/Informatives**

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

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 2.

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

- Location Plan - S2
- Proposed Floor Plans, Elevations and Street Scene – 02 REV 04
- Proposed Site Plan – received 27 May 2026
- Drainage Layout Plan – ACC-26008-01 REV A – 27 May 2026

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- Nature Space Impact Plan
- Tree Protection Plan - 27 May 2026
- Tree Constraints Plan
- Arboricultural Method Statement
- BNG Metric
- Amended Nutrient Budget
- Main Investigation Report
- Drainage Strategy
- Preliminary Contamination Land Investigation Report
- Contamination Land Data
- PTP Performance Certificate
- Preliminary Ecological Appraisal Survey
- PEA Amended
- Planning Design and Access Statement
- Foul Water Drainage Field Sizing
- Foul Drainage Assessment Form
- European Site Checklist
- Contextual Analysis
- Topographical Land Survey
- HRA/AA
- Soils LTD Preliminary Investigated Report parts 1-4
- Soils LTD – Main Investigative Report
- Soils LTD – Tank Removal Validation Report

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

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.

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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 and the management/monitoring of the package treatment plant 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. In making an application to discharge the biodiversity gain condition, prior to the commencement of development on site, 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 the National Planning Policy Framework (2024)

7. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP) has been submitted to and approved in writing by the local planning authority. This shall be prepared in accordance with the approved Biodiversity Gain Plan under Condition 6. The HMMP shall include the following details: (a) the roles and responsibilities of the people or organisation(s) delivering the HMMP; (b) 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; (c) 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; The approved habitat creation and enhancement works shall be implemented in full within six months of the date of their written approval. Notice in writing shall be given to the Local Planning Authority 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 National Planning Policy Framework (2024).

8. Prior to the first occupation of the dwelling hereby permitted, details demonstrating compliance with the energy efficiency and water efficiency requirements of the approved development shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

(a) SAP "As Built" calculations and supporting evidence confirming that the dwelling has been constructed in accordance with the approved energy performance requirements; and

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(b) A water efficiency calculation confirming that the dwelling achieves the required internal potable water consumption standard.

The dwelling shall thereafter be occupied and retained in accordance with the approved details.

Reason: To ensure that the development achieves a high standard of sustainability, mitigates and adapts to climate change, conserves water resources and accords with Strategic Policy CN1 (Mitigating and Adapting to Climate Change) and all other relevant climate change and water efficiency policies of the Winchester District Local Plan.

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

a) A water efficiency calculation which demonstrates that no more than 100 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 Policies NE1, CN2 and CN4 of the Local Plan.

10. The first-floor window on the northeastern elevation (facing towards Carinya) serving a bathroom must use obscure glazing to Pilkington Privacy Level 4, non-opening below 1.7 metres finished floor level 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no first-floor windows other than those expressly authorised by this permission shall, at any time, be constructed in the northeast elevation.

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

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12. Protective measures, including, e.g.: fencing, ground protection, supervision, working procedures or special engineering solutions shall be carried out in strict accordance with the Bernie Harverson arboricultural consultant arboricultural impact appraisal and method statement, ref: 1400.bjh.Mar25 and Tree Protection Plan, ref: 1400 BJH 03/04, May 2026

REASON: To ensure that suitable 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 NE9 of the adopted Winchester District Local Plan 2020 – 2040.

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

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

14. The drainage ditch in front of the property shall be retained and maintained in an open and functional condition at all times, except where culverting is required for access purposes and agreed in writing by the LPA. The ditch and any culvert shall be kept free from obstruction and maintained to ensure the continued conveyance of water for the lifetime of the development

Reason: To limit future flood risk.

15 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.

16 The development shall not be occupied until full details of any additional lighting for the site, including positioning on the building, level of luminance, direction of lighting and details of any motion sensors or timers have been submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

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Reason: To ensure that bats and other nocturnal species are not adversely impacted by the lighting and to be in keeping with the rural character of the area.

17 Prior to the first occupation of the development, details of water efficiency measures to be implemented within the building shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full prior to occupation and thereafter retained.

The submitted details shall demonstrate how the development will minimise potable water consumption and shall include (but not be limited to):

- Installation of dual flush WCs
- Low flow taps
- Water efficient showers and white goods

Reason: To ensure the efficient use of water resources, reduce potable water consumption, and accord with Policy CN4 of the Winchester Local Plan and the principles of sustainable development.

### **Informatives**

1.

In accordance with paragraph 39 of the NPPF (2024), Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC: - offer a pre-application advice service and, - update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

In this instance a site meeting was carried out with the applicant.

2.

The Local Planning Authority has taken account of the following development plan policies and proposals: SP1, SP2, SP3, H3, H4, D1, D7, D8, NE1, NE5, NE6, NE14, NE15, T1, T2, T4.

3.

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

4.

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

5.

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

6.

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

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

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

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

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

## **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**

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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;

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.

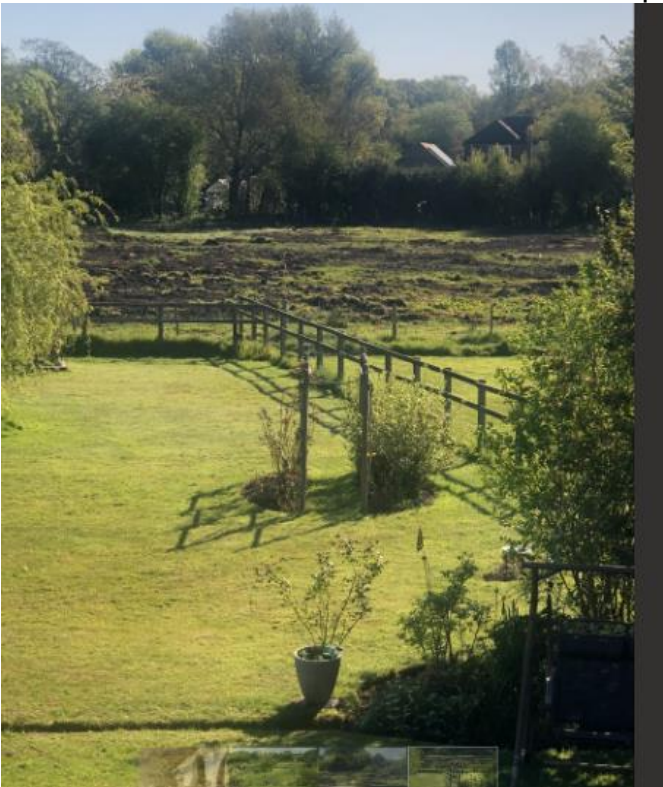
Kind regards  
Cheryl Gosling  
Parish Clerk  
Soberton Parish Council

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



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

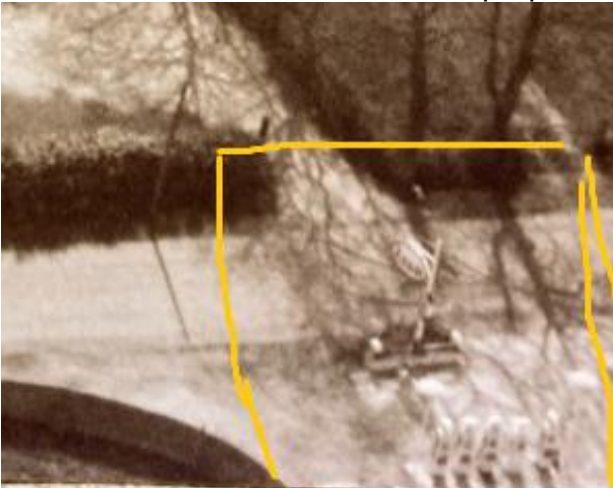


Photo above (viewing toward the south) displays former petrol station within proposal site along the front.

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**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

**Case No: 25/00572/FUL**