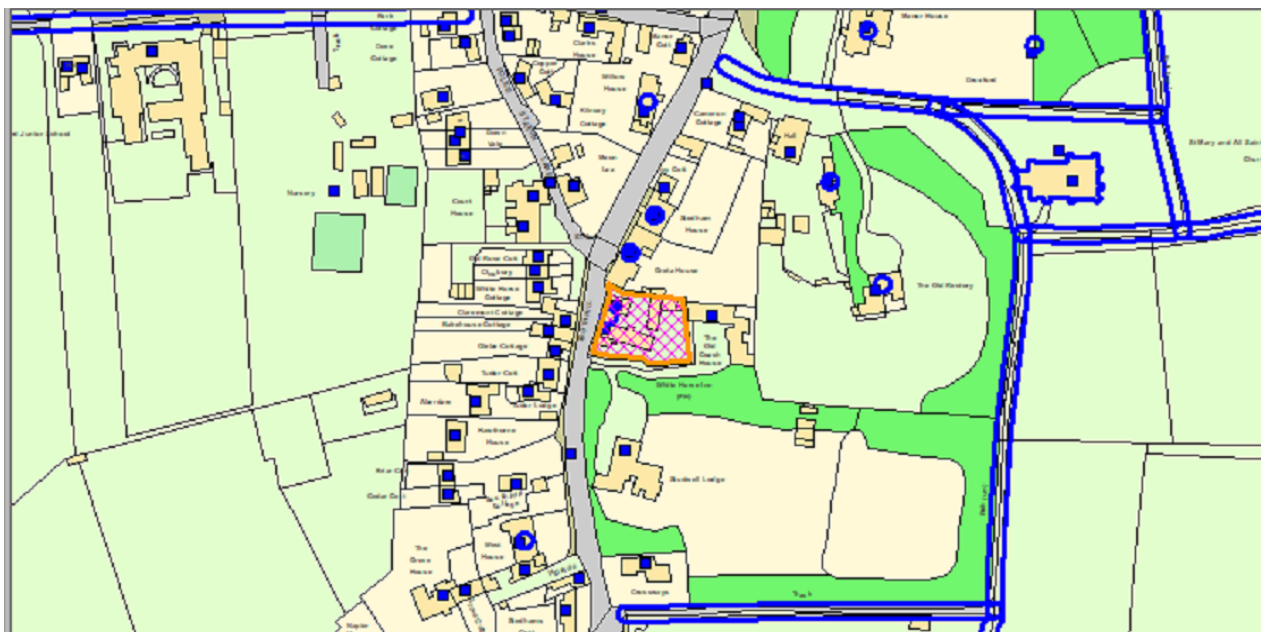


**WINCHESTER CITY COUNCIL
PLANNING COMMITTEE**

Case No: SDNP/25/02601/FUL
Proposal Description: Amended Plans 16/04/26 - Conversion of the existing White Horse Inn Public House (Sui Genesis) to provide two three-bedroom dwellings (Use Class C3) and one four-bed dwelling (use class C3), utilising existing access off South Hill, with associated parking and landscaping.
Address: The White Horse Inn, South Hill, Droxford, Hampshire, SO32 3PB
Parish: Droxford Parish
Applicants Name: Droxford Property Developments Ltd.
Case Officer: Lisa Booth
Date Valid: 08 July 2025
Recommendation: Permit
Pre Application Advice: Yes

Link to Planning Documents

[SDNP/25/02601/FUL | Amended Plans 16/04/26 - Conversion of the existing White Horse Inn Public House \(Sui Genesis\) to provide two three-bedroom dwellings \(Use Class C3\) and one four-bed dwelling \(use class C3\), utilising existing access off South Hill, with associated parking and landscaping. | The White Horse Inn South Hill Droxford Hampshire SO32 3PB \(southdowns.gov.uk\)](#)



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**WINCHESTER CITY COUNCIL
PLANNING COMMITTEE****Reasons for Recommendation**

The development is recommended for approval, as the proposal is considered to be in accordance with Development Plan Policies of the South Downs Local Plan (2014-33).

General Comments

The application is reported to Committee at the request of the Parish Council, due to the loss and harm to heritage.

Amendments to Plans Negotiated

Amended plans were received to remove a single storey element to provide more space around the built form.

Site Description

The White Horse Inn is a Grade II Listed Building and Public House located within the village and conservation area of Droxford, set within the South Downs National Park.

The building is constructed of exposed and painted brick, with a tiled pitched roof. Sash style glazing is displayed throughout, with access into the public house either from the principle or rear elevations. A car park is located to the rear of the site with access off the main road (High Street).

An outbuilding is located to the rear of the building and noted to be used within this submission. At present the building is used for storage. The construction of the building is of exposed brick and tile roof, with small white glazing and timber doors. Based on the orientation and location of the building, it forms a small courtyard to the rear of the public house.

Proposal

Conversion of the existing White Horse Inn Public House (Sui Genesis) to provide 2 no: three-bedroom dwellings (Use Class C3) and 1 no: four-bed dwelling (use class C3), utilising existing access off South Hill, with associated parking and landscaping.

Relevant Planning History

SDNP/17/00551/FUL - Conversion, extension and alteration (including partial demolition) of existing building and outbuildings to form 5 houses with associated car parking and landscaping. STATUS: WDN 10th April 2017.

SDNP/17/00552/LIS - Conversion, extension and alteration (including partial demolition) of existing building and outbuildings to form 5 houses with associated car parking and landscaping. STATUS: WDN 10th April 2017.

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SDNP/18/01911/ADV - Installation of 1x illuminated projecting sign and 1x illuminated Name board to exterior of the building STATUS: APP 7th June 2018.

SDNP/18/01912/LIS - Installation of 1x illuminated projecting sign and 1x illuminated name board STATUS: APP 7th June 2018.

SDNP/22/00638/FUL - the works consists the rebuilding of a boundary wall bought down during the high winds STATUS: APP 6th September 2022.

SDNP/22/05367/LIS - the works consists the rebuilding of a boundary wall bought down during the high winds STATUS: APP 26th January 2023.

SDNP/23/01192/CND - variation of condition 3 (materials) on planning application
SDNP/22/05367/LIS STATUS: FDISP 13th March 2025.

SDNP/23/02500/CND - removal of condition 3 of planning application SDNP/22/00638/FUL
STATUS: FDISP 13th March 2025.

SDNP/25/00349/PRECON - Stage 2 Pre-App - Proposed change of use of existing Public House and associated outbuilding (Sui Generis) to five dwellings (Use Class C3), with associated landscaping and parking STATUS: P2 30th April 2025.

ConsultationsHampshire County Council (Highway Authority) –

- Further information submitted
- No objections subject to informative for dropped kerb.

Service Lead – Sustainability and Natural Environment (Ecology)

- Preliminary Roost Appraisal is not proportionate in this instance
- Condition additional ecological enhancements (Condition 10)

Service Lead – Engineering (Drainage) -

- No objection on flood risk grounds.
- Drainage scheme submitted to cover foul and surface water. (Condition 9)

Service Lead – Sustainability and Natural England (Landscape)

- Comments in regard to hard and soft landscaping and boundary treatments. (condition 8)

Service Lead – Built Environment (Historic Environment) –

- Removal of skittle alley results in less than substantial harm.
- Concerns of loss of public house from conservation area point of view.
- Although not completely satisfied, conditions requested (conditions 3, 4, 5, 6 and 7 on listed building application)

**WINCHESTER CITY COUNCIL
PLANNING COMMITTEE****Representations:**Droxford Parish Council**Objection on amended plans – 22/05/2026**

Droxford Parish Council has reviewed the amended plans submitted in respect of the above application and notes the changes proposed following discussions with planning and conservation officers.

The Parish Council acknowledges that the revised scheme seeks to address a number of concerns previously raised regarding the cramped nature of the development, including the provision of improved amenity space, a more open site layout and additional parking provision.

The Council notes that these changes have been achieved through the proposed demolition of the rear “skittle alley” section of the listed building. Whilst it is understood that conservation officers consider this part of the building to be of more limited historic significance, the Parish Council also notes the continuing concerns expressed regarding the loss of historic fabric and the acknowledged harm to both the listed building and the conservation area.

The Parish Council further notes that some matters relating to parking arrangements, landscaping and boundary treatments remain to be resolved through detailed design and planning conditions.

On balance, whilst the Parish Council continues to regret the loss of the public house use and the associated impact on the character of the conservation area, it acknowledges that the amended proposals represent an improvement on the previous scheme in terms of site layout and residential amenity.

However, given the loss and harm to heritage, the Parish Council requests that the application is referred to the Planning Committee for a decision.

On original proposal – 05/08/2026***1. Highway Safety and Access Concerns***

South Hill forms part of the A32, a busy through-route and primary road through the village. The proposed vehicle access arrangements, including shared access off the A32 raise the following serious concerns over highway safety:

- Visibility at the access point is limited, particularly at peak times and when traffic speeds exceed the posted 30mph limit.
- The road narrows near the site and lacks sufficient footway provision, creating potential conflict between vehicles and pedestrians.
- The addition of six off-street parking spaces and the movement associated with three large residential units could significantly increase turning movements onto and off South Hill, compounding existing safety issues.

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We echo the comments made by WCC Landscape regarding the parking layout and manoeuvrability, and the fact that the site is not suitable for residential development. We request that the Local Highway Authority conduct a full safety audit of the access point, including an assessment of visibility splays, turning radii and the impact on traffic flow and pedestrian safety. Should the application be approved, we request that there are considerations made for the additional traffic and logistics of the development work.

2. Pressure on Local Infrastructure

Droxford is a small rural village with limited infrastructure capacity:

- The conversion from a public house to three large dwellings (including a four-bedroom unit) represents a significant intensification of the site, which may not be sustainable given the limitations of local services. We urge the Planning Authority to consult Portsmouth Water and other statutory providers to confirm that capacity exists to accommodate this proposal without detriment to existing residents.

3. Loss of Community Facility

While we note the inclusion of a Viability and Marketing Assessment, the Parish Council expresses regret over the permanent loss of a public house, which has long served as a community asset. Its closure and subsequent redevelopment mark a continuing trend toward the erosion of village amenities.

4. Design and Conservation

We acknowledge the proposal's intention to preserve the exterior fabric of the Grade II listed building and to use sympathetic materials on the converted outbuilding. However, we would request the Case Officer and Conservation Officer carefully assess the impact of modern interventions, such as full-height glazing and new cladding, on the setting and character of the listed building and its contribution to the Droxford Conservation Area.

5. Relationship to the Droxford Village Design Statement (2009)

The Droxford Village Design Statement (VDS) provides locally distinctive design guidance for new development and is a material consideration when assessing planning applications. While the proposal shows sensitivity to the building's historic character, several elements do not align fully with the principles and expectations set out in the VDS:

5.1 Access and Traffic Impact

The VDS highlights in Section 4.1 that increased traffic levels and speed on the A32 pose a persistent threat to road safety, pedestrian movement and village tranquility. The proposed development introduces additional domestic traffic onto South Hill, a known pinch point in the village, without meaningful mitigation. "Future developments must take into account traffic implications and safety of access to and from properties." (VDS Section 4.1)

This proposal risks worsening the existing situation by increasing turning movements onto a narrow stretch of the A32, where footpaths are intermittent or absent, contrary to the VDS guidance on respecting the rural village setting and preserving pedestrian safety.

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5.2 Respect for Historic Buildings and Setting

We acknowledge that the design team has sought to retain much of the external appearance of the listed White Horse Inn and has limited structural alterations. However, the proposal to insert modern full-height glazing into the outbuilding and introduce timber cladding raises questions about compatibility with the conservation area and local vernacular.

“New development should reflect the scale, materials and detail of traditional buildings and must be sensitive to the historic character of the village.” (VDS Section 3.2)

While some contemporary interventions may be justified, they must be balanced “Future developments must take into account traffic implications and safety of access to and from properties.” (VDS Section 4.1)

This proposal risks worsening the existing situation by increasing turning movements onto a narrow stretch of the A32, where footpaths are intermittent or absent, contrary to the VDS guidance on respecting the rural village setting and preserving pedestrian safety.

5.2 Respect for Historic Buildings and Setting

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“New development should reflect the scale, materials and detail of traditional buildings and must be sensitive to the historic character of the village.” (VDS Section 3.2)

While some contemporary interventions may be justified, they must be balanced against the overall visual impact, particularly as the site is in a highly visible location on a principal road through the conservation area.

5.3 Community Value and Local Character

The VDS encourages development that contributes positively to community life and sustains the vitality of the village. The loss of a public house, the White Horse Inn being one of only a few such venues in the area, represents a diminution of local character and amenity. This concern is echoed in the VDS:

“Sustaining facilities such as the post office, pub and school are seen as essential to maintaining a viable village community.” (VDS Section 5.1)

The proposed conversion to large dwellings offers little in the way of affordable or smaller-scale housing, nor does it deliver any community benefit in return for the loss of a key social space.

Conclusion

WINCHESTER CITY COUNCIL PLANNING COMMITTEE

While the Parish Council appreciates efforts to retain the building's character, we cannot support the application in its current form due to:

- Insufficient attention to road safety and access implications on a busy A-road;
- Inadequate infrastructure capacity to support three large new dwellings;
- The permanent loss of a valuable community facility.

We request that this planning application is considered by the Planning Committee.

3 Objecting Representations received from different addresses within the Winchester City Council administrative area citing the following material planning reasons:

- Building work on a busy road
- Will be in the middle of 2 developments nearby/noise and disturbance
- Overlooking
- SDNP should have limited building works/nature only
- Additional cars/traffic/parking
- Highway Safety
- Should return to a pub
- Owners left it in a poor state – too much work to make it commercially viable/welcome the restoration.
- Prioritise residential over potential pub revival/impact on community, environment and infrastructure.
- No mains sewer/utilities/risks from fuel tank deliveries

Relevant Government Planning Policy and Guidance

Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF), updated December 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.

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

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

- Core Policy SD1 - Sustainable Development
- Core Policy SD2 - Ecosystems Services

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- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 - Design
- Strategic Policy SD8 - Dark Night Skies
- Strategic Policy SD9 - Biodiversity and Geodiversity
- Strategic Policy SD12 - Historic Environment
- Development Management Policy SD13 - Listed Buildings
- Development Management Policy SD15 - Conservation Areas
- Strategic Policy SD19 - Transport and Accessibility
- Development Management Policy SD22 - Parking Provision
- Strategic Policy SD25 - Development Strategy
- Development Management Policy SD43 - New and Existing Community Facilities

The South Downs Local Plan Review is currently being consulted upon (a Regulation 18 consultation). At this point in time the policies of the emerging plan do not carry weight in the decision-making process. The weight will increase as the plan progresses.

Partnership Management Plan

The Environment Act 1995 requires National Parks to produce a Management Plan setting out strategic management objectives to deliver the National Park Purposes and Duty. National Planning Policy Guidance (NPPG) states that Management Plans "contribute to setting the strategic context for development" and "are material considerations in making decisions on individual planning applications." The South Downs Partnership Management Plan as amended for 2026-2031 in December 2025, sets out a Vision, Outcomes, Policies and a Delivery Framework for the National Park over the next five years. The relevant policies include:

- Partnership Management Plan Planning Principle 1
- Partnership Management Plan Planning Principle 5
- Partnership Management Plan Planning Principle 10
- Partnership Management Plan Planning Principle 11
- Partnership Management Plan Planning Principle 16

Supplementary Planning Document

Parking SPD April 2021

Ecosystems Services TAN

Dark Skies TAN May 2021

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**WINCHESTER CITY COUNCIL
PLANNING COMMITTEE****Planning Considerations****Principle of development**

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and Paragraph 48 of the NPPF (2024) requires that applications for planning permissions must be made in accordance with the Development Plan unless material considerations indicate otherwise.

South Downs Local Plan 2019 Policy SD43: New and Existing Community Facilities seeks to protect valued local services, including public houses, recognising their social and economic role in sustaining vibrant rural communities.

The policy states that development proposals resulting in the loss of an existing community facility will not be permitted unless one of three specific criteria is met. For commercially run facilities, such as the White Horse Inn, Policy SD43(2)(a) applies.

2. Development proposals that would result in the loss of, or have an unacceptable adverse impact upon, an existing community facility, will not be permitted unless:

a) For commercially run community facilities, evidence is provided of a robust marketing campaign of at least 24 months that clearly demonstrates there is no market demand for the existing use or an equivalent community use;

The application is supported by a Marketing and Viability Report prepared by Everard Cole Ltd. a national commercial property consultancy specialising in licensed and hospitality premises. The report provides a comprehensive review of the White Horse Inn's marketing, trading history, viability, and the surrounding provision of community facilities. It demonstrates that the proposed conversion of the property to three residential dwellings (two three-bedroom and one four-bedroom) meets the full policy requirements set out in SD43.

Marketing

The report confirms that formal marketing commenced on 6 April 2023 and continues actively, thus exceeding the minimum 24-month period required by Policy SD43. Everard Cole conducted a sustained, professional marketing campaign using a wide range of commercial property platforms including Rightmove, Daltons, Movehut, and their own website, alongside email campaigns targeting potential buyers within a 50-mile radius. A 'For Sale' board was erected on the property and a virtual tour was added to increase visibility. Only 3 formal offers were received, significantly below the asking price/unsupported by proof of funding. A further 34 viewings and enquiries did not lead to any viable offers. It is therefore considered that for the extent of policy SD43 a robust marketing campaign was undertaken.

The public house is also on the list as an 'Asset of Community Value' (ACV). The Council maintains a List of Assets of Community Value, which includes the land and buildings that have been successfully accepted following nomination. If any of the assets on the register

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are put up for sale, such as in this case, the community is given time to prepare a bid and can attempt to buy the asset themselves. The initiative enables local residents to form community enterprises and helps preserve the facilities that matter most to them. The public house has been up for sale for 3 years and there have not been any bids from the community in that time.

The existing building is grade II listed and within the Droxford Conservation Area, the proposal is therefore subject to policies SD12, SD13, SD14 and SD15.

Although the Historic Environment Officer was not fully in support of the proposed change of use being the best use of the building in the context of the character of the conservation area, a planning balance had to be made in terms of the harm and the re-use of the building.

It is therefore considered that the principle of the proposed development is in accordance Policies SD12, SD13, SD15, SD43 of the SDLP and the principle of development is acceptable.

Assessment under 2017 EIA Regulations.

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

Impact on character and appearance of area

Policy SD5 of the SDNP Local Plan seeks to ensure that development make a positive contribution to the overall character and appearance of the area. Proposals should integrate with the landscape and should be sympathetic to the setting in terms of height, massing, roof form and materials.

The site is located within the village envelope and few external alterations are proposed to the buildings, due their Grade II listing. The proposed removal of the 'skittle alley' allows for a more sympathetic residential scheme, the front façade will remain as existing, with the existing access being used from South Hill. Private garden areas will be created to the rear of the main pub building and divided with picket fence and hedging, brick walls and fence and details of the boundary treatments have been conditioned (8) as close boarded fencing is not supported within this historic context and full details need to be provided. Parking is proposed within the rear courtyard area, which will use a permeable surface.

The rear 'L' shaped building will mainly use existing openings with insertion of fenestration. 2 no. rooflights are proposed to the northern roof slope. The rear outbuilding is to feature large full height glazing looking out into a private garden, this lightweight infill maintains the original structural works of the building whilst also insulating the structure to allow it to become fit for residential use. New timber cladding will be used on the newly infilled walls to mimic the existing timber cladding, ensuring that the outbuilding retains its lightweight, rustic charm.

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The proposal is considered to be an appropriately designed scheme in relation to the constraints of the site, providing good levels of amenity space, enhanced landscaping and planting, required parking provision and the preservation of the principal listed buildings. There will be limited impact on the character of the area.

It is considered that the overall scheme is in keeping with the character of the area, it will have limited visual impact on the landscape and will increase biodiversity through the additional planting. Therefore, the proposal complies with policy SD4, and SD5 of SDLP.

Development affecting the South Downs National Park

The application site is located within the South Downs National Park.

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) updated December 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.

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

Historic Environment

The site is Grade II listed and sited close to a number of other listed buildings and it is within a conservation area.

Relevant Legislation

The preservation of the special architectural/historic interest of the listed building and its setting (S.66 P(LBCA) Act 1990; SD12 and SD13 (South Downs Local Plan); NPPF (2024) Section 16.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when considering whether to grant listed building consent for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Considerable weight and importance must be given to this duty.

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The NPPF requires local authorities to take account of all heritage assets in making planning decisions, with an aspiration to sustain or enhance their significance. Any harm to designated heritage assets must be justified or balanced by a wider public benefit. This harm is categorised as total loss, substantial harm, or 'less than substantial harm'. The greater the level of harm, the more substantial the benefits are required to justify it. This attracts great weight in the planning balance.

Policy SD12 and SD13 of SDLP ensure that development preserves and enhances heritage assets and their settings.

It is considered that there will be some impact on the subject listed building with the later addition of the rear skittle alley being removed. It is considered that this will result in less than substantial harm but will result in the preservation of the listed buildings which have been neglected. An additional benefit will be the provision of housing.

The setting of the listed buildings will be improved by the addition of carefully chosen hard and soft landscaping and boundary treatment at the rear.

On this basis the proposals would accord with the requirements of S66 of the P(LBCA) Act 1990, Section 16 para 212 of the NPPF (2024), and policies SD12 and SD13 of the South Downs Local Plan.

The building also lies within the Droxford Conservation Area wherein the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the area in accordance with Section 72(1) of the 1990 Act.)

The preservation of the special architectural/historic interest of the listed building and the preservation or enhancement of the character or appearance of the conservation area its setting is covered by Policy SD15 of the South Downs Local Plan and NPPF (2024) Section 16.

The proposed development would convert the Grade II listed building to residential and remove a later addition to the rear. The visual impact of the proposal will remain as is from the road frontage, with most changes being to the rear in the form of gardens and boundaries and change in surfacing to the access and parking area.

The loss of the public house use will cause some harm to the character and appearance of the conservation area, which adds vitality and vibrancy to an otherwise quiet and almost exclusively domestic village, through noise, light, and atmosphere created by the buildings, uses and spaces. However, the Local Planning Authority is satisfied that the public benefits of the scheme outweigh the harm, and conditions will be needed to secure details of the proposed scheme.

Given the proposal will seek to restore a redundant listed building and it has been shown that marketing of the public house has resulted in no viable offers, the proposal has been balanced with the benefits to the fabric of the listed building, in the interest of the long-term
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viability of the building and the provision of housing. Condition 4 of the listed building consent SDNP/25/02602/LIS is recommended to ensure that any repairs required because of this are finished with traditional methods and craftsmanship.

The proposal would result in less than substantial harm to the setting of the listed building. This would be outweighed by the public benefit of protecting the future use of the listed building, ensuring its long term optimal viable use. This approach is supported by Policy SD15.

It is considered that the proposal results in less than substantial harm to the listed building and its setting, and the character and appearance of the conservation area, however this is outweighed by the public benefits of ensuring the future use of the listed building and the provision of housing. The proposals comply with the requirements of Section 16 paragraph 212 of the NPPF (2024) and Policies SD12, SD13 and SD15 of the South Downs Local Plan.

Neighbouring Amenity

The use of the building will change from a public house to a residential use, which is considered to be less intrusive on amenities in terms of noise and disturbance and vehicular movements. There is sufficient parking to the rear to avoid cars parking on the road or nearby.

There are no physical changes that would impact on adjacent residential properties.

Having regard to the above, the proposal is compliant with the NPPF and Policy SD5 of the South Downs Local Plan.

Sustainable Transport

The highway authority noted the change in layout to the proposed development and did not consider that the changes would result in any impact on the public highway network, and access/egress to the site still appears to be acceptable. Their original response is still applicable and raise no objection to the application.

Existing Conditions

The proposed site is currently not in use but was formerly used as a public house with dedicated car parking to the rear of the site. It is located on South Hill, a single carriageway subject to 30mph speed limit which runs through the centre of Droxford village.

The Transport Statement summarises local amenities nearby to the proposed development. The distances and time estimated to access these amenities is summarised in Table 2.2. The closest facilities include the Droxford Village Hall, Saint Mary and All Saints Church and Post Office just under 1km from the site.

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There is an existing footway on the western side of the A32 extending to Northend lane in the north and junction between South Hill and Midlington Road to the south. Additionally, the nearest bus stops to the site are located on the A32, which are approximately 140m and 160m walking distance to the northbound and southbound stops respectively. The stops serve the 606, MV3, MV4 and MVC which operates a total of 9 services on the weekdays.

Personal Injury Accidents (PIA) Data

A Personal Injury Assessment has been undertaken for the 2019-2023 period, obtained from Crashmaps. Hampshire County Council (HCC) does not accept the use of Crashmaps, but in this instance this methodology is accepted as 1 accident was recorded classified as slight within the vicinity of the application site for the period of five years. Onwards, it would not be anticipated that the proposed development would increase the risk of a further accident. Therefore, the Highway Authority raises no objections to the safety of the surrounding areas of the application site.

Site Access and Visibility

The access is as existing.

The parking, access and highway safety have been assessed by HCC Highways

Access

The vehicular access to the proposed development will be via an existing access onto South Hill to the south of the site and will not change as a result of the development.

The pedestrian and cyclist access will be via South Hill, with pedestrian access to both dwellings directly from the public footway on South Hill. It is noted that the applicant plans to reinstate the pedestrian access north of the site for pedestrian access to plot 2.

It is recommended to the applicant that they should be made aware that subject to any planning permission being granted by the Local Planning Authority, a subsequent agreement will need to be granted by HCC as Highway Authority to undertake the drop kerb works on the Highway. Details of this procedure can be found via the following web address - <https://www.hants.gov.uk/transport/parking/droppedkerbs>. It is important to note that if there are any minor utility diversions that are required to facilitate the dropped kerb then additional costs may arise in addition to the initial application fee.

Parking

Parking is a matter to be considered by South Downs National Park as the Local Parking Authority to ensure the proposed level of parking falls within their adopted standards. It is noted that the applicant has provided a total of 6 parking spaces for the development as well as one covered cycle storage for each dwelling. The Highway Authority is satisfied that the proposed development would not result in any overspill parking on the local highway network.

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Drawings no SP03 and SP04 demonstrates vehicular swept path analysis showing an estate car entering, turning, and exiting the provided parking spaces. The Highway Authority is satisfied with the tracking.

Traffic Impact

A trips assessment has been carried out using the TRICS database to compare the trips generated between the existing public house and the proposed residential use. The TS states that the TRICS data obtained indicate that the existing site has the potential of generating 174 trips per day while the proposed residential use would generate a total of 14 trips per day. In comparison, it shows that there is a reduction in trips as a result of 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 and the Highway Authority is satisfied.

Refuse collection and Servicing

It is noted that all deliveries and refuse collection will take place on South Hill following the existing arrangement for the surrounding residential area.

HCC raised no objections and no conditions.

Therefore, the proposal complies with policies SD19 and SD22 of the South Downs Local Plan and the degree of harm and general impact on highway safety, accessibility and parking is in line with Local Plan Policies.

Sustainable Drainage

The site is located in an area of very low fluvial and pluvial flood risk. On this basis, there is no objection to the proposed change of use from commercial to residential on flood-risk grounds.

Most of the area to the rear is tarmac and this will be replaced for a permeable surface, which will enhance any surface water runoff, as well as the inclusion of grassed areas/gardens.

Foul drainage is currently served by septic tanks and new septic tanks are proposed to service the proposed dwellings and effluent will be tinkered off site. There is insufficient space for package treatment plant and the required drainage field to service 3 no: dwellings.

A Drainage Statement was submitted to address the Drainage Officer's comments.

Therefore, there will be adequate, policy-compliant arrangements in place to serve the residential use.

Further detailed design drainage information is secured by condition 9.

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These arrangements are acceptable and therefore the proposal complies with policy SD50.

Nitrates

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 /or is for overnight accommodation affecting Nitrates.

All applications for new dwellings and overnight accommodation are required to demonstrate that they are nitrate neutral, in order to meet the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended). There is already some overnight accommodation within the public house, and the additional proposed dwellings would generate additional nitrates that will need to be mitigated. The applicant has provided a Nutrient Budget Calculator outlining that the waste from septic tanks will be removed by tanker and requiring the purchase of credits to discharge the resultant 6.83 kg TN/yr load.

Other Topics

Dark Night Skies

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

The application site is located within Dark Night Sky Zone E1a - Intrinsic Zone of Darkness. No external lighting has been proposed as part of the submission. However, should any lighting be required a condition has been applied to ensure that a comprehensive external lighting scheme is submitted and should be designed to avoid obtrusive light with the potential to adversely affect residential and ecological receptors.

The rear outbuilding is to feature some full height glazing looking out into a private garden, this lightweight infill maintains the original structural works of the building whilst also insulating the structure to allow it to become fit for residential use. 2 no: rooflights will be added to the northern roof slope. A condition has been added to ensure that integral blackout blinds or low transmittance glass are installed.

It adds that measures proposed to mitigate impacts on ecological receptors will overlap with measures for minimising the effects of lighting on the dark night skies in accordance with SDLP policy SD8 (Conditions 5 & 6).

Ecology and Biodiversity

Biodiversity Net Gain

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The development is subject to the de minimis exemption, development below the threshold of 25 square metres.

There are no other ecology issues. Further planting will contribute to the biodiversity of the area.

Ecology

No ecological reports were required for the proposal, due to the existing nature of the site, but a condition has been added for provision of additional ecological enhancements in the form of bat and bird boxes and native planting within the proposed landscaping. (condition 10)

Therefore, the proposal complies with policy SD02 and SD09 of the SDLP.

Representations

The lack of utilities and foul drainage are not applicable reasons for refusal. The use as a public house already has utilities and foul drainage, so is therefore unfounded.

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 principle of the change of use of the public house, within the settlement boundary is acceptable. Whilst less than substantial harm to the listed building and the character of the conservation area has been identified, it is considered that this is outweighed by the public benefits of ensuring the future use of the listed building and the provision of additional housing.

The development would not have a significant adverse impact upon the character or appearance of its wider landscape setting. The proposal would not detrimentally impact the amenities of the neighbouring properties. In addition, the proposed development raises no highway concerns.

The development therefore complies with policies SD4, SD5, SD12, SD13, SD15, SD19, SD22 and SD43 of the SDLP and guidance within the NPPF.

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

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Recommendation

Permit subject to the following conditions:

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

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

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

3. No development shall commence, including any works of demolition, until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved CEMP shall be implemented and adhered to throughout the entire construction period. The CEMP shall provide details of the following:

- (a) the anticipated number, frequency and types of vehicles used during construction,
- (b) the provision made for the parking of vehicles by contractors, site operatives and visitors,
- (c) the loading and unloading of plant, materials and waste,
- (d) the storage of plant and materials used in construction of the development
- (e) the provision of wheel washing facilities to mitigate the impact of construction upon the public highway
- (f) measures to control the emission of dust and dirt during construction, to include where relevant sheeting of loads, covering and dampening down stockpiles
- (g) measures to control the emission of noise during construction,
- (h) appropriate storage of fuel and chemicals, in bunded tanks or suitably paved areas, and
- (i) waste management including prohibiting burning.

Reason: These details are necessary pre-commencement to ensure the development proceeds in the interests of highway safety and in the interests of protecting nearby residents from nuisance during all stages of development and to ensure the use of the site does not have a harmful environmental effect.

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

- 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;

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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 (including future management and monitoring arrangements where applicable) have been secured and submitted to the Local Planning Authority.

Reason: To accord with the Conservation of Habitats and Species Regulations 2017, and Policy SD1, SD2, and SD9 of the South Downs Local Plan (2014-33).

5. No external lighting shall be installed to the building or anywhere within the site. This exclusion shall not prohibit the installation internal lighting or of sensor-controlled security lighting of 1,000 lumens or less, which shall be designed and shielded to minimise upwards light spillage.

Reason: To enable the Local Planning Authority to control the development in the interests of amenity and protect the South Downs International Dark Night Skies Reserve.

6. The development hereby permitted shall not be occupied until details of measures to reduce light spillage from the proposed full height glazing on the elevation 7 (west) and proposed roof lights as shown on drawing 24.3542.112 Rev. P1 (such as low transmittance glass) have been submitted to and approved in writing by the Local Planning Authority. The measures shall be installed and operated in accordance with the approved details and retained thereafter at all times.

Reason: To minimise light intrusion in the South Downs National Park which is a designated International Dark Sky Reserve.

7. All external materials used in the construction of the development hereby approved shall match the type, texture, composition, colour, size and profile of those used on the existing building and shall be retained permanently.

Reason: To safeguard the appearance of the building and the character of the area.

8. No development shall be carried out above ground floor slab level until details of all new and altered landscaping associated with the scheme hereby approved have been submitted to an approved in writing by the Local Planning Authority.

These details shall show changes to ground levels, retaining walls, steps, new hard surfacing, fences and boundary treatments and significant planting. Following approval of those details, the development shall be carried out prior to occupation of the development
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hereby approved and thereafter retained in strict accordance with the details so approved.
[Note: close boarded fencing is not considered appropriate]

If within 5 years from the date of planting any approved trees, hedges or plants forming part of the large-scale landscaping scheme 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 those originally planted shall be planted in the same place during the next planting season.

Reason: Further information is required because insufficient information was submitted in this regard to ensure preservation of the significance of the listed building, in accordance with Section 16 of the National Planning Policy Framework 2021, Strategic Policy SD12 (Historic Environment) and Policy SD13 (Listed Buildings) and policies SD4 and SD5 of the South Downs Local Plan (2014-33).

9. 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 the development is occupied.

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

10. Details of additional ecological enhancement features shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. This shall include the type and location of bat features and bird features to ensure the provision of at least one integrated bat roosting feature and one integrated bird nesting features for each new building. These biodiversity enhancements shall be sited prior to the development coming into its intended use and retained thereafter.

Reason: To safeguard protected species, maintain and enhance biodiversity in accordance with strategic policy SD9.

Informatives

Crime and Disorder Implications

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

Human Rights Implications

This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

Equality Act 2010

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

Proactive Working

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The application required additional information and the Local Planning Authority worked with the agent to achieve a positive solution after amended plans were requested and received which were acceptable.

HCC Highways – Dropped Kerb

Subject to any planning permission being granted by the Local Planning Authority, a subsequent agreement will need to be granted by HCC as Highway Authority to undertake the drop kerb works on the Highway. Details of this procedure can be found via the following web address - <https://www.hants.gov.uk/transport/parking/droppedkerbs>. It is important to note that if there are any minor utility diversions that are required to facilitate the dropped kerb then additional costs may arise in addition to the initial application fee.

Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date Received	Status
Plans - Proposed Elevation 5, Elevation 6 & 7	24.3542.112 P1		15.04.2026	Approved
Plans - Proposed Elevation 3 Elevation 4	24.3542.111 P1		15.04.2026	Approved
Plans - Proposed Elevation 1, Elevation 2	24.3542.110 P2		15.04.0206	Approved
Plans - Proposed Basement Floor Plan	24.3542.104 P3		15.04.2026	Approved
Plans - Proposed First and Second Floor Plans	24.3542.103 P3		15.04.2026	Approved
Plans - Proposed Ground Floor Plan	24.3542.102 P4		15.04.2026	Approved
Plans - Proposed Site Plan	24.3542.101 P7		15.04.2026	Approved
Plans - Block Plan, Location Plan	24.3542.100 P2		15.04.2026	Approved

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