

Planning Committee

Update Sheet

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

Item No	Ref No	Address	Recommendation
06	24/01007/FUL	Land At Silkstead Farm, Poles Lane, Hursley	Permit

Officer Presenting: Megan Osborn

Speaking

Objector: Martin Ayre

Parish Council representative: David Killeen

Ward Councillor: Cllr Jan Warwick

Supporter: Kevin Parr and Richard Biffen

Update

Comments from Husley Parish Council that were made on the 16th July 2024, but not put in the officers report.

'We OBJECT to the application for the reasons set out below. Although we recognise the need for energy generated not to be wasted nationally, this facility is simply in the wrong place.

1. This proposal does not meet NPPF as supported by the Winchester Local Plan; 'Planning policies and decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services - including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland'. The site is a green field with countryside on all sides and in agricultural use Grade 3. The proposed site will create an access through a native hedgerow where there is no present field gate and encompass an area of three football pitches with 2.4 m high security fencing which will be visible from Poles Lane.
2. This application does not meet the Winchester Local Plan MTRA4 covering any of the permitted development uses for operational need and development in the countryside. It does not consider or demonstrate any alternative brown field sites, for example an extension of the existing battery storage facility near Oliver's Battery sub-station or at the sub-station itself. Any change of use from greenfield to industrial will set a precedent along Poles Lane and potentially encourage the further expansion as has occurred at Four Dells Farm.
3. There are many Winchester Local Plan policies which this application does not meet or make any attempt to explain, some of which are mentioned below, Policy DM10 (Essential Facilities & Services in the Countryside), states that 'In the countryside, the development of essential facilities and services to serve local communities may exceptionally be permitted, where it complies with the Development Plan' - This policy has clearly not been addressed. Policy DM19 (Development and Pollution), light pollution in the countryside will occur from the proposed security lighting. Policy DM20 (Development and Noise), levels of noise may be above the acceptable levels as set out by Significant Observed Adverse Effect Level (SOAEL) level and impact on human health and the quality of life for local residents,

'particularly at night/evenings in the gardens and if bedroom windows are open'. Policy DM23 (Rural character), the application will create an unacceptable impact on the character of the 'rural gap' between Hursley and Otterbourne. Policy DM24 (Special Trees, Important Hedgerows and Ancient Woodlands), it will cause destruction of mature, native hedgerows for access and visibility. Ancient woodland bounding the site will also be doubly impacted following the planned adjacent works for a Southern Water pipeline trench and Poles Lane access.

4. Flooding; The site is in a significant low-lying area subject to regular flooding and the Flood Risk Assessment states the risk of groundwater flooding is high for the entire site and an area of high risk associated with surface water flow pathway across the access southern boundary ie Poles Lane. Additionally, the main drain from Hursley and all the surrounding area towards Winchester flows immediately adjacent to the site. This will require significant research and investment by Hampshire Highways and Southern Water.
5. Roads; There will be an increased risk of road accidents on Poles Lane which is already a high risk accident zone from an unexpected junction on a bend. There are already a significant number of accidents on Poles Lane. There have recently been two serious accidents in 2023/24.
6. National Grid; It should be noted that this is a speculative private business enterprise and not driven by SSEN or National Grid. The site is considered too distant from the Port Lane substation to link to the grid. There is no information about how this link is proposed or the additional construction that will be required. A distance of 2.2k (as the crow flies) is quoted, but the applicant has no access to the land, and it would require overhead cabling or trenching along Bunstead Lane/Port Lane for 3.5k.'

Further comments were made on the 8th March 2025, via email from the Chair of Hursley Parish Council referring to the lack of support for this application and the amount of objection. Reference is made to the Neighbour Plan that is being developed by the Parish, which will relate to the green gap and this protected piece of land.

Change to the wording of condition 3, 4, 9 and 25:

3. The development hereby permitted shall cease on or before the expiry of a **30**-year period from the date of the first export of electricity.

The land shall thereafter be restored to its former condition in accordance with a scheme of decommissioning work (the Decommissioning Scheme),
The decommissioning scheme shall include:

- the removal of the structures and associated above ground works approved under this permission.
- the management and timing of any works.
- a traffic management plan to address likely traffic impact issues during the decommissioning period.
- an environmental management plan to include details of measures to be taken during the decommissioning period to protect wildlife and habitats and to identify any elements of planting/habitat to be

retained.

- details of site restoration.
- an implementation timetable.

The Decommissioning Scheme shall be submitted to and approved in writing no later than **29** years and 6 months from the date of the first export of electricity, and subsequently implemented as approved.

Reason: To ensure that the site is restored in the long-term interests of the visual character of the surrounding area to comply with policy DM23 of the Winchester District Local Plan Part 2 and that the effects of site decommissioning on the highway network is mitigated in the interests of highway safety in accordance with policy DM18 of the Winchester District Local Plan Part 2.

4. In the event the site ceases to operate for a continuous period of 12 months prior to the end of the **30** year period, and unless otherwise agreed in writing with the local planning authority, a scheme of decommissioning works (the Early Decommissioning Scheme) shall be submitted to and approved by the Local Planning authority no later than 3 months from the end of the 12 month period.

The scheme shall include:

- the removal of the battery storage and associated above ground works approved under this permission excluding the two substations.
- the management and timing of any works.
- a traffic management plan to address likely traffic impact issues during the decommissioning period.
- an environmental management plan to include details of measures to be taken during the decommissioning period to protect wildlife and habitats and to identify any elements of planting/habitat to be retained.
- details of site restoration.
- an implementation timetable.

The decommissioning shall be carried out strictly in accordance with the approved scheme.

Reason: To ensure that the site is restored in the long-term interests of the visual character of the surrounding area to comply with policy DM23 of the Winchester District Local Plan Part 2 and that the effects of site decommissioning on the highway network is mitigated in the interests of highway safety in accordance with policy DM18 of the Winchester District Local Plan Part 2.

9. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan under Condition 8 has been submitted to and approved in writing by the Local Planning Authority (LPA). The HMMP shall include the following details:

- (a) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- (b) any necessary legal mechanism or covenant for securing the

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

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

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

25. If, within a period of **5** years from the date of planting, the trees (or any other trees planted in replacement for them) are removed, uprooted, destroyed or die, new trees of the same size and species shall be planted at the same place, or in accordance with any variation for which the local planning authority give their written consent.

Reason - To maintain the tree cover and the contribution that trees make to the character and amenity of the area.

Item No	Ref No	Address	Recommendation
07	23/00667/FUL	Painters Fields House, 3 Grafton Road, Winchester	Permit
<p>Officer Presenting: Cameron Taylor Public Speaking Objector: Liam Kilpatrick, Nicholas Page Parish Council representative: None Ward Councillor: None Supporter: Darek Urlewicz</p> <p><u>Update</u> Page 69 update Parish, or Ward if Within Winchester City: to St Michael Ward, replacing Southwick and Wickham Ward.</p>			

Page 76 update from the following “the proposal will not result in harm to the significance of the setting and historic interest of the listed building” to “the proposal will result in less than substantial harm to the significance of the listed building”

Page 76 replace paragraph 4 with the following:

“The application is within the Christchurch Road Conservation Area. The proposed dwelling would be readily visible from the public realm within the conservation area, however the proposed dwelling and associated elements are considered to respond to the immediate street scene with a scale and appearance in-keeping to the site and character of the area.”

Addition of the following conditions 20 and 21

“No development, or works of site preparation, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.”

“Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no development permitted by Classes A and C, D and E of Part 1 Schedule 2 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the locality and to maintain a good quality environment.”

Item No	Ref No	Address	Recommendation
08	24/00526/FUL	Three Oaks Kennels, Botley Road, Bishops Waltham	Permit

Officer Presenting: Cameron Taylor

Public Speaking

Objector: None

Parish Council representative: Tracy Conduct

Ward Councillor: None

Supporter: Patrick Barry

Update

Further representation has been received from a local resident who has already commented raising concerns about the noise impact assessment. However this has been assessed by the environmental protection officer who is satisfied this addresses the potential noise impacts.

Item No	Ref No	Address	Recommendation
09	24/02366/FUL	The Homestead, Solomans Lane, Shirrell Heath	Permit
<p>Officer Presenting: Joe Toole Public Speaking Objector: None Parish Council representative: Sam Charles Ward Councillor: None Supporter: Philip Dudley</p> <p><u>Update</u></p> <p><u>Change to the wording of condition 5</u></p> <p>The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan under Condition 2 has been submitted to and approved in writing by the Local Planning Authority (LPA). The HMMP shall include the following details:</p> <p>(a) the roles and responsibilities of the people or organisation(s) delivering the HMMP;</p> <p>(b) any necessary legal mechanism or covenant for securing the monitoring over the relevant period;</p> <p>(c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;</p> <p>(d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;</p> <p>(e) a proposed definition of 'completion of development' in respect of the development hereby approved.</p> <p>(f) The approved Biodiversity Gain Plan shall be maintained for at least 30 years after the development is complete.</p> <p>The approved habitat creation and enhancement works shall be implemented in full within six months of the date of their written approval and shall be maintained for at least 30 years after the development is completed. Notice in writing shall be given to the LPA once the habitat creation and enhancement works as set out in the HMMP have been completed</p> <p>Reason: To ensure an appropriate setting to the development and to secure a net gain in biodiversity in accordance with the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 and paragraph 193 of the National Planning Policy Framework (2024)</p> <p><u>New condition Removing Permitted Development</u></p> <p>20. Notwithstanding the provisions of the Town and Country Planning (General</p>			

Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Class A of Part 1; of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To ensure that the development is proportionate to the site in order to protect the amenities of the locality and to maintain a good quality environment.

End of Updates