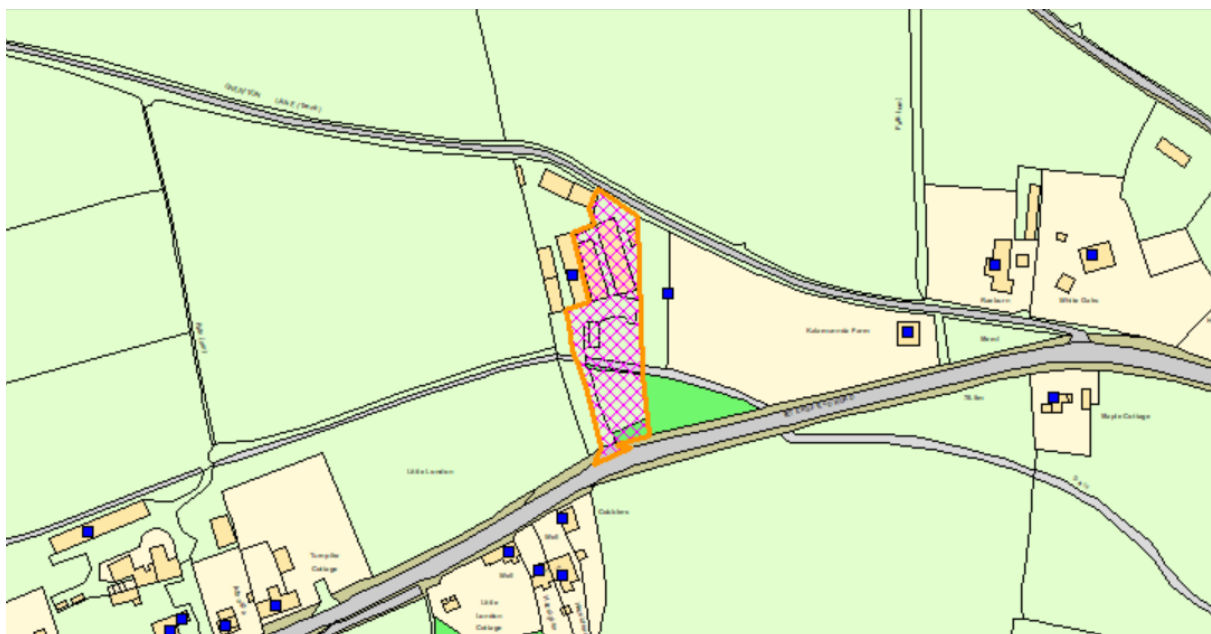


**WINCHESTER CITY COUNCIL
PLANNING COMMITTEE**

Case No: SDNP/24/01974/FUL
Proposal Description: (AMENDED DESCRIPTION) (Amended) Construction of building following demolition of four buildings
Address: Land Off Petersfield Road, Bramdean, Hampshire.
Parish: Bramdean and Hinton Ampner Parish Council
Applicants Name: McGregor Polytunnels Pension Scheme
Case Officer: Tania Novachic
Date Valid: 13.05.2024
Recommendation: Application Approved
Pre Application Advice: No

Link to Planning Documents

[SDNP/24/01974/FUL | \(Amended\) Construction of building following demolition of four buildings | Land Off Petersfield Road Bramdean Hampshire](#)



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Reasons for Recommendation

The development is recommended for permission as it is not considered to be significantly harmful to the character and appearance of the South Downs National Park. The proposal is also considered to have an acceptable impact on neighbouring amenity and therefore complies with the policy requirements of SD4, SD5, SD8 and SD35 of the SDNP Local Plan.

General Comments

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**WINCHESTER CITY COUNCIL
PLANNING COMMITTEE**

The application is reported to Committee because of the number of Objections received contrary to the Officer's recommendation.

Amendments to Plans Negotiated

The height of the proposed building has been reduced from 5.525m to 5m from the eaves height and from 8.9m to 6.73m overall and a change in materials has been agreed from steel composite panelling to natural finish timber vertical cladding following onsite discussions with the planning officer.

Site Description

The village of Bramdean is a small settlement of properties of varying styles and proportions with a number of farmsteads in close proximity surrounded by open countryside. Laceys Farm is positioned within a small cluster of properties and farmland to the west of the village within the South Downs National Park (SDNP) with shared access to the north of Petersfield Road (A272) an adopted highway covered by a 40mph speed restriction. The access services McGregor Structures Ltd and George Cann Garden Machinery.

The light industrial units within the site are positioned to the north at a distance of approximately 58m from the highway. The site is not openly visible as the boundaries lining the site are screened by the existing established vegetation and mature trees however the wide entrance track provides some partial views from the highway and the property directly opposite Cobblers. The site is positioned at a distance of approximately 106m from the neighbouring property Turnpike Cottage to the west and open countryside to the north which surrounds the rear boundary. The shared boundary to the east with Kalamuunda Farm is heavily screened by mature trees and hedges however access is provided directly onto the site through a small gate for land management of the neighbouring property. Directly off the highway is a large area of hardstanding providing parking and access for larger vehicles and deliveries.

The character of the properties close to the application site comprise of detached and semi detached brick and render residential dwellings. Public Rights of Way Bramdean and Hinton Ampner. 35 bounds the site to the north.

The site is not Listed or within a conservation area.

Proposal

The proposal is for the construction of single building following the demolition of four smaller buildings currently used by McGregor Structures Ltd.

Relevant Planning History

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89/01183/OLD - Change of use from agricultural building to light industrial – PER
08.05.1989

87/01104/OLD - Change of use from agriculture to sale and repair of garden machinery¹
– PER 02.01.1987

Consultations

Service Lead – Ecology

Received - 31 Jan 2025

The following documents were submitted with the application in support of matters relating to ecology:

- Preliminary Ecological Appraisal by Southern Planning Practice (April 2024)

Section 7 'Discussion Recommendations' in the Preliminary Ecological Appraisal by Southern Planning Practice (April 2024) details mitigation measures for reptiles including a precautionary method statement, a sensitive lighting strategy for bats and measures to avoid impacts on nesting birds. These measures are considered appropriate and should be conditioned. Whilst some measures are included to protect the watercourse (such as a 2m fenced off buffer from top of riverbank) I consider that further measures are likely to be required. I recommend that a Construction Environment Management Plan is produced to ensure that direct and indirect impacts during construction are adequately avoided. This can be conditioned if you were minded to grant permission. There are also no measures in the report to avoid/mitigate any impacts during the operation of the development such as pollution from run off, contaminate leaching and compaction of riverbank/destruction of riparian vegetation. Measures to address the operational impacts of the development on the watercourse are requested.

The Preliminary Ecological Appraisal by Southern Planning Practice (April 2024) also provides enhancements for the watercourse. It is recommended that details of planting, management and aftercare are provided in a Biodiversity Enhancement Management Plan (BEMP) which can be conditioned if you were minded to grant permission. I would also request that additional wildlife enhancements are included where possible such as the provision of reptile hibernacula, Bird/swift and Bat boxes on the site. These should also be included within the BEMP to show their location and material made from etc.

Received 25.02.2025

Provided the drainage officer has no further concerns, I consider the pre-commencement conditions (CEMP, foul drainage and BMEP) to be sufficient.

Service Lead – Public Protection (Environmental Health)

Received 15 Jul 2024

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I understand that this application requests a new building following the demolition of 4 buildings at the site. The intention appears to be in order to accommodate a plastics fabrication process (assumed B2 use) at the location. It is not clear whether this is currently in operation.

The application is accompanied by a Noise Impact Assessment carried out by 24 Acoustics Technical report reference R7187-1 Rev 5. This characterizes the area by establishing a background noise level and comparing this with calculated noise levels from the proposed user. I have a number of concerns with the Noise Impact Assessment that need addressing:

The location for background noise monitoring appears to be very close to the road and closer than the existing houses and amenity space associated with them. Bearing in mind the road noise will reduce with distance, I do not believe this is a representative background assessment, with the location representative of the houses and gardens would be lower.

It is not clear whether the plastics fabrication operation currently exists at the location. If it does, we would expect actual data from the existing process to be used rather than calculations based on generic library figures for plant and equipment. Background noise measurements at 1.8m rather than 1.2m-1.5m (as required by BS4142:2014+A1:2019) without explanation. The above matters need addressing in order for this department to be able to take a view on the noise impact of the proposal.

Received – 22 Jan 2025 (amended proposal and site visit)

I have reviewed the amended Noise Impact Assessment carried out by 24 Acoustics reference R7187-1 Rev 7 and dated 17th October 2024, and note this application is for a continuation of the existing B1 use in a newly proposed building. Although I disagree with some of the methodology of the Noise Impact Assessment (as mentioned in my previous comments and has not been addressed), the impact of this proposed development can be controlled by the use of conditions and as a result I recommend that conditions covering the following be applied to any granted planning permission:

A condition restricting the hours of operation (it is noted that the noise impact assessment covers the period 7:30-18:00 Monday to Saturday, and the application form refers to the same hours Monday to Friday) A condition limiting delivery times to acceptable hours
Doors and windows must be kept shut when equipment in conjunction with the process is in use. No use of outside areas for storage of equipment or materials.

Hampshire County Council (Highway Authority)

Received 26.02.2025

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I refer to the consultation relating to the above planning application and would make the following comments.

The proposal relates to the demolition of four existing temporary buildings to be replaced by a single permanent building, resulting in a minimal reduction in total floorspace. On that basis it is likely therefore that there would be no significant increase in associated vehicle movements.

There is adequate space on site to enable all vehicles to enter and leave the site in a forward gear.

An initial review of the latest available five years of Personal Injury Collision Data confirms no recorded incidents at or on the approaches to the existing access to Petersfield Road.

The parking provisions should be considered by the Planning Authority as Local Parking Authority.

Having regards to the above comments the Highway Authority would recommend – no objection (no conditions)

Service Lead – Historic Environment

Received 26.02.2025

Consultation response: No Objection

Key issues:

Impact on the significance and settings of the listed buildings; Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990; Section 16 of the NPPF 2024; Strategic Policy SD12 (Historic Environment) and Policy SD13 (Listed Buildings) of the South Downs Local Plan (2014-33); Policies CP19 & CP20 Winchester District Joint Core Strategy.

Comments and advice:

The proposed building (amended version) is approximately 6m high, compared to the four buildings to be demolished, which range between about 3-4m high. Overall proposed footprint of development is similar to existing.

The building would fall within the setting of Little London Cottage and Turnpike Cottage, both Grade II. The current development is low and is mostly screened by trees and hedges in the summer, but is more visible in the winter. The proposed development is about 2m higher, but due to the timber clad walls, is not likely to have much more impact compared to the existing development. Due to relative distance, and screening from existing trees, impact to the setting or significance of the nearby listed buildings is not likely to cause

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harm, and therefore there is no objection. There would be no objection to the retention of the unauthorised portacabin (building C).

The removal of the unauthorised buildings near the front of the site is welcomed, but it is a shame that all the unauthorised concrete which has been poured over much of the site over a period within the last 10 years and also more recently near the front of the site is proposed to be retained, especially as the concrete is now surrounding semi mature trees, with likely no thought to tree roots and therefore their survival. The screening of trees is important to maintain, because this impacts how this development may impact the setting of the listed buildings. However, despite these concerns, impact of extra concrete where placed does not really affect the setting of the listed buildings.

Hampshire Countryside Services

Received 09.08.2024

Thank you for consulting Hampshire Countryside Service (HCS) as Highways Authority regarding Public Rights of Way (PROW) and Commons Registration Authority. We also manage Country Parks and Countryside Sites throughout Hampshire. Please accept this as our response to the above application, taking into account the material considerations relating to PROW, Commons and impacts to Hampshire County Council (HCC) Country Parks and Countryside Sites.

Consultation response: No objection

Context:

Bramdean and Hinton Ampner Restricted Byway 35 (RB35) runs adjacent to the northeast boundary of the site. The site is not located in a material proximity to any HCC Countryside Site. A copy of the Definitive Map of Rights of Way and Definitive Statement and Countryside Sites can be found at <https://maps.hants.gov.uk/rightsofwaydefinitivemap/> and <https://www.hants.gov.uk/landplanningandenvironment/rightsofway/definitivemap>.

Commentary:

From this desk-based analysis, RB35 appears to be screened by existing vegetation from the site of the proposed demolition and construction works, limiting the visual impact on PROW users. The restricted byway is not proposed to be used for site access. Noise levels may be higher than existing while the proposed works are carried out, however, it is the Service's view that this temporary disturbance to the tranquillity of the restricted byway for its public users is not significant enough to warrant objection to this application. No objection is therefore raised and the below informatives are provided for the planning authority to consider applying to the decision notice, in the event this application is consented.

Informatives:

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1. Nothing connected with the development, or its future use, shall have an adverse effect on the Public Right of Way, which must always remain available for safe public use at all times.
2. No vehicles (including builder's and contractor's), machinery, equipment, materials, spoil, scaffolding, or anything else associated with the works, use, or occupation of the development, shall be left on or near to a Public Right of Way as to cause obstruction, hindrance, or a hazard to the legitimate users. The public retain the right to use the PROW at all times.

Service Lead – Drainage

Received - 23 Jan 2025

I am generally satisfied with the FRA (rev G) that Baker and Associates Ltd. prepared in September 2024, thus I have no issues with this development based on flood risks. An existing watercourse has been suggested as a means of disposing of surface water from this development by partially attenuating it in a tank adjacent to the new building. Only buildings A and B have received the attenuation, which takes into account climate change at a rate of 40% rather than the 45% that was needed following the update in May 2022. Building C and the parking area are not included in this. We are concerned about lowering the peak discharge from all sources because the existing watercourse downstream appears to have a limited capacity. Because of this development, the current flood risk elsewhere should, if at all feasible, be reduced rather than increased in and up to 1 in 100-year storm events, with a 45% allowance for climate change and a 10% for urban creep. The only information about foul drainage that the applicant has included in the application is a checkmark for the septic tank as existing. The septic tank's capacity, state, and environmental compliance are unknown to ensure that it will be sufficient for the future use. In light of the government's hierarchy of drainage options, we recommend installing a package treatment plant with a suitable-sized drainage field instead of using the current septic tank.

Consequently, the aforementioned information is necessary for the application to be permitted, or if permission is granted without those, a standard pre-commencement condition for foul and surface water drainage is needed.

Representations:

Bramdean and Hinton Ampner Parish Council

Received - 14 Jun 2024

The Parish Council would like to raise its concerns with regard to the following matters.

- Any works undertaken here must not compromise the watercourse adjacent to the site.

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- All demolition and clearance must be undertaken in a responsible manner.
- All waste arising from the demolition must be disposed of lawfully.
- The Parish Council wishes to express its frustration and disappointment that the local planning authority appears to have made no attempt at consulting with the neighbouring properties.
- The Parish Council asks that the delegated planning officer pays careful consideration to the proposed increase in height of the new building.
- If permission is granted, the Parish Council is concerned of the potential increase in noise from the site once the new building is complete and in use.

Received – 06 Feb 2025 (amended proposal)

The Parish Council would like to raise its concerns with regard to the following matters with regard to this amended application.

- We support the comments made by the WCC Drainage Engineer regarding the recommended installation of a package treatment plant.
- We support the comments made by the WCC Environmental Health team with regard to the noise impact assessment and their recommendations.
- We support the response of the HCC Countryside Planning team.
- Any works undertaken here must not compromise the watercourse adjacent to the site.
- All demolition and clearance must be undertaken in a responsible manner.
- All waste arising from the demolition must be disposed of lawfully.
- The Parish Council asks that the delegated planning officer pays careful attention to the proposed increase in height of the new building.
- If permission is granted, the Parish Council is concerned of the potential increase in noise from the site once the new building is complete and in use.

6 Objecting Representations citing the following material planning reasons:

- Noise impact
- PRow and traffic
- Water and drainage
- Impact on the watercourse
- Height/Scale

1 letter of support has been received

Support the reuse and tidying up of an existing brown field site for light rural industry. However, there are significant issues that must be addressed as a result of the planning application SDNP/24/09174/FUL which have been listed in the objections raised.

Relevant Government Planning Policy and Guidance
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**WINCHESTER CITY COUNCIL
PLANNING COMMITTEE**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.

- NPPF11 - Making effective use of land
- NPPF12 - Achieving well-designed and beautiful places
- NPPF15 - Conserving and enhancing the natural environment

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

- Core Policy SD1 - Sustainable Development
- Core Policy SD2 - Ecosystems Services
- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 – Design
- Strategic Policy SD6: Safeguarding Views
- Strategic Policy SD7: Relative Tranquillity
- Strategic Policy SD8 - Dark Night Skies
- Strategic Policy SD9: Biodiversity and Geodiversity
- Development Management Policy SD11: Trees, Woodland and Hedgerows
- Strategic Policy SD17: Protection of the Water Environment
- Development Management Policy SD22: Parking Provision
- Strategic Policy SD25: Development Strategy

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- Strategic Policy SD34: Sustaining the Local Economy
- Strategic Policy SD35: Employment Land

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 2020-2025 on 19 December 2019, 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 Policy 1
- Partnership Management Plan Policy 3

Bramdean and Hinton Ampner village design statement (VDS)

Supplementary Planning Document

Ecosystems Services TAN
Dark Skies TAN May 2021
Design Guide SPD August 2022

Planning Considerations**Principle of development**

Strategic Policy SD34: Sustaining the Local Economy outlines that development proposals that foster the economic and social well-being of local communities within the National Park will be permitted provided that they meet one or more of the following:

- e) Provide flexibility for established businesses to secure future resilience and protect local jobs;
- f) Intensify the commercial use of an employment site and make a more efficient use of brownfield land;

The purpose of this policy is to promote and protect local businesses without compromising the purposes of the National Park. The policy is consistent with the spatial strategy of a medium level of development dispersed across the National Park. It should be read in conjunction with the development strategy set out in Policy SD25, which identifies settlements where the principle of development is accepted.

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The development strategy set out in Policy SD25 prioritises the development of previously developed land. Commercial development on existing employment sites should make an efficient use of existing buildings and previously developed land through intensifying uses, provided that this does not compromise the special qualities of the National Park.

Policy SD4 of the SDLP states that development proposals will only be permitted where they conserve and enhance landscape character. Policy SD5 of the SDLP seeks to ensure that development makes 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 application proposes to rationalise the existing light industrial units comprising of 4 buildings into a single unit. The building consists of a main production area with offices storage and services at the rear. The building is single storey with large roller shutter openings along the southern elevation servicing the production area. It will have low level windows along the east in addition to windows and two doors which will service the offices, storage and services along the northern elevation at the rear.

The proposed unit will retain a light industrial outlook in terms of proportions. The amendments received have reduced the overall height by 2.17m and a further 0.525m from the eaves. The overall footprint of the proposed unit would measure approximately 662.1sqm following the demolition of the 4 existing units currently occupying an area of approximately 650.35sqm and the proposed natural finish timber vertical cladding would make a positive contribution to the overall character and appearance of the area.

No changes are proposed to the positioning within the site. As such the proposal is considered acceptable in principle, subject to accordance with relevant development plan policies.

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

The application proposes to rationalise the existing light industrial units comprising of 5 buildings titled A, B, C, D & E into a single unit. The existing units vary in scale, with the tallest units A & C measuring approximately 4.2m in height and approximately 30m in length.

Distance from the boundary along PRoW 35 along the North boundary (rear):

- 5.5m (at the closest point)
- 13m (at the furthest point)

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Distance from the property along the shared boundary with Kalamuunda (E):

- 90m from the boundary line

Distance from neighbouring property Turnpike Cottage (W):

- 130m from the boundary line

The light industrial unit is positioned along the northeast boundary that forms a public right of way (PRoW) Bramdean and Hinton Ampner 35. The changes will not be openly visible due to the existing vegetation and distance from the boundary line of approximately 7m. Glimpsed views from the PRoW Bramdean and Hinton Ampner 35 to the south are possible, but it is not considered that the views of the altered building will be any more visually prominent than existing as it retains a single storey outlook with only partial views above eye level due to the raised eaves and roof height.

The proposed light industrial unit will replace 4 smaller units of varying footprints and heights with the tallest currently measuring approximately 4.2m, a single unit has been proposed to provide a single production area with offices to manage the business needs whilst retaining a similar footprint however the roof height proposed would measure approximately 6.8m. It is not considered that the increase in roof height by approximately 2.5m would be openly visible to the orientation within the site and the existing boundary treatment with views from further afield screened by trees and hedgerows with a distance of approximately 50m from the access road Petersfield Road.

The proposed natural finish timber vertical cladding and box profile metal sheet roof will maintain an light industrial appearance while the proposed openings along the east elevation will not be openly visible due to their low level and proximity of the established vegetation. The alterations to the building are therefore considered to be acceptable and will mitigate the resultant view of the building in any longer distance views.

Therefore, there is no objection to the proposal in terms of design and appearance. The use of natural materials where possible is considered appropriate for its setting and the existing positioning within the site provides a natural screening from the access along Petersfield Road to the south and the PRoW 35 lining the northern boundary.

Overall, the design and visual impact of the proposed development is considered to accord with the aims of SDLP policies SD4 and SD5 and would have no adverse impact on the character of the area.

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 2024. The Circular and NPPF confirm that National Parks have

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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, and given the assessment above, the development has a neutral impact and does not therefore adversely conflict with the statutory purposes of the SDNP designation.

Historic Environment

The light industrial units are not listed or set within a Conservation Area however the building would fall within the setting of Little London Cottage and Turnpike Cottage, both Grade II. Turnpike cottage is a grade II listed property positioned to the West of the site at a distance of approximately 130m and Little London Cottage is positioned to the South West at a distance of approximately 90m separated by Petersfield Road.

As the development is within the setting of a Grade II listed building the following legislation and policies are taken into account in the assessment and determination of this planning and listed building application:

Relevant Legislation

The preservation of the special architectural/historic interest of the listed building and its setting (S.66 P(LBCA) Act 1990; Policy SD12 and SD13 of the SDLP (2014-2033) and the NPPF (2024) Section 16.

Guidance

Where dealing with listed buildings, decision makers are required to have due regard to the "desirability of preserving the [Listed] building or its setting or any features of special architectural or historic interest which it possesses." under Section 16/66 of the Planning (Listed Buildings and Conservation Areas Act 1990). Case law has established that where an authority finds that a development proposal would harm the setting of a listed building, it must give that harm "considerable importance and weight".

Due regard has been given to these requirements, as set out in the assessment within this report.

The historic environment section of the Planning Practice Guidance further outlines the role of the Local Planning Authority in considering the effects of new development that are in the vicinity of or affect the setting of listing buildings and heritage assets. Paragraph 212 of the NPPF advises that great weight should be given to the conservation of a heritage asset in considering the impact of a proposal on its significance (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its

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significance. Paragraph 213 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Policy SD12 and SD13 ensure that development preserves and enhances heritage assets and their settings.

Given the distance of the listed buildings from the site and the general screening of the proposed building and there are no changes proposed with regards to the proximity, it is considered that the impact to the setting of the listed building will be neutral.

The proposals would accord with the requirements of Section 16 para 212 of the NPPF (2024), Policy SD12 and SD13 of the SDLP and the historic environment section of the Planning Practice Guidance.

Neighbouring amenity

SDLP policies SD5 require proposals to have regard for the amenity of neighbouring properties. The light industrial unit is positioned to the rear of the site with a single shared access directly off Petersfield Road and screened by established hedging and vegetation. The proposed light industrial unit proposes no changes in terms of positioning and retains a similar footprint with an increase of approximately 2.5m in ridge height however due to the positioning within the site and the existing neighbouring light industrial units providing additional screening along the north west and westerly boundaries it is not considered the addition will be openly visible.

The site is surrounded by open fields to the rear with the nearest adjoining neighbouring property Kalamunnda Farm positioned to the south east at a distance of approximately 90m. To the Southwest Turnpike Cottage is at a distance of approximately 100m. It is therefore unlikely to result in any adverse impact on residential amenity either by overlooking, loss of light or through the creation of an overbearing structure due to its scale and design.

With regards to the properties to the South separated by Petersfield Road, Cobblers, Hazelglen and Little London the separation distance of approximately 80m will ensure that any overlooking is oblique as the existing boundary treatments will ensure screening is retained.

Concerns have been raised with regards to an increase in noise nuisance, additional traffic and visual impact however following additional consultation and site visits with the Environmental Health Officer amendments to the proposed single light industrial unit have been submitted. The reduction in overall height by 2.17m will not look dissimilar to the existing unit to the rear and the smaller unit directly adjoining to the west (outside of the applicants ownership) no changes are proposed in terms of activity and the use of natural materials will further reduce the overall visual impact on the site.

In regard to increase in noise nuisance and activity within the proposed light industrial unit the Environmental Health Officer is satisfied that the activity within the site will remain as existing however to secure this measures have been placed within conditions 9-12 in order to protect the amenities of the occupiers of the nearby properties.

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The site is positioned in close proximity to the PRoW 35 Hampshire Countryside Services have supported the officers findings that the site is well screened along the rear boundary and any increase in noise will be temporary therefore no objection is raised.

For the reasons outlined above the proposal is considered to accord with Policy SD4, SD5 & SD8 of the South Downs Local Plan.

Sustainable Transport

The proposal will have no impact on highway safety/amenity/traffic generation/air quality/sustainable travel/parking ratio/standards as no changes are proposed in terms of increased activity or parking provisions within the site.

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.

Ecology and Biodiversity

Policy SD2 requires all development to have a positive impact on the environment and to include enhancements as part of the proposal, where applicable. Policy SD9 states that Development proposals will be permitted where they conserve and enhance biodiversity and geodiversity. The applicant has proposed the following actions:

- Potential to introduce bat and bird boxes
- Water butts
- Rural economy
- 2m buffer at the top of the bank
- The buffer to be fenced with open fencing to prevent human activities and parking, but allowing for the movement of wildlife
- Log piles/ insect houses
- Tussocky grasses on the bank slope to reduce the risk of soil erosion, with additional riparian species
- Processes for the planting of species and short- and long-term management

The proposal will have no impact as it is not Development within, bordering or in close proximity to a European Protected Site (I.e. River Itchen SAC, The Solent SAC, SPAs, Ramsar Sites).

The use of overnight accommodation is not being considered within this application.

Due to the nature of the development and the distance between the application site and the European Protected Site of the Solent SAC and SPA and the River Itchen SAC, an Appropriate Assessment under the Conservation of Habitats & Species (Amendment) Regulations 2011 is not required.

These actions are considered to be acceptable and comply with policy SD2 & SD9.

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**WINCHESTER CITY COUNCIL
PLANNING COMMITTEE****Biodiversity Net Gain**

BNG Technical advice Note TAN (SDNPA)

1.12 The following types of development are exempt from mandatory BNG requirements:

Developments below the threshold – development that does not impact a priority habitat and impacts less than 25 square metres (5m x 5m) of habitat or 5 metres of linear habitat. Existing sealed surfaces such as tarmac or buildings are assigned a zero score in the statutory biodiversity metric, meaning that these surfaces are effectively exempted from the 10% net gain requirement.

The site is covered by large areas of hardstanding that will be retained. No changes are proposed to the existing vegetation surrounding the site therefore BNG is not required.

Nutrients

The proposal does not include the addition of overnight accommodation therefore nutrient mitigation is not required.

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 Rural Darkness

The purpose of Policy SD8 is to ensure that development does not harm the quality of dark night skies. It also encourages enhancement of the dark night skies of the National Park, for the benefit of people and wildlife. The policy seeks to do this by ensuring that proposed lighting is necessary, and by reducing the unnecessary light spill that is often a result of poor design, in order to minimise the overall impact of light.

The building proposes a number of low level openings measuring approximately 1m high and 1.2m across along the east and north elevation servicing the offices and production area which would result in some light spill however as outlined within paragraph 2 of Policy SD8 of the SDNP Local Plan, developments will be permitted if it is demonstrated to be appropriate and any adverse impacts are mitigated to the greatest reasonable extent.

In this case measures are set out in condition 13 to reduce and mitigate light spillage and these are considered to be acceptable. The proposal is therefore considered to be in accordance with policy SD8 of the South Downs Local Plan.

Whilst no external lighting is proposed as part of the application it is recommended that a condition be attached (condition 14) to ensure that consent is sought for any future external lighting proposals in order to maintain the quality of the dark sky reserve.

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**WINCHESTER CITY COUNCIL
PLANNING COMMITTEE****Sustainable Drainage**

A flood risk assessment report has been provided (rev G) by Baker and Associates Ltd. The Drainage Officer has raised no objection to the details outlined within the report.

However the Drainage Officer has outlined that the only information about foul drainage that the applicant has included in the application is a checkmark for the septic tank as existing. The septic tank's capacity, state, and environmental compliance are unknown to ensure that it will be sufficient for the future use. In light of the government's hierarchy of drainage options, we recommend installing a package treatment plant with a suitable-sized drainage field instead of using the current septic tank therefore it is recommended that conditions be attached (condition 4&5) to ensure no occupation of any of the development shall take place until the approved works for surface and foul water drainage have been satisfied.

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 construction of a single light industrial unit following the demolition of four smaller units currently used by McGregor Structures Ltd is not considered to be significantly harmful to the character and appearance of the local area, no changes are proposed to the established use as light industrial and no changes are proposed with regards to the positioning within the site.

The existing boundary treatment will be retained along with the large area of parking provision directly to the front. The increase in height will make the unit more visible above eye level however the unit is single storey, in natural materials and no rooflights have been proposed within the established site. The unit will retain the existing distance from the neighbouring properties with only provide partial views.

In addition, the conditions outlined will further secure hrs of operation, delivery timeframes and machinery operating times and the setting of the nearby listed buildings or the South Downs National Park and therefore complies with the policy requirements of SD4, SD5, SD8 and SD35 of the SDNP Local Plan.

The development would not result in a detrimental impact on the amenities of neighbouring properties in terms of noise disturbance, loss of privacy, light or overbearing impacts above those expected within an established light industrial setting. The development is not considered to result in an unacceptable impact on the dark night skies of the South Downs

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National Park. For the reasons outlined above, the application is therefore recommended for approval.

Recommendation

Application Permitted subject to the following conditions:

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. The materials used in the construction of the development hereby approved shall be as detailed within the permitted application particulars and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

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

4. No development approved by this permission shall be commenced until details of surface water drainage, which shall follow the principles of sustainable drainage as far as practicable, have been submitted to and approved by the Local Planning Authority. Thereafter all development shall be undertaken in accordance with the approved details and no occupation of any of the development shall be take place until the approved works have been completed. The surface water drainage system shall be retained as approved thereafter.

Reason: To ensure satisfactory surface water drainage.

5. No development approved by this permission shall be commenced until full details of the proposed means of foul drainage disposal have been submitted to and approved in writing by the Local Planning Authority. Thereafter all development shall be undertaken in accordance with the approved details and no occupation of any of the development shall be take place until the approved works have been completed. The foul drainage system shall be retained as approved thereafter.

Reason: In order to secure a satisfactory standard of development.

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6. The recommendations within section 7 of the Preliminary Ecological Appraisal by Southern Planning Practice (April 2024), shall be adhered to throughout all phases of the development. The mitigation and enhancement features shall be provided prior to the development coming into its intended use and retained thereafter.

Reason: To safeguard protected species and maintain biodiversity in accordance with the NPPF and Strategic Policy SD9.

7. A Construction Method Statement (CMS) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. This should outline how construction will avoid, minimise or mitigate effects on the river. It should include physical barriers to ensure no debris enters the water, normal working hours only (to minimise noise and lighting disturbance), storage of any chemicals/oil away from where spills could enter the water course, and provision of spill kits for any such chemicals.

Reason: To ensure the integrity of the watercourse is maintained in accordance with the NPPF and Strategic Policy SD9.

8. A Biodiversity Enhancement Management Plan (BEMP) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. This shall include details of planting, management and aftercare of the river enhancements as well as details of the reptile hibernacula, bat boxes and bird boxes. These biodiversity enhancements shall be sited prior to the development coming into its intended use and retained thereafter.

Reason: To ensure an enhancement to biodiversity in accordance with the NPPF and Strategic Policy SD9.

9. The use hereby permitted shall only operate within the following times 07.30 - 18.00 Monday to Friday and 09.00 - 13.00 Saturdays and at no time on Sundays or recognised public holidays.

Reason: To protect the amenities of the occupiers of nearby properties.

10. No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site except between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 on Saturdays and at no time on Sundays and recognised public holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of the occupiers of nearby properties.

11. Doors and windows must be kept closed when power tools and similar equipment is used in conjunction with the approved use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of the occupiers of nearby properties.

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12. No works or storage shall take place outside the building, unless otherwise agreed in writing by the Local Planning Authority.

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

13. The development hereby permitted shall not be occupied until details of measures to reduce light spillage from the proposed openings along the east and north elevations (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.

14. No external lighting shall be installed on the building or within the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of night time amenity, tranquillity and protect and conserve the International Dark night Skies.

Informatives:**1. Crime and Disorder Implications**

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

2. 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.

3. 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.

4. Bat Protection

Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). All work must stop immediately if bats, or evidence of bat presence (e.g., droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.

**WINCHESTER CITY COUNCIL
PLANNING COMMITTEE****5. Proactive Working**

In reaching this decision the Local Planning Authority has worked with the applicant in a positive and proactive way, in line with the NPPF. This has included the provision of an onsite meeting to add additional value as identified by SDNPA Officers and consultees.

6. Nothing connected with the development, or its future use, shall have an adverse effect on the Public Right of Way, which must always remain available for safe public use at all times.
7. No vehicles (including builder's and contractor's), machinery, equipment, materials, spoil, scaffolding, or anything else associated with the works, use, or occupation of the development, shall be left on or near to a Public Right of Way as to cause obstruction, hindrance, or a hazard to the legitimate users. The public retain the right to use the PROW at all times.

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 PLANS & ELEVATIONS	010	P1	08.01.2025	Approved
Plans - PROPOSED SITE PLAN	005	P1	08.01.2025	Approved
Plans - SITE PLAN AS EXISTING	SDNP-WIN-AP-245.06	REV C	10.05.2024	Approved
Plans - BUILDINGS A & B AS EXISTING. PLANS AND ELEVATIONS	SDNP-WIN-AP-245.07	REV A	10.05.2024	Approved
Plans - BUILDINGS C, D AND E AS EXISTING. PLANS AND ELEVATIONS	SDNP-WIN-AP-245.08	REV A	10.05.2024	Approved
Plans - BLOCK PLAN AS EXISTING	SDNP-WIN-AP-245.09		10.05.2024	Approved

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