

Agenda Item 5



Minutes of the Planning Committee held at Knowle Village Hall

Committee members present: Councillors Loraine Rappé (Chair), Craig Manuel, Sheila Chambers, Nic Holladay, Kathryn Holladay, Sandy Phillips-Lee

Members of Public: 5

5. **Planning application:**
RESOLVED: The following response to be forwarded to the relevant Planning Authorities
 Proposed: Councillor Loraine Rappé Seconded: Councillor Criag Manuel

Location: Mayles Farm Mayles Lane Wickham Fareham Hampshire PO17 5ND
Proposal: Full application to support new agricultural access onto Hoads Hill (A32) Wickham

The supporting traffic note (TN), states that the proposed access will allow the landowner to better farm fields which are currently accessed via Mayles Lane. Yet the land is not used for farming. The site currently operates as an equestrian livery yard. The applicants own masterplan webpage for the site <https://www.macra.ltd/mayles-farm/> does not provide any reference to the fields being used for agricultural purposes but states that 'Mayles Farm is currently used for commercial equestrian livery, therefore the fields are used for grazing and are of low environmental value'.

The TN has not provided any evidence of how many farm vehicles from the site use Mayles Lane, other than that the number is 'modest'. As these are likely to form only a very small part of overall vehicle movements (including large lorries and HGVs). The TN has not provided any accident record data for Mayles Lane, or any accident record data to suggest that the geometry of Mayles Lane/A334 junction is resulting in a pattern of accidents.



Wickham and Knowle Parish Council

The TN has not provided tracking drawings to show that the junction cannot be used by larger vehicles, or any evidence that the movements are currently problematic to the applicant or to other residents/users of Mayles Lane. There is therefore no evidence to suggesting that the proposed access will provide any betterment to Mayles Lane.

The Parish Council cannot determine applications with such little information provided.

The application is to form a bellmouth junction onto the A32/Hoads Hill, with a 10m/15m corner radii to the north and south respectively, and an 8m access road, narrowing once within the site. No surveys have been carried out on the A32 for this application.

The location of the junction on Hoads Hill would cause serious safety issues. A 50mph road, with slow farm traffic slowing to turn is not safe.

The TN suggests that the new access will result in carbon savings through reduced journey length and time. They have provided no evidence for this, but have themselves described the number of movements as 'modest'. The reduction in journey length and time would also be modest, given the proximity of the existing access to the proposed, however, there would be considerable carbon impacts associated with the construction of a new access.

As part of the Welborne development (application reference: P/17/0266/OA), a number of improvements will be made to the A32 carriageway, as summarised below:

- Introduction of cycle lanes on A32 Hoad's Hill, through the removal of the second southbound lane.
- New pedestrian crossings on Hoad's Hill.
- New shared use paths, including connection to the southern edge of Mayles Farm.

LTP4, Policy HP1, aims to deliver the infrastructure required to support a large-scale shift towards walking and cycling for everyday trips. And states it will: ensure that any changes to the highway infrastructure prioritise walking and cycling, in line with Road User Utility Framework and Movement and Place Framework, Walking and Cycling Principles, and national policies.

The improvements secured through the consented Welborne development fully support Policy HP1.

The access proposed through this application would result in a disbenefit to this infrastructure scheme by creating another point of severance/disruption to a new, high-quality cycling and walking route, and would be contrary to Policy HP1.

5.2 Case No: 24/01344/APN

Location: Long Acres Farm Laveys Lane Titchfield Hampshire

Proposal: Agricultural Barn

Comment: Application already determined despite closing date still live. Locum Clerk to follow up.



Wickham and Knowle Parish Council

5.3 Case No: 24/01370/HOU

Location: Little Acre Titchfield Lane Wickham Fareham Hampshire PO17 5NT

Proposal: Proposed extensions to main house and garage

Comment: No objections

5.4 Case No: 24/01388/DIC

Location: Woodcote Forest Lane Wickham Fareham Hampshire PO17 5DN

Proposal: Original application: 22/02739/OUT & 23/01638/REM Condition:
22/02739/OUT- 4, 6, 7(c) 23/01638/REM- 6

Comment: No comment

5.5 Case No: 24/01415/PNRCOU

Location: The Old Post Office Station Road Wickham Fareham Hampshire PO17 5JA

Proposal: To convert an existing two storey office building into a one bedroom duplex dwelling. Minor internal alterations to include the creation of an entrance hallway/ safe fire exit route from first floor, plus a new first floor bathroom.

Comment: No objections

6. Emerging Winchester Local Plan demands from Winchester City Council (WCC): Update

The proposed Local Plan (Regulation 19) is being published 19th July. WCC met with the Parish Council in advance of the publication to let the Parish Council know that they've included a further 100 housing allocation for Wickham and selected two development sites. This is in addition to the 200 homes offered originally and accepted at the Ravenswood site.

The Parish Council will object to the 300 housing allocation, as well as the sites selected.

Representations can be made at the Scrutiny Committee, Cabinet and Full Council ahead of a formal consultation.

Councillor Nic Holladay to liaise with legal contact to seek advice on options to object.

7. Wickham footpath 23a upgrade consultation: No comment

8. Parish & Neighbourhood Plans: Report received from consultant Steve Tilbury regarding Parish and Neighbourhood Plans - noted

9. Independently organised consultation engagement exercises with the public regarding future Parish related plans

RESOLVED: Recommendation to Full Council for Smart Marketing to be appointed to consult with the parish regarding a Neighbourhood Plan; what is a neighbourhood plan, what can it achieve, what can't it achieve, do you support one, and would you like to be involved?

Smart Marketing budget of £1500 approved. Plus, expenses for printing, delivery etc. To come from the general reserve.

Reference in writing for from Curdridge Parish Council to be requested.

Proposed: Councillor Nic Holladay

Seconded: Councillor Loraine Rappé



Wickham and Knowle Parish Council

10. Speed Watch initiative update

Wickham Residents Association has been running speed watch since March 24. 34 sessions to date (School Road and Winchester Road) with 816 offenders recorded. The average offending speed being 39mph. The average speed of the top 10 offenders – 56mph.

This data will be followed up with Hampshire County Council and the Police.

11. Speed Indicators Devices (SIDs)

The Parish Council will reinvestigate deploying SIDs. Locations, costs, power supply to be reviewed. To be followed up at a future meeting.

12. Recent correspondence/ reports from meetings attended of relevance to this committee

12.1. Fareham Borough Council – Planning Application P/24/0874/RM: Application noted. The Parish Council are following up the forced name change of Knowle Road via MP Suella Braverman

13. WCC Planning Decisions: Noted

14. Motion for confidential business

The following motion will be moved on the completion of the above business: “That in view of the confidential nature of the business about to be transacted involving sensitive business, the public and the press be temporarily excluded, and they are instructed to withdraw.”

15. Planning Enforcement – updates: Noted. Locum Clerk to follow up cases

16. Response to Winchester City Council regarding 100 homes for Wickham: Covered in Agenda Item 6 during the public session.

17. Welborne Development - Proposed Knowle Road name change: The Parish Council are following up the forced name change of Knowle Road via MP Suella Braverman.

18. Update on boundary change decisions for Wickham GP surgery: Update from Councillor Loraine Rappé noted.

Meeting Closed, 9.45pm

Signed.....

Date.....

Agenda Item 7

Conrad Energy
Suites D&E Windrush Court
Blacklands Way
Abingdon
OX14 1SY
27th August 2024

Dear resident,

Titchfield Lane Solar Farm Project

I'm writing to you on behalf of Conrad Energy to share information about our proposals for the planned solar farm project on land adjacent to Titchfield Lane and surrounding the existing Raglington Farm Solar Farm off the A334. I'd also like to take the opportunity to invite you to a consultation event to be held locally, where you will have the opportunity to meet the project team and discuss our plans.

Our plans

Our plans are for a 50MW solar farm project sensitively sited amongst the natural features of the land. Connecting to the available grid capacity via the Botley Wood substation, it will supply the network with clean power for homes and businesses in the local area.

The design of the site includes proposed tree planting and screening, with the site being significantly enhanced for local ecology. The development is fully reversible, with an operational period of around 40 years. The site would be fully restored to its existing condition on cessation of operations.

We have created the enclosed document to provide an overview of our project. We'd like to invite you to take part in the upcoming community consultation. Your feedback is important to us and it can help shape the proposals and final scheme design.

What happens next?

We understand that you may have questions or wish to discuss our plans. Over the coming weeks we're consulting with the local community and key stakeholders on the developing design for the project. We plan to host a consultation event to present detailed information, listen to feedback and answer your questions.

This drop in event will be at Wickham Community Centre on Wednesday 4th September between 15:00 and 19:00.

We've created a dedicated project webpage at: www.conradenergy.co.uk/titchfieldlane this is where you will be able to find out more about our proposals, provide feedback and keep up to date at each stage of the process. We appreciate that some people may not have easy access to the internet, so please do not hesitate to contact us on my mobile 07852 406092 and we can ensure you remain informed.

About Conrad Energy

Conrad Energy is a leading UK energy company. We're powering the move towards renewables through innovation and technology. We generate power to support the National Grid when renewables can't meet demand and we buy, sell and manage energy for businesses nationally.

With a portfolio including gas, batteries, solar, wind and hydrogen, our 79 sites, operational or in construction, have a potential to generate 964MW of power. Optimised and operated using our market-leading software, iON+, we're at the forefront of shaping a more efficient energy sector that is both reliable and sustainable.

About me

My name is George Hall, and I will be your main contact on this project. I am a renewable engineer who has been in the solar industry since 2009. I have designed and built over 400 solar arrays across the country, from the UK's first solar car port at Bentley Motors in Crewe, to solar farms in Somerset, Sussex and Dorset, to the ground mounted array that powers the Glastonbury Festival Site. I have recently led the development of Larport Solar Farm in Herefordshire, a site shaped very much by community engagement and delivering significant biodiversity benefits.

As I grew up on a farm in Dorset, I understand what is important for the land and to rural residents, as well as the fine balance between the need for carbon reduction and the importance of our traditional countryside.

Your feedback is important to us, and we have a proven track record in listening to and working with the local communities around our proposed sites. I hope you can come along to the information event shortly and look forward to meeting you then.

Best wishes

George Hall

Head of Solar
Conrad Energy
07852 406092
George.hall@conradenergy.co.uk



Why solar?

Solar energy is one of the very cheapest and greenest sources of energy available. It has a crucial role to play in the UK's response to both the energy crisis and the climate emergency, cutting energy costs, boosting energy security and reducing our reliance on dirty fossil fuels. The Titchfield Lane solar project will be a valuable part of the energy solution, contributing to both Hampshire's and national carbon reduction targets.

Solar photovoltaic (PV) energy systems are affordable, reliable, and low impact, and have the potential to contribute positively to local communities, businesses, and biodiversity.

The land identified for the solar project is near Titchfield Lane and has been carefully chosen for its potential to deliver solar-powered electricity.

Why here?

Before selecting a site for a solar project, we undertake a thorough feasibility process to confirm that the land is suitable. This includes technical reports and surveys to evaluate a range of considerations from flood risk and biodiversity, to archeology and landscape.

The Titchfield Lane site has been chosen because:

- It is in close proximity to the substation.
- With suitable and sensitive design, this project can have a low visual impact on the surrounding area.
- The site is naturally very well-screened due to contours in the land and existing well established hedgerows.
- There is good access to the site.
- There is potential to create a long-term haven for wildlife, giving local nature the chance to thrive.

Learn more and get in touch

We have created this document to share our plans for the site. Conrad Energy firmly believe that early engagement with the local community and listening to your ideas develops and shapes the design. For more information about Conrad Energy and our proposal please visit conradenergy.co.uk/titchfieldlane

We'd like to hear your feedback to help us shape our plans. You can do this via the website, or email titchfieldlane@conradenergy.co.uk.

If you do not have access to the internet you can contact us using the details below and we will arrange to post the information to you: George Hall, Suites D&E Windrush Court, Blacklands Way, Abingdon, OX14 1SY, United Kingdom

About Conrad Energy

Conrad Energy is a leading UK energy company. We're powering the move towards renewables through innovation and technology. We generate power to support the National Grid when renewables can't meet demand and we buy, sell and manage energy for businesses nationally.

With a portfolio including gas, batteries, solar, wind and hydrogen, our 79 sites, operational or in construction, have a potential to generate 964MW of power. Optimised and operated using our market-leading software, iON+, we're at the forefront of shaping a more efficient energy sector that is both reliable and sustainable.

Powering a
changing world

conrad
energy



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Proposal for

Titchfield Lane
Solar Farm

Site map and proposed design

Key

	Solar panels		DNO substation
	Perimeter fence		Proposed vegetation
	Fence and CCTV		Existing vegetation
	Medium voltage substation		Railway
	Customer switchgear		Existing solar

Existing grassland will be enhanced for biodiversity by sowing a mix of wildflower seed appropriate for the soil type. The site will be managed going forward to encourage a biodiverse meadow of grasses and wildflowers.

The solar panels are designed to be high enough off the ground at the lowest point that sheep can pass underneath. This allows for the site to continue in agricultural use with sheep grazing beneath the panels. The site will be grazed at appropriate times of the year to help enhance the establishment of the wildflower meadow.

Existing hedgerows will be maintained and enhanced where necessary. Bird and bug boxes will be installed around the site to enhance the wildlife living at the site.

The site will be fenced in with a deer style fence for security and safety purposes. The site will also have CCTV security cameras around the fence. Badger gates will be installed within the fence to allow badgers to pass through the site as they do currently.



The solar project could have a capacity of up to 50MW (Megawatts)



Saving of around 15,700 tonnes of CO₂ each year

Agenda Item 8

*Children's Services Department
Elizabeth II Court North,
Winchester
Hampshire SO23 8UG*

Telephone 0300 555 1384
Fax 01962 842355
Textphone 0845 603 5625

Enquiries to

Francesca Godden

My reference

Direct Line

Your reference

Date

2 September 2024

E-mail

strategicplanningunit@hants.gov.uk

Dear Consultee

Pre-planning consultation on the proposal to build a new 900 place secondary school on land at North Whiteley due to open in September 2027

Hampshire County Council wishes to consult with you ahead of the proposal to submit a planning application for a new secondary school at North Whiteley.

The proposal

The area around Whiteley in southern Hampshire has experienced significant re-development in recent years. Initial development provided 2,000 new homes and a further 3,500 homes are planned as part of the development known as North Whiteley, 1,500 of which are already occupied.

Hampshire County Council will be building a new 900 place secondary school which also includes a Special Educational Needs and Disabilities (SEND) Resourced Provision to serve the new housing development at North Whiteley. The new secondary school is planned to open in September 2027 for ages 11-16 years, admitting up to 180 students per year group.

The school will initially be built with 900 places (180 per year group) but is being designed to allow expansion by a further 300 places (60 per year group) should future local demand require.

The consultation and further information

This pre-planning consultation will run from **Monday 2 September to Monday 30 September 2024.**

A website has been set up with the details of the consultation and supplementary documentation including Frequently Asked Questions that may address any queries you have. To access this website please go to the online address below:

<https://www.hants.gov.uk/aboutthecouncil/haveyoursay/consultations>

A drop in event will be held on **Tuesday 10 September 2024** from **3:30pm - 6:30pm** at Cornerstone Church of England Primary School, Bluebell Way, Whiteley, PO15 7QE providing an opportunity for parents/carers/stakeholders to discuss these proposals with Hampshire County Council officers.

If you wish to make a comment on the new Secondary School, please write to Francesca Godden, Strategic Development Officer, Children's Services Department, Elizabeth II Court, Winchester, Hampshire, SO23 8UG or by email to: strategicplanningunit@hants.gov.uk by **Monday 30 September 2024**.

Next Steps

The purpose of this consultation is to seek the views of stakeholders in the community on the proposed new school. It is important to the County Council that the views of all stakeholders who may be affected by the proposals are carefully considered.

Any comments received will be considered prior to the planning application for the new secondary school due to be submitted in October 2024.

Linked Consultations

This consultation follows an earlier, separate consultation on the future education offer for children in Whiteley and Fareham. Feedback from that separate consultation, as well as a recommended way forward, will be presented for consideration to Councillor Roz Chadd, the County Council's Cabinet Lead Member for Children's Services, at a Decision Day meeting on 25 October 2024. Subject to the outcome of that Decision Day, a further consultation will be undertaken as required.

Further information can be found here:

<https://www.hants.gov.uk/aboutthecouncil/haveyoursay/consultations/secondary-school-whiteley>

Thank you in advance for taking the time to share your views. Your response will be carefully considered as part of the pre-planning consultation.

Yours sincerely



Francesca Godden
Strategic Development Officer
Children's Services Department

Agenda Item 10

12 August 2024

To Wickham and Knowle Parish Council

TITCHFIELD LANE BATTERY ENERGY STORAGE SYSTEM PROPOSAL

I am writing to you on behalf of Greenergy Renewables UK, regarding our development plans for a new 50MW Battery Energy Storage System (BESS) in your area.

Greenergy Renewables are an Independent Power Producer that designs, develops, implements and operates renewable energy plants across the globe. Our business model covers all phases of a project's lifecycle, from development, through to construction, plant operation and maintenance, and financial structuring and asset management.

Battery Energy Storage Systems (BESS) are electrical storage plants connected into the grid network that enable surplus energy generated from renewable generation, like solar and wind, to be stored when that energy cannot be utilised and then discharged into the network when the power is needed most. BESS can also operate in several different modes to provide grid with essential stability services. The UK government estimates that technologies like BESS, which supports the integration of low-carbon power, can help save the UK energy system up to **£40 billion** by 2050.



The proposed site would be located off Titchfield Lane, Hampshire, PO15 6DY, and covers approximately 1.5 hectares, including land for proposed landscaping measures and biodiversity net gain.

The chosen site is selected due to the proximity to Botley Wood substation, located south-west, where the project has capacity to connect into the local grid network via an underground connection.



Our indicative timeline for the development of the project is:

- **July 2024: EIA Screening request submission (Ref: 24/01656/SCREEN)**
- **October 2024:** Planning submission to Winchester City Council
- **Spring 2024: Anticipated** planning determination
- **Spring 2025:** Construction starts (subject to grid connection works)
- **Autumn 2026:** Operational

At this early stage of the project, we are looking to engage with key local stakeholders to gain an enhanced understanding of the area, local community, and potential matters of interest, to help inform our final proposals.

As a key stakeholder in the area, we value your opinion and feedback and would therefore like to offer a meeting to introduce the project and discuss any questions or information about the local area you may have.

If you would like to arrange a meeting, please provide us with details of your availability. Alternatively, if you have any questions or would like to provide any written comments, please don't hesitate to get in touch via our communications agency who sent this email or our project email below.

Information is also available on our project website, here: <https://greenergy.eu/en-uk/projects/titchfield/>

Yours faithfully,



Jonathan Cooper
Senior Development Manager
Greenergy Renewables UK
E: projectsuk@greenergy.eu



Planning Committee <planningcommittee@wickhamparishcouncil.org>

FW: Moving forward with resolving the safety issues at the Little Tapnage Bridge

1 message

clerk@wickhamparishcouncil.org <clerk@wickhamparishcouncil.org>

Fri, Aug 23, 2024 at 4:54 PM

To: Ben Sawyers <cllr.ben.sawyers@wickhamparishcouncil.org>, Craig Manuel <cllr.craig.manuel@wickhamparishcouncil.org>, David Evans <cllr.david.evans@wickhamparishcouncil.org>, Kathryn Holladay <cllr.kathryn.holladay@wickhamparishcouncil.org>, Leah Greenbank <cllr.leah.greenbank@wickhamparishcouncil.org>, Loraine Rappe <cllr.loraine.rappe@wickhamparishcouncil.org>, Malc Burt <cllr.malc.burt@wickhamparishcouncil.org>, Nic Holladay <cllr.nic.holladay@wickhamparishcouncil.org>, Robert Broad <cllr.robert.broad@wickhamparishcouncil.org>, Sandy Phillips-Lee <cllr.sandy.phillips-lee@wickhamparishcouncil.org>, Sheila Chambers <cllr.sheila.chambers@wickhamparishcouncil.org>
Cc: Business Manager <businessmanager@wickhamparishcouncil.org>, Planning Committee <planningcommittee@wickhamparishcouncil.org>

Dear all

Forwarding this email to the Full Council for your information.

Kind regards

Sophie

Sophie Thorogood

Clerk & RFO to Wickham & Knowle Parish Council

www.wickhamparishcouncil.org

Office: 01329 553254

Mobile: 07770 246293

From: Stallard, Cllr P <Patricia.Stallard@hants.gov.uk>

Sent: Friday, August 23, 2024 10:09 AM

To: Woods, Jonathan <Jonathan.Woods@hants.gov.uk>; clerk@wickhamparishcouncil.org; cllr.craig.manuel@wickhamparishcouncil.org; cllr.kathryn.holladay@wickhamparishcouncil.org

Cc: Wright, Paul <Paul.Wright2@hants.gov.uk>

Subject: RE: Moving forward with resolving the safety issues at the Little Tapnage Bridge

Dear Jonathan

This is, indeed, good news – albeit rather sad that a historic feature will be dismantled. I am so glad that, after years of trying to push this forward, action is now possible. My sincere thanks to you and your team.

Best wishes.

Patricia Stallard

Hampshire County Council

Councillor for Winchester Southern Parishes

[Denmead, Newlands, Southwick, Boarhunt, Wickham, Knowle, Soberton, Newtown]

From: Woods, Jonathan <Jonathan.Woods@hants.gov.uk>

Sent: Thursday, August 22, 2024 6:15 PM

To: clerk@wickhamparishcouncil.org; cllr.craig.manuel@wickhamparishcouncil.org; cllr.kathryn.holladay@wickhamparishcouncil.org

Cc: Wright, Paul <Paul.Wright2@hants.gov.uk>; Stallard, Cllr P <Patricia.Stallard@hants.gov.uk>

Subject: Moving forward with resolving the safety issues at the Little Tapnage Bridge

Good afternoon, Clerk & Councillors

I am aware that you may have previous knowledge of Little Tapnage Bridge, this bridge is located over the bridleway, that runs along the disused rail line, approximately 1.5km south of Wickham. This has previously been brought to the Parish Councils attention possibly as far back as 2017, following concerns over its safety and the eventual closing the Bridleway.

For the last four and a half years the end of this disused rail line has been closed due to critical safety concerns regarding the structural integrity of the bridge. The Council has explored all options (including repair which would have cost in the region of £1m), looking for a viable solution. The good news is that we have finally achieved traction with the landowners, and all are now on board with our plan to make this area safe and re-open this last section of the disused rail line and the Bridleway. This is a critical section, as it will facilitate greater enhancements next year as we connect south and into Fareham. As you are aware it has taken some years to get here, so we are acting rapidly to move this matter forward and reopen the bridleway.



Since our last communication with you, we have been working with the local landowners and farmers and have been seeking legal advice. Most recently receiving an updated structural engineer's report who in March 2024 stated:

- The extensive cracking observed in the parapet poses a severe safety risk, rendering it ineffective as a barrier against vehicle accidents and posing a threat to pedestrians below due to falling bricks.
- Additionally, the failure of the wingwalls, which support the approach track to the bridge, adds to the existing issues.
- Continued use by agricultural vehicles and trailers is likely to worsen the damage, eventually leading to the collapse of the wingwalls and rendering the track impassable.
- Considering the extensive cracking beneath a continually used but closed public right of way, there is a significant risk to Public Health.
- Urgent measures are necessary to prevent pedestrian traffic beneath the bridge and heavy agricultural vehicle traffic over it.

As part of the comprehensive planning, we have taken the details of the report, and we have drawn together a plan which will see the bridge safely demolished and replace with a ramp. We must replace access for farmers to access land south of the rail line, this will be delivered via a gated service ramp crossed by the reopened Bridleway.

The Council recognises the heritage of this structure and is reluctantly taking this action. We will be seeking to save a number of the key stones used in the arch and from the parapets and will look to use these, in some way, when the route is opened south wards to interpret the disused rail line, the Meon Valley Trail and its landscape.

The work to demolish the bridge will commence in early September 2024 and to reopen the Bridleway by the end of this year. Over the coming years, utilising already secured developer funding, this dead-end route will connect on a surfaced route, south through conservation land created by the Knowle development and all the way through to and beyond the Welbourne Development. Our project team are currently exploring options to extend the route further into Fareham.

To summaries the key dates over the next stages of the project:

Health and Safety Tree works are due to commence on the 27th August, with demolition contractor starting on site on the 2nd September

We will be installing notices on access points in this area to advise of the works and the timeline. If you have any further questions, please do not hesitate to contact myself or the project manager Paul Wright, who has been copied into this email.

Kind Regards

Jonathan

Jonathan Woods CMgr MCMI / MIPROW
Countryside Strategic Manager – Access, Planning and Wellbeing

I am #MadeByDyslexia – Expect creative thinking and creative spelling.

Hampshire Countryside Service
Hampshire County Council, Castle Avenue, Winchester, Hampshire, SO23 8UL



www.hants.gov.uk/countryside
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Planning Committee <planningcommittee@wickhamparishcouncil.org>

FW: DUBS CAMPOUT 2024

1 message

clerk@wickhamparishcouncil.org <clerk@wickhamparishcouncil.org>

Fri, Aug 2, 2024 at 10:14 AM

To: Planning Committee <planningcommittee@wickhamparishcouncil.org>, Loraine Rappe
<cllr.loraine.rappe@wickhamparishcouncil.org>

Kind regards

Sophie

Sophie Thorogood

Clerk & RFO to Wickham & Knowle Parish Council

www.wickhamparishcouncil.org

Office: 01329 553254

Mobile: 07770 246293

[REDACTED]
Sent: Thursday, August 1, 2024 9:28 PM

To: EH@winchester.gov.uk

[REDACTED]
Subject: DUBS CAMPOUT 2024

FORMAL COMPLAINT AGAINST DUBS CAMPOUT JULY 26-28 2024

I wish to register my complaint & concerns about the above event, that was held in the field directly behind my property (near Strawberry Barn, Southwick Rd; Boarhunt owned by [REDACTED])

- This is the 2nd year that this event has been granted a TEN notice, with no consultation to the neighbours that it affects. This year it was advertised as “ bigger

than ever " and it was ! The field was crammed with tents, camper vans, a marquee, gazebos, toilet blocks & food vendor vans, that arrived Friday 26th July & in the main, departed Sunday 28th .

- 1 week before this, we were disturbed until 21.00 on frequent evenings by the field owner carrying out works with diggers & machinery in preparation for the event.
- The field has neighbours on all 4 sides -North, South , East & West properties on the Southwick Rd; Hundred Acres Rd ; the Hundred Acres , "Firgrove house , Granada, Chantry, Pebbles, Strawberry barn " It is not suitable for a large noisy festival, whether it be a "family friendly" event and in aid of the Air Ambulance.
- This year the marquee, and centre of activity was moved to the northern end of the field - right opposite our properties "The Birches" & "The Birches annexe".. and "Firgrove House" & "Pebbles". I believe this was to cause less inconvenience to the "Winscombe "Care home on the Southwick Road, but it caused more noise pollution for us !
- Last year access to the field was only via the "Strawberry Barn entrance on the Southwick Road but this year, vendors were allowed access to the field via the very narrow, unmade footpath "Pilgrims Trail " off Hundred Acres Rd; passing by "Granada " property of [REDACTED] " Chantry" - [REDACTED] , " Firgrove House" - [REDACTED] I had been informed by 2 of the named property owners that vehicle access had to be granted by themselves for vehicles to use this footpath and I believe that this was **not sought**. The field owner may have the right to use this path to access the field but does this extend it to numerous vans , trailers & horse boxes ?? This needs to be investigated as DUBS think that everything was legal & above board, but we the residents disagree .

DUBS also told me, in one of their dismissive email: that the field owner had informed us of the event - he did not & shows no consideration of his neighbours.

- Apart from the general disruption with all the machinery, vans, people, dogs barking & children screaming there was also the constant humm of the 2 generators that were installed causing low level disruption to this countryside setting. The music noise was particularly bad on Saturday night - heavy bass thumping till 22.30
- I have previously contacted Winchester City Council, Mrs Angela Clear the Wickham councillor & the Boarhunt Parish clerk - I accept that permission had been granted for this year but the council /police need to hear & value the residents objections **before issuing another TEN permit**. There are plenty of other venues that this event could be held in ... fields with no residents around the perimeter, there is also Rookesbury Park School that holds events & the field opposite McCathy's where the Wickham festival is being held this year - but I guess [REDACTED] field was cheap and so acquired at the residents expense.

I have CC'd other residents who are also annoyed at this invasion of the quiet countryside area that we live in & pay our Council tax for, and they may be in touch so you can create a file.. I also have photographic evidence .

Yours Sincerely

Agenda Item 11 – Planning Decisions

Wickham And Knowle WARD		Ward	SOUTHWICK AND WICKHAM
Case No:	24/00934/FUL	Ref No:	WPP-12980159
Date Valid:	3 June 2024		
Team:	VANS	Case Officer:	Cameron Taylor
Conservation Area:			
Proposal:	Partial Redevelopment of Existing Petrol Filling Station; Including the Demolition of the Existing Sales Building and Workshop (Retention of Forecourt) and Erection of a New Sales Building; Provision of Car Parking Spaces; Provision of EVC Hub; and Associated Works		
Location:	Shell Wickham Fareham Road Wickham Fareham Hampshire PO17 5BY		
Grid Ref:	457483 111045		
Decision:	Application Permitted		

Agenda Item 15

24th July

Meeting with KC regarding Local Plan

- Letter sent by WCC in 2022 has a paragraph which allows them to review their stance in the future. This means they can lawfully go back on what they said. The KC also said they would have had to put this disclaimer in the 2022 letter, as the local plan is “community led” so they would need to be able to make changes based on consultation. Which is what they have done.
- There is no argument around the Ravenswood site. Once the S106 is to the Councils satisfaction it must be signed. We can’t withhold a signature.
- We can’t see the developer representations until published. Which will be at the same time as the parish councils, so won’t be able to respond to specifics. We need to be clear when this will be and whether we aim our objections at WCC during consultation stage or at the Inspector as he reviews the Plan.
- The developers will be arguing that Wickham is sustainable. There is little argument to disprove this.
- Focus should be on the extra allocation of 100 houses, and the mill lane site.
- There is perhaps an argument that the 100 houses are not driven by the community (the plan is meant to be), and that the developers should not be influencing Wickham’s allocation. It is not what the community want.
- The Inspector will receive hundreds if not thousands of representations to go through. In order to stand out it is best to offer a solution. A potential solution being that we say “we don’t want the 100 houses, but if we get them then we would like them all to go on the Glebe”. Then give reasons Mill Lane is not a suitable site.
- Mill Lane – the developer/promoter of this site will say “highways issues will be dealt with as part of the application”. The Council need to clearly explain why this is not a suitable site, and it needs to be from “experts” not a “in our opinion”. So KC is suggesting a highways consultant should be instructed as part of future work.
- Representation needs to be made around the work the PC has been doing on the Mill Lane site and sports pitches and provide evidence that the sports pitches are not affordable.
- Some spatial awareness work needs to be done to explain the location of Wickham and Knowle and the impact of the Welborne development, plus the Ravenswood site.
- There is little value in presenting arguments at the Scrutiny Committee. This committee really just sense checks ahead of Cabinet. A formal response is required during the official consultation period. This will go to WCC and the Inspector.

Action arising:

- Need to decide whether or not to speak at the scrutiny Committee in light of KC advising no real benefit and keeping our “powder dry”
- The PC should devise a strategy for developing strong arguments and presenting evidence to support them for the housing site choices and why Mill Lane is not suitable for either housing or sports. This needs to consider the timetable for consultation and Inspector review
- PC should consider engaging KC to advise on work we should do to provide the evidence and determine budgets for them



Planning Committee <planningcommittee@wickhamparishcouncil.org>

FW: Wickham: next steps

1 message

Nic Holladay <cllr.nic.holladay@wickhamparishcouncil.org>

Fri, Aug 23, 2024 at 6:55 PM

To: Planning Committee <planningcommittee@wickhamparishcouncil.org>, Craig Manuel
<cllr.craig.manuel@wickhamparishcouncil.org>

I don't know if this is relevant having missed the Teams meeting this morning.

Best, N

From: Kevin Squires <KSquires@landmarkchambers.co.uk>

Date: Friday 23 August 2024 at 16:51

To: Nic Holladay <cllr.nic.holladay@wickhamparishcouncil.org>

Subject: RE: Wickham: next steps

Good afternoon Nic,

Robert's discounted fee for this will be £3,500 + vat please. Should a written opinion be required thereafter there will be an additional cost of £1,500 + vat please.

I hope this assists and if you have any queries please do not hesitate to contact me.

Best wishes,

Kevin Squires.

Kevin Squires

Senior Practice Manager

dd. +44 (0) 20 7421 1351 | t.+44 (0) 20 7430 1221

www.landmarkchambers.co.uk

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 Please consider the environment before printing this email

From: Robert Walton KC <RWalton@landmarkchambers.co.uk>
Sent: Friday, August 23, 2024 10:21 AM
To: Nic Holladay <cllr.nic.holladay@wickhamparishcouncil.org>
Cc: Kevin Squires <KSquires@landmarkchambers.co.uk>
Subject: RE: Wickham: next steps

Hi Nic

Apologies for not getting back to you sooner – I have been away on holiday.

Here are my thoughts:

- I agree it is essential that we submit a strong consultation response. We should aim to make this as complete an objection as possible, but we will have the opportunity to supplement it ahead of the Examination in Public.
- We need to identify the specialist areas in which we need expert input to support our case. On the basis of our discussions to date we'll obviously need to appoint a highways consultant to explain why the proposed allocations would be unacceptable in terms of highway safety / capacity. I think we will also need to appoint a planning consultant to explain why the plan is unsound in terms of planning policy and also to co-ordinate the submission. But we can discuss that, as there may be scope for us to do that 'in-house'?
- My role would be to review the overall consultation response, i.e. to review first drafts and to advise how we can make it as strong as possible. There may also be scope for me to write an opinion for submission to the Council as part of the consultation response, but we will need to discuss that once we have our draft consultation response up and running.
- In terms of fees, I've cc'd Kevin my practice manager into this so he can give you a fee quote.

Hope that's helpful. Very happy to have a word on the phone if that would assist.

Best wishes

Rob

t. +44 (0) 20 7430 1221 | m. +447940 516 659

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 Please consider the environment before printing this email

From: Nic Holladay <cllr.nic.holladay@wickhamparishcouncil.org>
Sent: Thursday, August 22, 2024 10:05 AM
To: Robert Walton KC <RWalton@landmarkchambers.co.uk>
Subject: FW: Wickham: next steps

Dear Rob: we haven't received an answer to the below email and really want to follow it up.

WCC has now approved the Local Plan to go into consultation for 6 weeks from August 29th and so if we are to present a solid case presumably we need to do so in that time frame. That being the case (if correct) then we really need to get the work done.

We are very anxious to get an answer to the earlier request (below) and so I do hope you can get back to us soon.

Many thanks, Nic

Cllr Nicol Holladay

Wickham & Knowle Parish Council

Home & Office: 01329 833596

Mob: 07778 668380

From: Nic Holladay <cllr.nic.holladay@wickhamparishcouncil.org>
Date: Thursday 15 August 2024 at 15:33
To: Robert Walton KC <RWalton@landmarkchambers.co.uk>
Subject: Wickham: next steps

Good afternoon Rob: I hope all is well.

The Parish Council has discussed the way forward with our intention to raise objections to the Local Plan during the consultation and inspection stages of the plan process.

It is obvious that we need the support of experts in planning to make a decent fist of this and would like to get a clear idea of the processes and likely costs of what you feel you might be able to do to help us.

Is it possible, with what you know already, to outline an approach you might make to the issues we have raised and give an estimate of likely costs/hourly rates?

As a reminder, we are trying to:

Remove the need for an additional 100 houses in Wickham – failing which, to have all the houses located on one (PC preferred) site instead of split over two

Alter the plan for a sports centre in Mill Lane to a country park

One of the major reasons for wanting these changes is the poor road network serving the Mill Lane area where the non-preferred site and the Sports centre are supposed to be located. Opposition to the sports centre is supported by financial analysis. I am sure there are other pieces of evidence we should develop including the pressures that will arise from juxtaposition to the new garden “village” at Welborne (6000 houses).

Happy to offer further information but perhaps this is enough to get a ballpark outline from you?

Best wishes, Nic

PS: two parish councillors spoke at the Scrutiny Committee hearing that we discussed in the Teams call: as you told us (and I told them) their effort was not effective.

Cllr Nicol Holladay

Wickham & Knowle Parish Council

Home & Office: 01329 833596

Mob: 07778 668380

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Planning Committee <planningcommittee@wickhamparishcouncil.org>

Re: Local Plan Reg 19 - Consultation Support

1 message

Stephen Tilbury <stevetilburyconsulting@gmail.com>

Wed, Aug 21, 2024 at 7:48 AM

To: Planning Committee <planningcommittee@wickhamparishcouncil.org>

Hi Tracey

Firstly, yes I can help and would be happy to do so.

The consultation process on the R19 draft plan stage has a defined structure the City Council (and consultees) must follow. It will publish a notice asking for representations which must relate to the 'legal compliance' with the statutory process for preparing a plan, and the 'soundness' of the plan against the tests which the examiner will use at a later date. That doesn't mean Wickham won't be able to raise the points it wants to, but it will need to frame and keep them focussed within that structure.

Preparing the response would require no more than 2 days work at £400 per day - so a maximum cost of £800.

I will give you a ring later if that's OK just to talk through the process in a little more detail.

Best regards

Steve

Steve Tilbury BA(Hons) MSc AssocRTPI

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From: Planning Committee <planningcommittee@wickhamparishcouncil.org>

Sent: 20 August 2024 12:52

To: stevetilburyconsulting@gmail.com <stevetilburyconsulting@gmail.com>

Subject: Local Plan Reg 19 - Consultation Support

Hi Steve

I believe you have spoken with Loraine about possibly supporting the Parish Council in the next stage on the Local Plan consultation.

The Parish Council want/need to object to additional houses/sites during the official consultation period. Appreciate it could take a different turn with Labour making changes, but i feel the council should be prepared to comment if needed.

Could you please let me know how you could support the Council. Is there a particular approach you think they need to take? And could you let me know your day rate and how many days work we would roughly need.

Appreciate that is a very loose brief. Please let me know if you would like a call to go over any questions. I think its very loose, because we dont know the answers...just wanting to put forward the best possible objection.

Best wishes
Tracey