

REPORT SCHEDULE FOR HORNDEAN PARISH COUNCIL PLANNING MEETING
MONDAY 8 SEPTEMBER 2025

1.	EHDC-25-0909-HSE	<p>16 Ashley Close, Lovedean, Waterlooville, Hampshire, PO8 9RQ</p> <p>Proposed rear/side extension with alterations to existing floor plan, following removal of an existing rear/side conservatory. Conversion of existing integral garage. Alterations to the garage roof to create a pitched roof over the garage and front door/porch, and the installation of a bay window in the front elevation.</p> <p>Ward: Catherington Councillor: Derek Prosser</p> <p>Report:</p> <p>Observations: 16 Ashley Close is one of 6 identical bungalows on one side of Ashley Close. The plan is to convert the garage to habitable accommodation. It will also be extended by 1.5m out from the building line of the property. A pitched roof will then be put over this extension and the front door to replace the existing flat roof covering the (smaller) garage and porch. At the rear of the property a conservatory will be demolished and infill extension built which will effectively extend the current roofline of the property by 4.2m subsuming an existing extension.</p> <p>Size Layout & density: The extension the front is small only 1.5m but the drive is sloping down towards the property and therefore some excavation will be necessary. The roof design to the front is unique for the Close. The reconfiguration of the rear of the property is considerable at 4.2m but does create a unified extended property for the full width.</p> <p>Street Scene: Street scene is currently uniform; all of the bungalows have the same flat roofed garage and porch. No.16 would be unique</p> <p>Local Planning Policies: C29 – Design, Residential Extension and Householder Development SPD</p> <p>Overall Highway safety: No Change</p> <p>Noise and Disturbance from completed development: Minor change</p> <p>Parking: No Change.</p> <p>Overlooking and loss of privacy: None</p> <p>Traffic generation: No change</p> <p>Ground contamination: None Stated</p> <p>Conclusions: The rear extension seems to comply with all planning policies. The front extension and roof design, while quite modest, changes the overall appearance of the front of the property considerably and</p>
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		<p>therefore does not comply with the residential extensions and householder development SPD and removes the uniformity of the street view.</p> <p>RECOMMENDATION: OBJECTION</p>
2.	EHDC-25-0864-RES	<p>Land Rear Of, 191 - 211 Lovedean Lane, Horndean</p> <p>This application is seeking consent for layout and extent of development 28 units of which 11 are affordable units, landscaping</p> <p>Ward: Catherington Councillor: Derek Prosser</p> <p>Report:</p> <p>Observations: This application is the site detail for 55406/005 “outline planning” which was approved at a meeting in December 2023. The approval under tilted balance was for 30 dwellings on this land between New Road and Lovedean Lane. This plan is for 28 houses, a mixture of 2/3/4 bedrooms with 11 affordable and 17 open market dwellings. The affordable model isn’t articulated. The entrance to the site is on New Road where plots 1 and 2 also sit, plots 3 and 4 back on to Lovedean Lane and the rest of the dwellings are arranged in a circular formation with all of the gardens facing inwards. This is in the draft local plan for development</p> <p>Size Layout & density: The layout is a quite well spaced mixture of detached, semi and terraced housing. The taller two storey housing designs are based at the lower part of the site with 1.5 storey dwellings at the top. The topography of the site will still need to be managed to avoid the upper houses overlooking the gardens of the lower ones. The materials are in keeping with the general look and feel of other properties in the Lovedean Lane area</p> <p>Street Scene: The circular road is largely hidden behind existing housing, the Lovedean Lane street scene is varied and has new developments already. The New Road impact will change the street scene considerably.</p> <p>Local Planning Policies: C29 – Design, EHDC Vehicle and Parking SPD, CP27 Pollution/overlooking, Emerging Local Plan</p> <p>Overall Highway safety: Concern was raised on 55406/005 with regard to the new site entrance being on a blind brow of a hill, this is not addressed otherwise. Clearly this number of houses with cars using the New Road and Lovedean Lane junctions will be significant as it was pointed out there are no shops or buses within half a mile of the site.</p> <p>Noise and Disturbance from completed development: Clearly this is major change for the existing residents of Lovedean Lane and New Road.</p> <p>Parking: The parking diagram provided is compliant with the EHDC Vehicle Parking SPD per dwelling but, given no-one parks in a garage, the number of visitor spots (5) organised around the circular road could be increased markedly to avoid inevitable street parking.</p> <p>Overlooking and loss of privacy: The back gardens of plots 5-28 all facing each other on a slope clear will cause some overlooking if not managed</p>

		<p>Traffic generation: Probably 60+ additional vehicles using a narrow side road to access the site. Walking journeys from the site for work or shopping are fantasy.</p> <p>Ground contamination: Surface water drainage is already an issue for the houses on Lovedean Lane. This could either improve that or make it significantly worse depending on the effectiveness of the drainage scheme – we are not expert enough to comment.</p> <p>Conclusions: Given this will happen in some form, these plans are generally acceptable in terms of layout and materials. Major concerns are the drainage impact on the Lovedean Lane existing dwellings, highway safety due to the narrowness and hill brow on New Road, and the potential road parking on the circular road due to lack of drive space and visitor parking. It is also disappointing that sustainable development measures such as solar panels, heat pumps and vehicle charging are only mentioned as “being considered” in one sentence in the documentation. We would like to see these explicitly included in the plans for each dwelling.</p> <p>RECOMMENDATION: NO OBJECTION</p>
3.	EHDC-25-0835-HSE	<p>32 Briar Close, Horndean, PO8 9ED</p> <p>Single storey rear extension</p> <p>Ward: Kings & Blendworth Councillor: Derek Prosser</p> <p>Report to be added in due course</p>
4.	EHDC-25-0896-HSE	<p>5 Highcroft Lane, Waterloo, PO8 9NX</p> <p>Single storey rear extension</p> <p>Ward: Murray Councillor: Derek Prosser</p> <p>Observations: 5 Highcroft Lane is a corner plot on the part of the road leading up from Five Heads Road. The application seeks to extend the property to the rear by 3.9m. This is by extending an existing extension to create a kitchen diner by making the kitchen larger. There will be bi-fold door to the side of the extension. It looks from the plans like the foul drainage may need to be moved.</p> <p>Size Layout & density: The extension is 3.9 by 4.3m. The roof line is the same as that of the existing extension.</p> <p>Street Scene: Street scene is not uniform, this is a corner plot, no adverse impact</p> <p>Local Planning Policies: C29 – Design, Residential Extension and Householder Development SPD</p> <p>Overall Highway safety: No Change</p> <p>Noise and Disturbance from completed development: Minor change</p>

		<p>Parking: No Change</p> <p>Overlooking and loss of privacy: None</p> <p>Traffic generation: No change</p> <p>Ground contamination: Foul Drainage changed/moved?</p> <p>Conclusions: This is a fairly modest extension to the rear of the property and the amenity of the direct neighbour is not impacted.</p> <p>RECOMMENDATION: NO OBJECTION</p>
5.	EHDC-25-0892-TPO	<p>Quercus House Bridle Path, Horndean, PO8 9PA</p> <p>T1 - Ash - Crown reduction of 4 meters. Current height approx. 15 meters, finished height approx. 11 meters. Current spread approx. 10 meters, finished spread 8 meters. T2 - Oak - Remove major dead wood. Location as shown on submitted sketch plan.</p> <p>Ward: Catherington Councillor: Derek Prosser</p> <p>Report:</p> <p>Condition: Both trees are in good condition. They are at the back of the plot so the lower parts of the trees were not visible. The reduction of the Ash tree is reasonable and aligns with the “25%” rule. The oak tree changes are minor and part of good tree management.</p> <p>Conclusions: The recommendation is NO OBJECTION subject to the Tree Office's agreement that the work is necessary, and will be for the long-term benefit of the tree and the safety of the residents. The work should be carried out by properly qualified personnel at the correct time of the year.</p> <p>RECOMMENDATION: NO OBJECTION</p>
6.	EHDC-25-0848-CONVR	<p>The Coach House, Shrover Cottage, Horndean, PO7 6HN</p> <p>Variation of condition 3 of 58200/002 to change the approved window design on North Elevation</p> <p>Ward: Catherington Councillor: Derek Prosser</p> <p>Report:</p> <p>Observations: Previous planning applications to replace the “Coach House” on the Shrover estate have been refused based upon the Coach House occupation being tied to Shrover employees, the loss of the building of character, and the increase in floorspace. Since that time 20049/008 (an S52 deed of variation) has been granted to remove the occupancy restriction and make the Coach House saleable on the open market. The new owner has been granted permission to extend the</p>

		<p>building with a single storey side extension on one side and a two-storey gable end extension on the other 58200/002. This variation of condition pertains to the window design on the two-storey cable ended extension. The changes are minor.</p> <p>Size Layout & density: The design change to the windows is actually unclear as the original plans on 58200/002 are now gone and all that remains is a sketch of the two-storey extension. However, looking at the “to be” state, the resultant window design is compliant with guidance and there is no neighbour to overlook.</p> <p>Street Scene: The street scene is rural and not adversely impacted by the changes</p> <p>Local Planning Policies: CP27- Overlooking, CP29 Design, EHDC Vehicle Parking Standards SPD, Residential extension and householder development SPD, Housing Policy H16 - restriction to size increases of countryside dwellings - has been disapplied</p> <p>Overall Highway safety: N/A</p> <p>Noise and Disturbance from completed development: N/A</p> <p>Parking: N/A to this change</p> <p>Overlooking and loss of privacy: The first floor “office “space has a window to the side and therefore there is no overlooking of Shrover cottage. All other glazing changes are on the ground floor.</p> <p>Traffic generation: N/A</p> <p>Ground contamination: N/A</p> <p>Conclusions: Resultant design complies with Residential Extension and Householder development SPD</p> <p>RECOMMENDATION: NO OBJECTION</p>
7.	EHDC-25-0722-TPO	<p>Homewood Bridle Path, Horndean, PO8 9PA Removal of broken branch, ensure the other half of the trunk is safe. Clean up overhanging branches and ensure safety regarding Ash die back</p> <p>Ward: Catherington Councillor: Derek Prosser</p> <p>Report:</p> <p>Condition: This tree is at the back of the plot behind the “Homewood” building. The trunk is visible and splits into two major parts. The tree looks in good condition. This piece of management work doesn’t seem unreasonable.</p> <p>Conclusions: The recommendation is NO OBJECTION subject to the Tree Office's agreement that the work is necessary, and will be for the</p>

		<p>long-term benefit of the tree and the safety of the residents. The work should be carried out by properly qualified personnel at the correct time of the year.</p> <p>RECOMMENDATION: NO OBJECTION</p>
8.	SDNP/25/0294 5/FUL	<p>Blendworth Farm, Unit 1 Blendworth Studios</p> <p>Retrospective Change of Use for the Conversion of Unit 1 from Small Business Unit into Residential Use in connection with The Stable Yard.</p> <p>Ward: Kings & Blendworth Councillor: Derek Prosser</p> <p>Report to be added in due course</p>
9.	EHDC-25- 0830-HSE	<p>27 Woodstock Avenue, Horndean, PO8 9TF</p> <p>Single storey side and rear extension to create family rooms improved first floor to create 2 additional bedrooms Associated diversion of drainage</p> <p>Ward: Kings & Blendworth Councillor: Derek Prosser</p> <p>Report to be added in due course</p>
10.	EHDC-25- 0879-HSE	<p>The Orangery, Cadlington House Estate Blendworth Lane, Horndean, PO8 0AA</p> <p>Replace the glass panels of the existing fully glazed roof, on the south facing aspect of the house, with a mix of 60% glass panels and 40% 'Eco-Panels</p> <p>Ward: Kings & Blendworth Councillor: Derek Prosser</p> <p>Report:</p> <p>Observations: This is the replacement of an existing glass roof of an Annex/sub-property of the Cadlington Park Estate. The planning application is necessary because this is a listed building.</p> <p>Size Layout & density: The materials are slightly different to the existing due to the age. Some Eco-panelling will be used as well as glass. Little change to the roof design.</p> <p>Street Scene: Minor Change</p> <p>Local Planning Policies: C29 – Design</p> <p>Overall Highway safety: No Change</p> <p>Noise and Disturbance from completed development: No Change</p> <p>Parking: No Change.</p>

		<p>Overlooking and loss of privacy: No Change</p> <p>Traffic generation: No change</p> <p>Ground contamination: None Stated</p> <p>Conclusions: This seems like a reasonable renovation of this building.</p> <p>RECOMMENDATION: NO OBJECTION</p>
11.	EHDC-25-0814-FUL	<p>Pbcc Meeting Hall 99 Havant Road PO8 0BP</p> <p>Foyer and canopy extension</p> <p>Ward: Kings & Blendworth Councillor: Derek Prosser</p> <p>Observations: This application is for changes to the foyer of the building and some changes to the outside space. The current entrance to the foyer is on the NE side of the building. The plan is to move the doors to the NW side of the Foyer, extend it a little and reconfigure the inside space. The surrounding land will be modified to allow access to the new doors</p> <p>Size Layout & density: There is a modest increase in foyer space, some ground works outside. The new internal configuration will allow more space for Toilets, Nursing Mothers, Disable access/toilets and a first aid centre</p> <p>Street Scene: Minor Change</p> <p>Local Planning Policies: C29 – Design</p> <p>Overall Highway safety: No Change</p> <p>Noise and Disturbance from completed development: No Change</p> <p>Parking: No Change.</p> <p>Overlooking and loss of privacy: No Change</p> <p>Traffic generation: No change</p> <p>Ground contamination: None Stated</p> <p>Conclusions: This is a minor renovation to the building externally with access changes and associated internal configuration changes.</p> <p>RECOMMENDATION: NO OBJECTION</p>
12.	EHDC-25-0902-EIA	<p>Land of Lovedean Lane, Waterloooville PO8 9SL</p> <p>Environmental Impact Assessment for up to 120 dwellings, with associated landscaping, open space, infrastructure, and associated works with access from the adjoining development to the east leading to</p>

Lovedean Lane. The site extends to circa 6 hectares of agricultural land with access via the adjoining development (Blackthorn Avenue).

Ward: Catherington
Councillor: Derek Prosser

Observations: This is the speculative development on the land directly adjacent to James Copse behind the Bar Gate development. Some of us attended the public consultation which was also well attended by the public. We were due to be visited by the developer at the September council meeting for the developer to give us the results of the public consultation but they have pushed this back to October. My own observations were a lot of angry residents whose comments are on the application case file. We are told that a planning application will be expected by the end of the year. The site runs behind the Blackthorn Avenue development (up the steep slope from this development and is only accessed via Blackthorn Avenue. It is sandwiched between this "Bargate" development and James Copse, an area of historic woodland. As well of commenting on the EIA for this development we feel that we should not lose site of the fact that there is cumulative impact across an area of Lovedean/Horndean that borders also developments within Havant Borough Council (Wecock Farm/Catherington Park/Woodcroft)

Conclusions: Our comments on the responses to the EIA document given by the developer are as follows (the completed EIA survey is not shown on the planning portal):

- Flood Risk and Water Management – The developer states that there will be no significant impacts arising from the development – While there are no rivers, streams, lakes etc, this development is at the top of a hill. Properties in Lovedean Lane already suffer flooding in their back gardens due to water run-off. The Blackthorn Avenue residents are already suffering the same fate because this issue was ignored on their development. The road is covered in mud often, one can only imagine what will happen if this goes ahead. It is also our understanding that below Lovedean Lane is a main aquifer.
- Ground and Water Contamination – The developer states that standard development practices should suffice – We would like to see a little better understanding of the Land, how it drains, the underground water sources, the existing waste water management in the area.
- Ecology and Biodiversity – The developer states that the development due to its scale will not have an impact that requires an EIA – The proximity to James Copse says otherwise. The plan shared at the public consultation shows a 15m "boundary" around the development "protecting" James Copse. It is widely known that domestic animals from new developments have a harmful impact on native wildlife. This makes an EIA necessary in this case given this closeness of the ancient woodland.
- Traffic and Highways – The developer states that there will be no significant effects of the completed development on traffic on

	<p>Lovedean Lane – It should be noted that the only shops within walking distance are convenience stores, there is no secondary school and Doctors Surgeries are not close. The only way to access Waterloo or Horndean major supermarkets is via Lovedean Lane then Milton Road to Sainsburys/LIDL or London Road to Morrisons. Schools traffic will increase either on Milton Road to Cowplain or Frogmore Lane/Stonechat Road to HTC. The planned 120 dwellings could generate 250 additional vehicles doing a minimum 4 trips per day. There is no space to improve the roads or add roundabouts or traffic lights.</p> <ul style="list-style-type: none">• Cumulative Effect of other developments – The developer states that an EIA is not necessary where is less than 5 hectares or 1000 dwellings – The impact on this area of Lovedean/Horndean/Wecock Farm is significant. These 120 dwellings plus Land to the rear of Lovedean Lane (38), the Blackthorn Ave development (48) Millers fields (30+) and Catherington Park/Woodcroft development (300+) all impact and surround existing neighbourhoods. The infrastructure is insufficient to allow further speculative development in this area. It should also be noted that the traffic for the Denmead Solar farm development will also use these routes. And Aquind?• Noise, Vibration and Air Quality – The developer states there will be no impact on the neighbours due to the small scale of the development or that any will only be temporary – This is simply untrue for the residents Blackthorn Avenue who were assured by Bargate that the land above was unsuitable/unstable for development. Their road will be the only route for the construction traffic.• Landscape and Visual Impact – The developer states that the development would not cause visual impacts – Given its position on the hill this is clearly not true. The residents of Lovedean Lane have had to endure a number of in-fill developments that erode the countryside this effectively hems in James Copse and can be seen from all around.• There are a number of other headings in the developers document that talk about Heritage, Climate which we would seek to address if the development progresses <p>RECOMMENDATION: GENERAL COMMENT</p> <p>There is a need for an EIA in our opinion. There is sufficient reason to study the cumulative effects of the development on this site with those on Lovedean Lane on the local area to the Lovedean Lane/Milton Road area. The potential water run-off from the land and the impact on wildlife also need consideration rather than being dismissed. We understand that Tilted Balance is in force, however this development is not within the emerging local plan numbers and therefore should be seen as speculative. The efforts of the developer on this EIA screening assessment do not bode well for the quality of the development should it go ahead. It is full of boiler-plate standard responses and is under-researched therefore we would like to see more work done. Having seen a few of these for other</p>
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		developments, this is about the worst set of answers/statements I have seen.
13.	EHDC-25-0619-FUL	<p>Hampshire County Council, Horndean Library, 12 Five Heads Road, Horndean, PO8 9NW</p> <p>Change of use of library (formerly use Class D1) to use Class E to be used as a Dental Surgery.</p> <p>Ward: Murray Councillor: Derek Prosser</p> <p>Observations: The application is almost a repeat of the EHDC-25-0201-FUL that we reviewed in June. The documentation is slightly more detailed and the case officer has changed but the report we did previously still holds. The previous application is still pending strangely. The ex-Horndean Library building has been sold by HCC to the Emsworth dental practice. This application is for the change of use of the building and highlights the changes that will be made to the interior to accommodate the dental practice. The first thing to say is that the facade of the building will remain unchanged. The interior will have three treatment rooms, a reception, two toilets, a kitchen for the staff, a sterilisation room and a plant room. Changes to the car park are minor.</p> <p>Size Layout & density: There is no change to the exterior of the building</p> <p>Street Scene: There is no change to the street scene</p> <p>Local Planning Policies: C29 – Design, CP16 - Protection and Provision of Social Infrastructure</p> <p>Overall Highway safety: No change based upon previous use as a library</p> <p>Noise and Disturbance from completed development: Minor, the plant room is located on the ABRI car park side.</p> <p>Parking: Minor changes</p> <p>Overlooking and loss of privacy: None</p> <p>Traffic generation: Minor</p> <p>Ground contamination: None Stated</p> <p>Conclusions: While we envisaged a more general “community facilities” use for this building in line with CP16 above, given the premises has been through a process to find a new owner and sold in line with (CP16 para(b)) for public services use, we have no objection to the changes proposed by the new owners.</p> <p>RECOMMENDATION: NO OBJECTION</p>