



**Minutes of the Emergency Planning Meeting  
held at Itchen Abbas and Avington Village Hall  
on Wednesday 29<sup>th</sup> April at 6.00 pm**

**Members attending:**

Cllr Appleby, Cllr Johnston, Cllr Langford (Chaired the meeting), Cllr Moffatt, Cllr Swinstead

**In attendance:**

One resident of Itchen Valley Civil Parish

**1. Apologies received:**

Itchen Valley Parish Council (IVPC) Cllr Wolfe; a resident of Itchen Abbas.

**2. Public Participation and Declarations of Interest:**

Cllr Johnston declared an interest as the owner of the property in application SDNP/26/01523/TCA

**3. Planning applications received up until 24<sup>th</sup> April 2026;**

Application No.	<a href="#">26/00610/PNACOU</a>
Location	New Farm Barns, Northington Road, Itchen Abbas
Proposal	Change of use of agricultural buildings to form 10 dwellings including associated, non-structural alterations, comprising new walls, windows and doors and provision of services and internal alterations
Comment	Support with the following comment; We support the smaller size of housing and relative affordability this offers in the parish in comparison to the existing stock of large houses. However, the business of the applicant includes providing holiday accommodation in the Itchen Valley and this support is conditional on the housing being for C3 (permanent occupation) and NOT C5 (Short-term let), which should be confirmed by a S106 agreement in any planning consent. Northington Road, from the B3047 and through the railway underpass to the veterinary centre corner, is single track for about 700m. The alternative route, Rectory Lane, is also a 700m single track road from the B3047 to its junction with Northington Road. This development should elaborate how the site will be accessed from the B3047 safely and sustainably, given the existing constraints and also the permission for development



at Bushes Barn at Folly Hill Farm and potential at Itchen Down Farm

Could larger construction traffic come from the A33 via Northington Lane and Northington Road?

The application is short of detail on

- a) The external finishes of the buildings
- b) Landscaping
- c) The ecological value of the site, environmental mitigation and onsite Biodiversity Net Gain
- d) External Lighting, the development is close to the SDNP Dark Skies zone

When prepared these should be available for public comment before decision by the planning officers.

Application No. [26/00609/PNACOU](#)  
 Location New Farm Barns, Northington Road, Itchen Abbas  
 Proposal Change of use of agricultural buildings to form 10 dwellings including associated, non-structural alterations, comprising new walls, windows and doors and provision of services and internal alterations. Demolition of Barn 3 (as previously approved)  
 Comment Support- with the same comments as 26/00610/PNCAOU

Application No. [26/00611/PNC4](#)  
 Location New Farm Barns, Northington Road, Itchen Abbas  
 Proposal Change of use of agricultural barns (units 1, 2 and 3) to office accommodation  
 Comment Support- with the same comments as 26/00610/PNACOU

Application No. [SDNP/26/01583/CND](#)  
 Location Avington Wellsite, Land off Matterley Farm, Petersfied Road, Ovington Down.  
 Proposal Change to conditions 1 and 14 for SDNP/20/01255/CM allowed by appeal SDNP/20/00071/REF  
 Comment Object;  
 The appeal decision confirmed that Great Weight should be given to conserving landscape and scenic beauty in National Parks.  
 The proposal to leave the industrial security fencing, lighting and building does not have an agricultural specific use. There



is creeping and accumulative non-agricultural development of the locality including infrastructure for the Music Festival, Motor Cross and Tank Driving, this proposal does not conserve the scenic beauty of the National Park.

Application No.	<a href="#">SDNP/26/01333/LIS</a>
Location	2 Hillside Cottages Station Hill Itchen Abbas Hampshire SO21 1BD
Proposal	Replacement of two windows and repair to a flat roof.
Comment	No comment

#### 4. Any other planning issues.

Application No.	<a href="#">SDNP/26/01523/TCA</a>
Location	Thorn Lower Chilland Lane Martyr Worthy Hampshire SO21 1EB
Proposal	T1 ASH - fell - the tree has substantial die back and will fall towards next if it fails. T2 YEW - reduce height by 2-3m to retain as a hedge. T3 GOAT WILLOW - reduce by 4-5m. The tree is shedding limbs and has substantial deadwood within the crown. Reducing this tree heavily is the best way to stop it from failing at one of the main unions.
Comment	No comment

Application No.	<a href="#">26/00526/FUL</a>
Location	Land At West Farm Winchester Road Popham Micheldever Hampshire.
Proposal	<p>Part A: Full planning permission for a new roundabout access from the A33; internal spine road, creation of development plots with associated earthworks and plateauing; delivery of plateaus and access for associated development plots; site-wide structural landscaping and infrastructure; and a single warehouse (Use Class B8) and ancillary office, with associated access, hardstanding, landscaping, parking and supporting infrastructure.</p> <p>Part B: Outline planning permission with all matters reserved for the development of employment floorspace falling within Use Classes B2 and B8, with ancillary office space on the development plots; community and leisure uses within Use Classes E, F1 and F2; ground mounted solar within Use Class</p>



## Comment

Sui Generis up to 15MW; Energy Centre within Use Class Sui Generis; HGV Parking and Welfare Area within Use Class Sui Generis; as established through Part A of this application.

Object;

### 1. Severe Impact on the A33 and the "Cart and Horses" Junction

The Transport Assessment for this application significantly underestimates the impact of HGV and commuter traffic heading south. The A33 is a primary corridor for traffic moving through our Parish toward Winchester and the South Coast.

The Cart and Horses Junction (A33/B3047): This junction is already a notorious accident blackspot. Recent data and multiple collisions in 2024–2026 have led to urgent calls for safety improvements. Funneling thousands of additional daily vehicle movements (including heavy freight) from the Popham Logistics Park into this junction without a pre-funded and completed roundabout solution is hazardous.

Capacity Issues: The developer's claim that the A33 is "underutilised" ignores the peak-time congestion experienced by local residents. Increased traffic will lead to "rat-running" through the narrow, rural lanes of the Itchen Valley (such as the B3047 and Northington Road), which are entirely unsuitable for increased volumes or heavy vehicles.

### 2. Cumulative Impact with Popham Garden Village and M3 J9

This application cannot be viewed in isolation.

The combined traffic from nearly 3,000 new jobs at the Logistics Park and 3,000+ homes at the Popham Garden Village (SPS5.8) will create a permanent state of gridlock on the A33 south of Popham.

The National Highways' work at the M3 Junction 9 will likely push traffic onto the A33, compounding the delays for Itchen Valley residents attempting to access Winchester

### 3. Environmental and Ecological Risk to the River Itchen

The Itchen Valley Parish is defined by the River Itchen, a highly sensitive Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC).

Water Quality: A development of this scale (200 hectares) poses risks regarding grey and foul water pollution entering the river catchment.



Air and Noise Pollution: The increase in HGV traffic will lead to a decline in air quality and an increase in ambient noise levels, upsetting the tranquillity of the South Downs National Park border and the Conservation Areas in our four villages.

#### 4. Loss of Rural Character and Unsustainable Development

The proposal represents a massive industrial "urban sprawl" into a currently rural landscape.

Landscape Impact: The scale of the "Big Box" logistics units will be visible from high points within the Itchen Valley Parish, negatively impacting the rural setting of the South Downs.

Sustainability: This is a car-dependent development. Despite promises of bus links, the reality for a logistics hub of this nature is a reliance on HGV movements and private car commuting, which contradicts national and local policies aimed at achieving Net Zero.

#### Conclusion

The traffic volumes from the proposed Popham Logistics Park will cause severe harm to the highway safety of the Cart and Horses junction and irreversibly damage the rural character of the Itchen Valley.

We urge the Planning Committee to refuse this application. At the very least, no permission should be granted until a full, independent cumulative impact study is conducted, and a binding commitment (via Section 106) is made to complete a roundabout at the Cart and Horses junction prior to any works commencing on site.

#### a) Possible Breach of Planning at Fish Farm, Itchen Abbas.

It had been brought to the attention of the Parish Council that work being carried out at the Itchen Abbas Fish Farm was a possible breach of planning. Observation of the site where the work is taking place and with reference to previously granted permission it was agreed that at present there was insufficient evidence to justify alerting planning enforcement.

The meeting closed at 7:30pm.