



**Minutes of the Emergency Planning Meeting
held at Itchen Abbas and Avington Village Hall
on Monday 3rd August 2026 at 7.00 pm**

Members attending:

Cllr Beresford, Cllr Jeffes, Cllr Langford, Cllr Moffatt (Chaired the meeting)

In attendance:

Victoria Richardson (Clerk)

Six residents of Itchen Abbas.

1. Apologies received:

Itchen Valley Parish Council (IVPC) Cllr Appleby, Cllr Andrews, Cllr Johnston, Cllr Swinstead

2. Public Participation:

Six residents of Itchen Abbas spoke regarding their individual concerns on all the planning applications under item 4. and also wanted to highlight to the local planning authority the cumulative impact of all the current applications regarding Northington Road and the detrimental effects to local residents with regard to noise and light pollution, safety concerns for drivers, pedestrians and cyclists on the single-track roads and the impact to the environment and natural wildlife of the area.

3. Declarations of Interest:

None

4. Planning applications received up until Wednesday 29th July 2026;

Application No.	26/01297/FUL
Location	New Farm Barns, Northington Road, Itchen Abbas
Proposal	The demolition of existing modern agricultural barns and the erection of nine dwellings and associated infrastructure and parking.
Comments	Support. We support the improvement in design compared to the existing permissions and the provision of smaller sized housing and relative affordability this offers in the parish in comparison to the existing stock of large houses. We hope that the rear gardens can be screened to views into the development from the south. 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.

There are current planning applications for :-

- a. 700 m² offices at 26/01298/FUL
- b. 90 weddings a year venue at 26/01122/FUL
- c. B2/B8 agricultural barn conversion for 1,125 m² at 26/01414/PNC4

In addition, a change in cropping policy on the neighbouring Itchen Down Farm, means that crop output is going to the anaerobic digester plant at Three Maids Hill using many large tractor and trailer transport movements.

All this additional traffic will be using Northington Road for access; a transport assessment should be undertaken to prove the local rural road network can handle the uplift safely. We also request that the relevant planning officers make a site visit to view the rural road network of access to the three sites.

We request that the Construction Environmental Management Plan for the site should include large vehicle transport coming from the north not the B3047.

Application No.	26/01298/FUL
Location	New Farm Barns, Northington Road, Itchen Abbas
Proposal	Change of use of barn 5 to office use with works and parking, cycle parking and hardstanding and demolition of barn 2.
Comments	Object.

We generally support principle of the application but have strong reservations that the local rural road network cannot support the traffic that will be using the site.

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.

There are current planning applications for :-

- a. 9 dwellings at 26/01297/FUL
- b. 90 weddings a year venue at 26/01122/FUL
- c. B2/B8 agricultural barn conversion for 1,125 m² at 26/01414/PNC4

In addition, a change in cropping policy on the neighbouring Itchen Down Farm, means that crop output is going to the anaerobic digester plant at Three Maids Hill using many large tractor and trailer transport movements.



All this additional traffic will be using Northington Road for access; a transport assessment should be undertaken to prove the local rural road network can handle the uplift safely. We also request that the relevant planning officers make a site visit to view the rural road network of access to the three sites.

We request that any Construction Environmental Management Plan for the site should include large vehicle transport coming from the north not the B3047.

Application No.	26/01414/PNC4
Location	Itchen Down Farm, Northington Road, Itchen Abbas, SO21 1BS
Proposal	Change from agricultural use into B2 and B8 industrial use
Comments	Object.

The plans with the application are incorrect and we measure the building size at a minimum of 1,125 m², the proposal is fundamentally ineligible for Class R permitted development as it exceeds the 1,000 m² maximum legal-size threshold. The Council has no legal basis to grant prior approval under this mechanism, and the application must be rejected.

The application states there will be *"No increased impact from current farm use"* but there are no metrics to support this. The majority of historic traffic using the buildings was internal to Itchen Down Farm. The vehicular access to the buildings from the B3047 to the south uses over one mile of rural tarmac road, much of which is single track and some through restricted speed 30 mph residential areas. Moving from agriculture to intensive B2 General Industrial and B8 Storage/Distribution uses will inevitably trigger a sharp increase in heavy commercial vehicles, vans, and staff traffic using Northington Road. The application lacks any transport assessment or vehicle tracking data to prove the local rural road network can handle this uplift safely.

Northington Road is also subject to applications for

- 9 dwellings at 26/01297/FUL
- 90 weddings a year venue at 26/01122/FUL
- 700 m² offices at 26/01298/FUL
- In addition, a change in cropping policy on the neighbouring Itchen Down Farm, means that crop output is going to the anaerobic digester plant at Three Maids Hill using many large tractor and trailer transport movements.

We request that the relevant planning officers make a site visit to view the rural road network of access to the three sites.

The applicant claims that *"industrial noises will go unnoticed"*, which completely disregards the reality of Class B2. This use covers



general industrial processes, heavy manufacturing, and major vehicle repairs that create noise, fumes, or vibrations unsuited for quiet areas. Given the immediate proximity of residential dwellings—such as Down Cottage & 130/132 Northington Road, which border the site—the lack of a formal Acoustic Assessment is a severe oversight. The proposal threatens the living conditions and peaceful enjoyment of local residents.

The steel frame and corrugated asbestos/iron roofed and clad buildings are over sixty years old and not in good condition, leaking in places. The doors for access are on the south side not the access shown on the application plan. The application should include the external building alterations and works to be done to the buildings and its visual impact.

The applicant has a history of retrospective planning and enforcement by WCC at Silkstead Farm Hursley and any planning conditions need to be thorough and enforceable.

Conclusion

The application is legally flawed because the building size (1,125 sq m) surpasses the strict 1,000 m² limit stipulated under Class R. Furthermore, it fails to properly evaluate severe transport issues and noise implications for neighbouring properties.

We urge the Local Planning Authority to refuse this prior approval application outright.

5. Any other planning issues.

The recent application 26/01122/FUL regarding The Bushes Barn at Folly Hill Farm was noted and the Council listened to the comments from the residents. Cllr Moffatt reiterated that all residents can register their comments on local planning applications to the local planning authority as well as the Council.

The meeting was closed at 8.05pm.