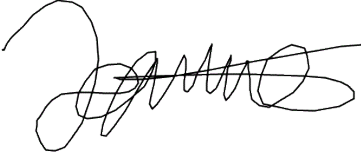


Dear Councillor,

I hereby summon you to attend a meeting of the **PLANNING COMMITTEE** on Thursday 4th June 2026 at 7:30 PM, to be held at Gilbert Room, Twyford Parish Hall, SO21 1QY

Yours sincerely,



J.P. Matthews  
Clerk to the Council

**1 Chairman's Comments**

**2 Apologies for Absence**

**To receive** apologies for absence.

**3 Dispensation under Section 33 of the Localism Act 2011**

**To consider** the granting of a dispensation under Section 33 of the Localism Act 2011 to enable members to participate in and vote on an item of business on the agenda where they would otherwise have a disclosable pecuniary interest and to confirm how long this dispensation may have effect.

**4 Declarations of Interest on agenda items**

**To receive and record** Declarations of Interest.

Councillors are reminded of their responsibility to declare any disclosable pecuniary interest which they may have in an item of business on the agenda no later than when the item is reached. Unless dispensation has been granted, members may not participate in any discussion, or vote on, or discharge any function related to any matter in which they have a pecuniary interest as defined by regulations made by the Secretary of State under the Localism Act 2011. Councillors must withdraw from the room when the meeting discusses and votes on the matter.

**5 Approval of Minutes of previous meeting**

**To approve** as a correct record and authorise the signing of the minutes of the Planning Committee meeting held on 7th May 2026.

**6 Public Representation**

Councillors to receive representation, including on agenda items, from members of the public provided they have given notice of their intention to the Clerk no later than 12 noon of the day of the meeting. The maximum time limit allowed per person is 3 minutes and the maximum time designated for this agenda item is 15 minutes. Questions shall not require a response at the meeting nor start a debate on the question. The Chair of the meeting may direct that a written or oral response be given.

**7 Planning Applications - For Consultation**

**To consider** and make comments on the under mentioned planning applications received from the Director of Planning, South Downs National Park Authority.

**5 The Crescent Twyford Hampshire SO21 1NL**

Ref. No: SDNP/26/01744/HOUS

To replace the existing bay window and entranceway to the principal elevation. To replace the single storey side element with a two storey extension inclusive of internal reconfiguration, refurbishment, and associated landscaping works.

<https://links.twyfordhants.org.uk/4fki2ul>

**Alice Cottage Queen Street Twyford Hampshire SO21 1QG**

Ref. No: SDNP/26/01679/LIS

IMPROVEMENTS TO STRUCTURE AND FABRIC IN CONJUNCTION WITH WORKS AT

GRANARY COTTAGE TO THE WEST. WORK TO PARTY STRUCTURE AND ROOF OVER AS DETAILED. A CORRESPONDING APPLICATION FOR LISTED BUILDING CONSENT HAS BEEN SUBMITTED IN RESPECT OF THE WORKS AS GRANARY COTTAGE.

<https://links.twyfordhants.org.uk/4wTutU4>

**Granary Cottage Queen Street Twyford Hampshire SO21 1QG**

Ref. No: SDNP/26/01755/HOUS

ALTERATIONS AND IMPROVEMENTS TO ROOF OF STORE PLUS ASSOCIATED WORKS

<https://links.twyfordhants.org.uk/43B1jeZ>

**10 Churchfields Twyford Hampshire SO21 1NN**

Ref. No: SDNP/26/01999/HOUS

Single storey rear replacement extension, loft conversion with dormers

<https://links.twyfordhants.org.uk/43xMnye>

**8 Planning Applications - Recent Decisions and Applications Received**

**To receive and note** a report on recent planning decisions made and any applications received by the SDNPA (*attached*).

**9 Applications - Updates**

**To receive and consider** updates:

a) Notice of Hearing – Licensing Act (Hearings) Regulations 2005 Winchester City Council, being the licensing authority for the purpose of granting licences under the Licensing Act 2003, do hereby give notice of a meeting of the Licensing Sub Committee in order to determine the following application.

Monday 8 June 2026 10:00 – Walton Suite, Guildhall, Winchester.

Applicant: Longdown Vineyard LLP

Premises: Longdown House, Watley Lane, Twyford, Winchester, Hampshire, SO21 1QX

**10 Planning Policy Matters**

**a) To receive** notification of the Regulation 19 consultation on the review of the South Downs Local Plan which runs from 12th May until 23rd June 2026.

[www.southdowns.gov.uk/planning-policy/new-south-downs-local-plan/](http://www.southdowns.gov.uk/planning-policy/new-south-downs-local-plan/)

**b) To consider** submitting a response to the Regulation 19 consultation on the review of the South Downs Local Plan.

**c) To receive and consider** the draft Open Space Study to accompany the review of the South Downs Local Plan (*attached*).

**11 Land Use Matters**

**To receive and consider** details of a proposal by Forestry England to establish a new woodland. (*attached*).

## Agenda Item 8

### Applications Decided in May 2026

Demolition of existing single-storey rear extension and canopy. Erection of replacement two-storey rear extension and single-storey orangery. Extension of existing single-storey extension to east elevation. Extension and alteration of front entrance porch to create new double height entrance with porch canopy.

Down End Bourne Lane Twyford Hampshire SO21 1NX

Ref. No: SDNP/26/00923/HOUS · Received: Mon 09 Mar 2026 · Validated: Mon 09 Mar 2026 · Status: Approved

Retrospective application for the change of use from Sui Generis (scrapyard) to use class B2 (general industrial).

Morestead Farm, Unit 3A Morestead Road Morestead Hampshire SO21 1JD

Ref. No: SDNP/26/00815/FUL · Received: Mon 02 Mar 2026 · Validated: Fri 06 Mar 2026 · Status: Approved

The removal of two existing solid masonry walls, to the barn and proposed changing room adjacent to the coach house respectively, which have been deemed structurally unsafe by a Structural Engineer since the original approval, and which are to be re-built in a traditional cavity wall construction. The increase in width of the glazed screen to the south elevation of the barn compared to that shown on the original approved Listed Building and Planning documents. The addition of flint panels to the new wall to the barn (not indicated on the original approved Listed Building and Planning documents) to match the existing wall to be removed. To finish the internal face of the new cavity wall to the barn in flint. To insulate internally two existing external walls to the barn. To replace 6 no heritage rooflights to the north elevation of the games room and home office as shown on the original approved Listed Building and Planning documents with 3 no larger heritage rooflights

Hockley House Church Lane Twyford Hampshire SO21 1NT

Ref. No: SDNP/26/00657/HOUS · Received: Thu 19 Feb 2026 · Validated: Fri 20 Feb 2026 · Status: Approved

The removal of two existing solid masonry walls, to the barn and proposed changing room adjacent to the coach house respectively, which have been deemed structurally unsafe by a Structural Engineer since the original approval, and which are to be re-built in a traditional cavity wall construction. The increase in width of the glazed screen to the south elevation of the barn compared to that shown on the original approved Listed Building and Planning documents. The addition of flint panels to the new wall to the barn (not indicated on the original approved Listed Building and Planning documents) to match the existing wall to be removed. To finish the internal face of the new cavity wall to the barn in flint. To insulate internally two existing external walls to the barn. To

replace 6 no heritage rooflights to the north elevation of the games room and home office as shown on the original approved Listed Building and Planning documents with 3 no larger heritage rooflights

Hockley House Church Lane Twyford Hampshire SO21 1NT

Ref. No: SDNP/26/00658/LIS · Received: Thu 19 Feb 2026 · Validated: Fri 20 Feb 2026 · Status: Approved

To demolish an existing two-storey rear extension and develop a 1.5-storey side infill extension and double car port to the front driveway with associated landscaping works.  
Bourne Cottage Bourne Lane Twyford Hampshire SO21 1NX

Ref. No: SDNP/26/00532/HOUS · Received: Tue 10 Feb 2026 · Validated: Tue 10 Feb 2026 · Status: Approved

(Amended Plans and Description 16/04/26) - Demolition and reconstruction of existing single garage with home office/studio above  
Sunnyside School Road Twyford Hampshire SO21 1QQ

Ref. No: SDNP/26/00483/HOUS · Received: Fri 06 Feb 2026 · Validated: Wed 25 Feb 2026 · Status: Approved

## Agenda Item 10



# Twyford Parish Council

Planning Committee – 4<sup>th</sup> June 2026

### Open Space Study – South Downs National Park Authority

As you will be aware, the Regulation 19 public consultation of the Proposed Submission South Downs Local Plan is live until 23:59pm on Tuesday 23 June 2026.

The Authority has prepared a draft Open Space Study and interactive map to inform the Proposed Submission Local Plan, in particular Policy SDG3 (Public Open Space, Sports and Recreational Facilities). The draft study and interactive map can be found on our website here: <https://www.southdowns.gov.uk/planning-policy/new-south-downs-local-plan/evidence-base/communities/open-space-and-play-spaces/>

The Authority has prepared the draft Open Space Study and interactive map using a variety of sources (see Table 4.2 in draft study), including Neighbourhood Plans, Parish Priorities Statements, open space submissions received from 23 (of 176) town and parish councils in 2023, shapefiles received from 10 (of 12) borough, city and district councils in 2025, and other sources.

The Authority is very grateful for all the data and information provided by yourselves and others. In the spirit of partnership working, we would like to invite you to review and verify the open spaces and play spaces identified in the draft Open Space Study and interactive map for your respective areas. This is so we can further refine the draft study and interactive map ahead of submission of the Proposed Submission Local Plan to the Secretary of State for independent examination later this year.

In particular, we would be grateful for your review of:

- Identified open spaces and play spaces in your area (see interactive map) including their boundaries, categorisation (see Table 4.1 [p21-26] in the draft study), and whether they are publicly accessible;
- Identified play spaces in your area (see interactive map) and whether they are Local Areas for Play (LAP), Locally Equipped Areas for Play (LEAP), or Neighbourhood Equipped Areas for Play (NEAPs) (see Table 4.1 [p25] in the draft study); and
- Whether we have missed any sites in your area which are publicly accessible and used by residents as open space and/or play space.

We would be grateful if you could please get back to us by Tuesday 23 June 2026 when the Regulation 19 public consultation of the Proposed Submission South Downs Local Plan is due to close.



Forestry England

# Growing the nation's forests

## Spitfire Forest - A proposed new woodland near Twyford, Hampshire

### Forestry England is planting new woodlands to expand the nation's forests

We are working on designs for a new woodland, Spitfire Forest, near Twyford, Hampshire. We would like your comments on our initial proposals. Your feedback will inform our final designs for the woodland.

The name "Spitfire Forest" reflects a local wartime story that a Spitfire made an emergency landing on or near the site during the Battle of Britain, alongside the aircraft's strong historic links to Hampshire.

Working with public and private landowners, we're choosing the right places for woodlands to grow and flourish, carefully planting a mix of tree species to be resilient in our changing climate.

Every new woodland will have public access so you can explore and enjoy them to support your health and wellbeing. They will be valuable places for wildlife, often linking other woods and hedgerows to provide green corridors for wildlife to move and thrive across the landscape.

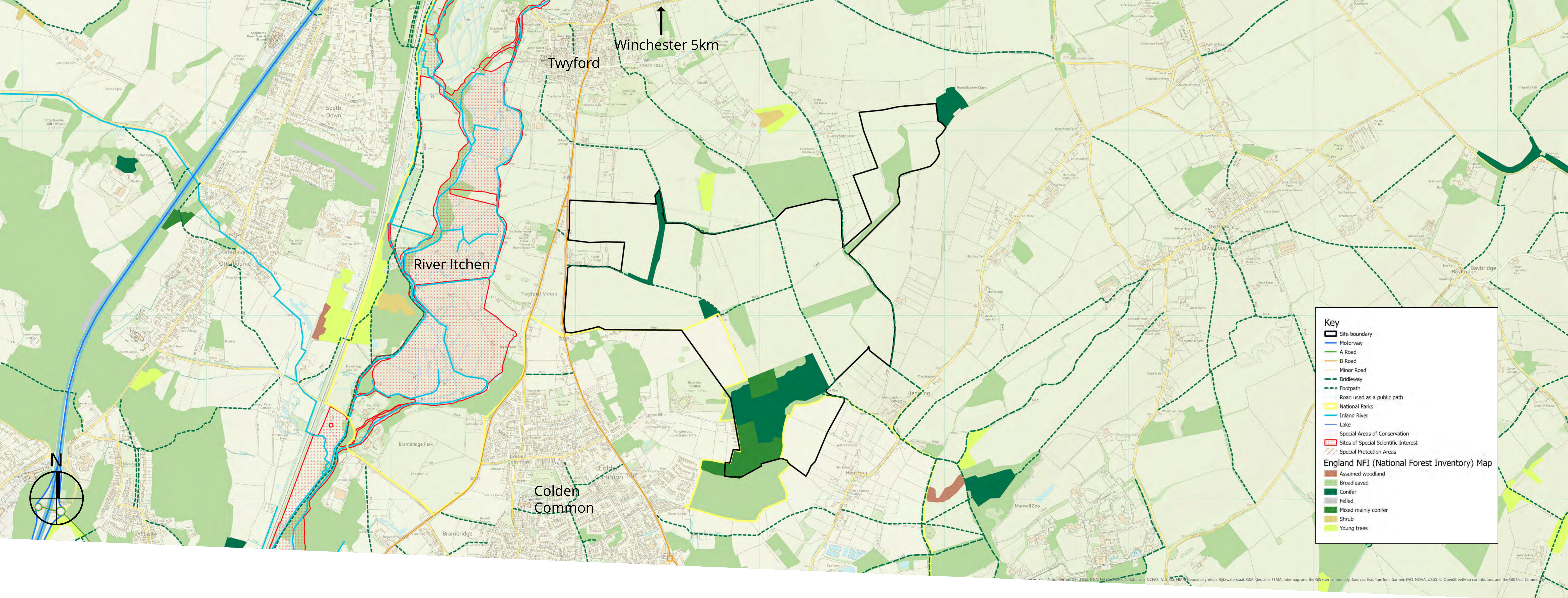
In time, each new woodland will provide sustainable timber, contributing to the rural economy. And they'll have wider environmental benefits including absorbing carbon, improving soil health, air quality and water management.

Forestry England is creating these woodlands through the government's Trees Programme.

Scan the QR code to find out more:

[forestryengland.uk](https://forestryengland.uk)

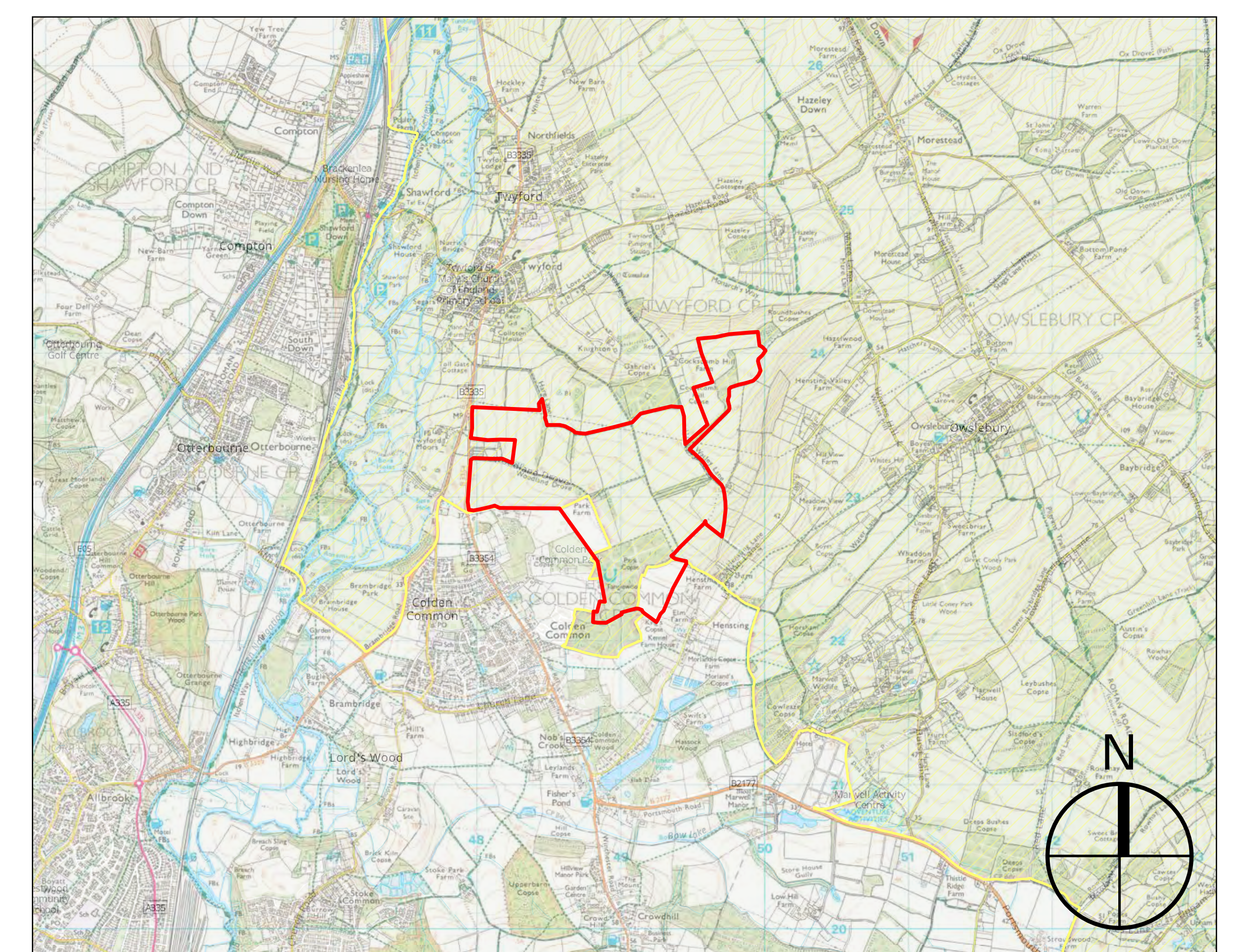




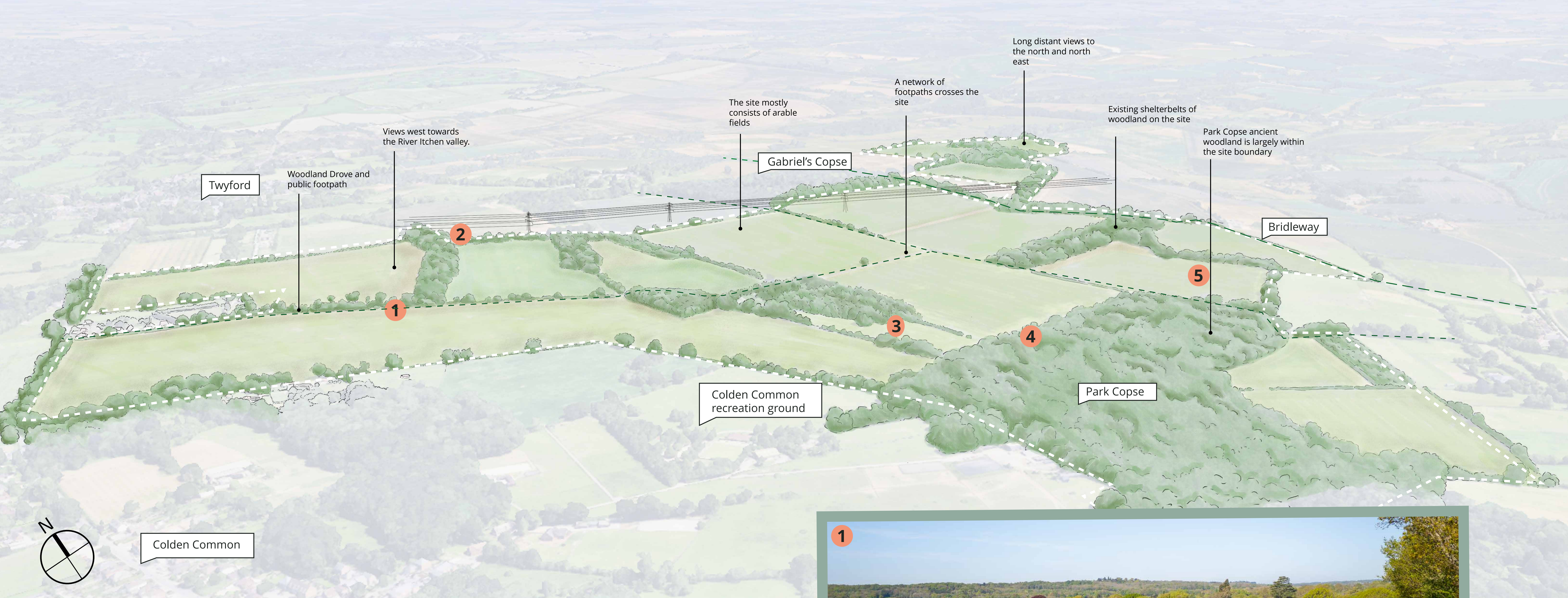
# Site location & context

The site is located at Park Farm, south-east of Twyford, north-east of Colden Common and approximately 5km south of Winchester. The majority of the site is within the western edge of the South Downs National Park. The River Itchen and its valley are about 600m to the west of Park Farm.

At a national level, the site spans two of Natural England’s National Character Areas. These are the South Downs (NCA 125) and to a lesser extent the Hampshire Downs (NCA 130). The South Downs is a broad elevated chalk ridge that breaks into a series of hills in the west. The area is characterised by diverse, inspirational landscapes and views. There is a rich-cultural heritage which has been well preserved. It is an environment shaped by centuries of farming and which contains a variety of wildlife and habitats including rare fragments of semi-natural chalk grassland.



Site Location 1:25,000  
 © Crown copyright and database right [2024] Ordnance Survey [100021242]  
 © Getmapping Plc and Bluesky International 2024



## The existing site

The 168-hectare site consists of mostly arable fields divided by hedgerows, copses and woodland. The buildings associated with Park Farm are central to the site and are enclosed by small copses and woodland shelterbelts. Park Copse is a relatively large area of existing ancient woodland in the southern part of the site. Another area of ancient woodland lies just outside the northern boundary of the site.

The western part of the site has a different character to the rest due to its position on the upper slopes of the River Itchen valley. There are views across the valley to and from these fields.

The woodland within the site is a mix of broadleaf, coniferous and mixed woodland. Some of the hedgerows are species rich with mature trees along them, others are more open with scrubby vegetation.



Photos: 1. View west towards the River Itchen valley. 2. View along the public footpath. 3. View of semi-improved grass field south of the farm buildings. 4. Bluebells in Park Copse ancient woodland. 5. View of arable fields within the site.



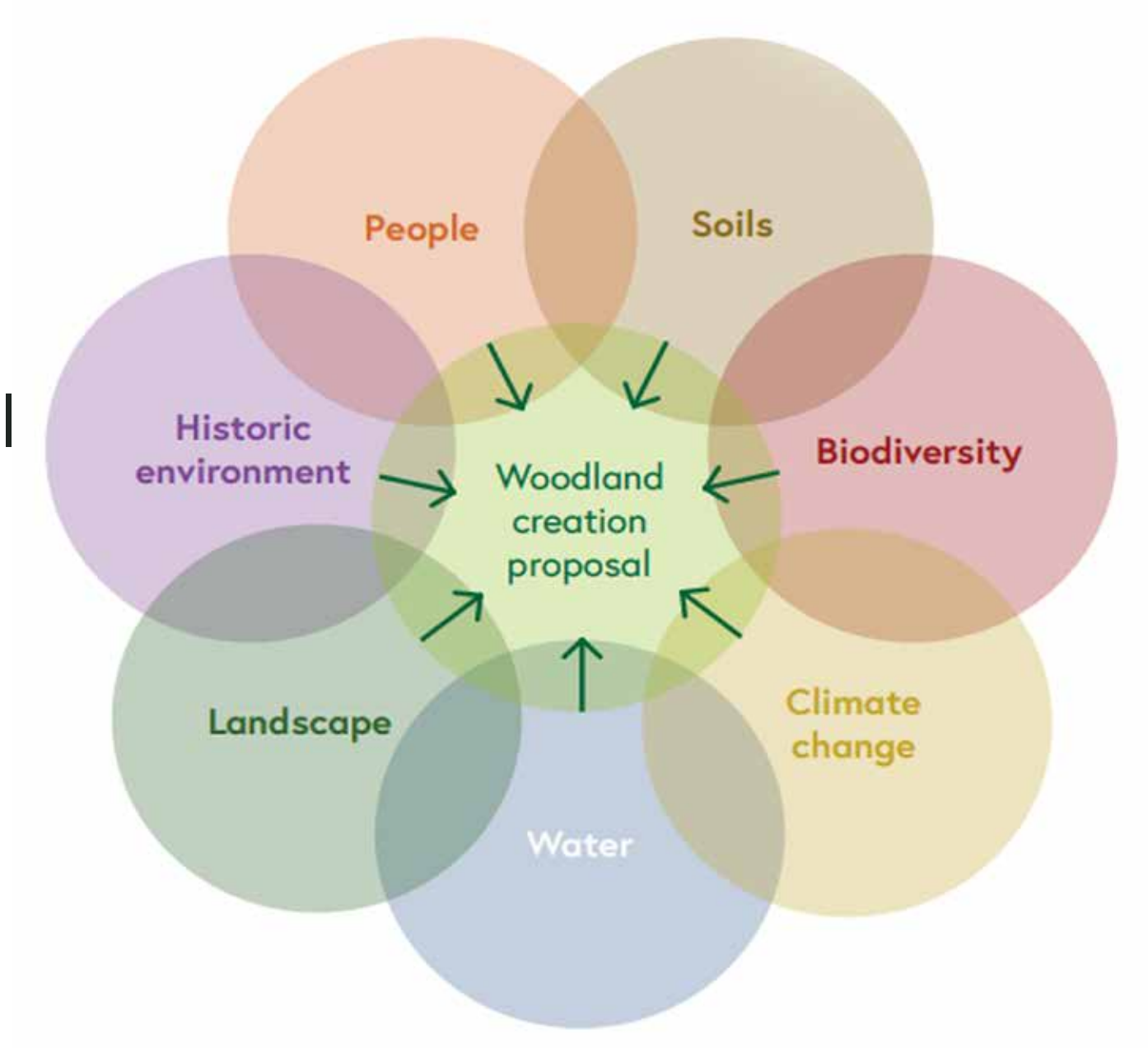
# Draft design

## How we design new woodland

We are designing the new woodland to benefit people, the economy, climate, wildlife and the wider landscape. Our design meets the UK Forestry Standard, which takes into account the following elements (Forestry Commission, 2021):

Detailed desktop surveys, site surveys and analysis will inform our design. This includes:

- Preliminary ecological appraisal
- Historic environment records
- Landscape and visual appraisal
- Local environment records
- Soil mapping
- Ecological site classification
- Utilities searches
- Responses to initial consultation

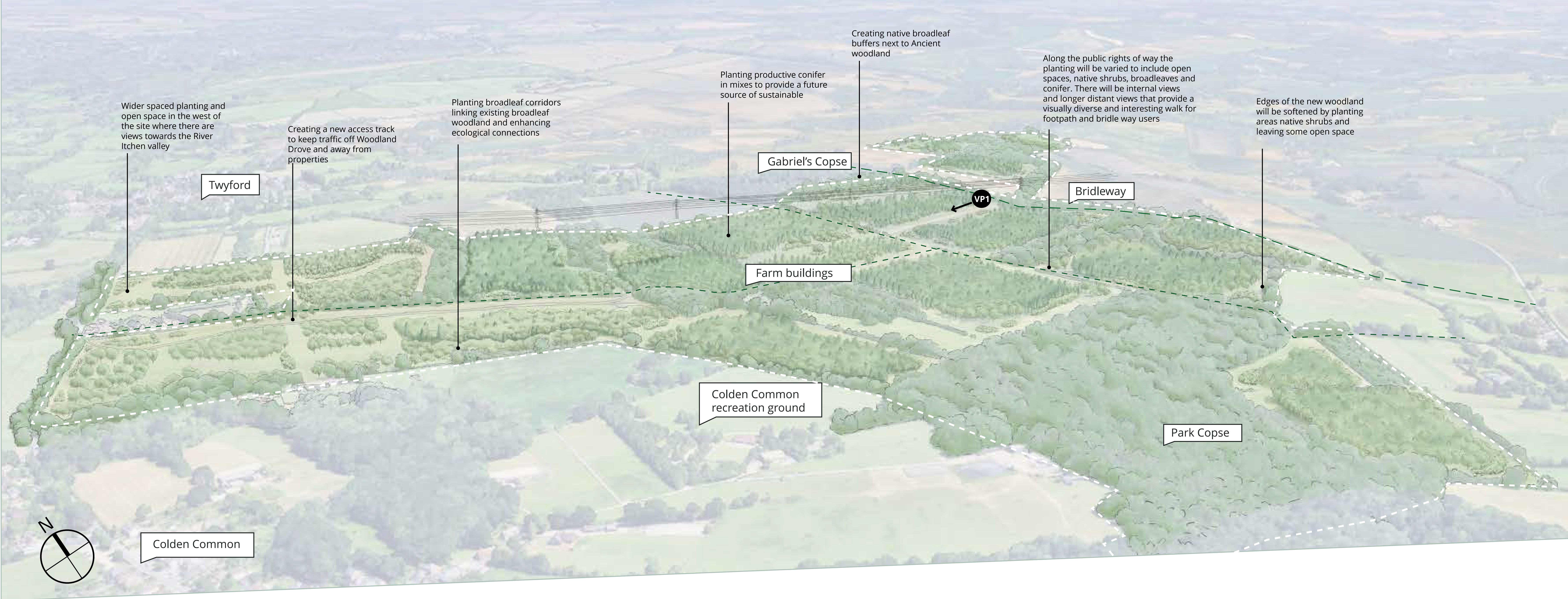


## Objectives for the new woodland

- Establish a new mixed resilient woodland:** plant a mixed species woodland with structural diversity that will thrive in future climate conditions.
- Produce a lasting supply of sustainable timber:** using climate modelling and in depth site assessment plant the right trees to produce a lasting supply of certified sustainable timber.
- Enhance biodiversity and improve woodland connectivity:** link existing woodlands to improve habitat connectivity. Create a mosaic of habitats with open space, hedgerows, lower density planting, native broadleaf planting, shrub planting and mixed woodland to improve biodiversity.
- Sequester atmospheric carbon:** tackle climate change and support net zero targets by locking up carbon through climate-resilient woodland creation, combining fast-growing conifers and native species as well as exploring research trials to support future-proof, sustainable timber production.
- Public access for health and wellbeing:** create a new green space for local people to explore on foot, supporting health and wellbeing.

## Tree species we could plant

<b>1</b> Shrubs including hazel, hawthorn, blackthorn and juniper	<b>2</b> Black walnut in mixes with tulip tree, wild service tree and whitebeam	<b>3</b> Sessile Oak in mixes with beech, sycamore and hornbeam	<b>4</b> Douglas fir in mixes with western red cedar, Italian alder and sycamore	<b>5</b> European larch in mixes with radiata pine and silver birch	<b>6</b> Radiata pine in mixes with Macedonian pine, Scot's pine and sessile oak	<b>7</b> Coast redwood in mixes with giant redwood and red oak	<b>8</b> Red oak in mixes with sweet chestnut, common walnut, whitebeam and common alder



# How the new woodland could look

- Our initial designs include proposals to:
- Focus our open space, broadleaf tree planting and more widely spaced planting in the west of the site on the upper slopes of the Itchen valley.
  - Plant sustainable timber species towards the eastern part of the site where the landscape becomes flatter.
  - Leave areas of open space for potential future recreation opportunities.
  - Connect existing woodlands through belts of broadleaf planting.

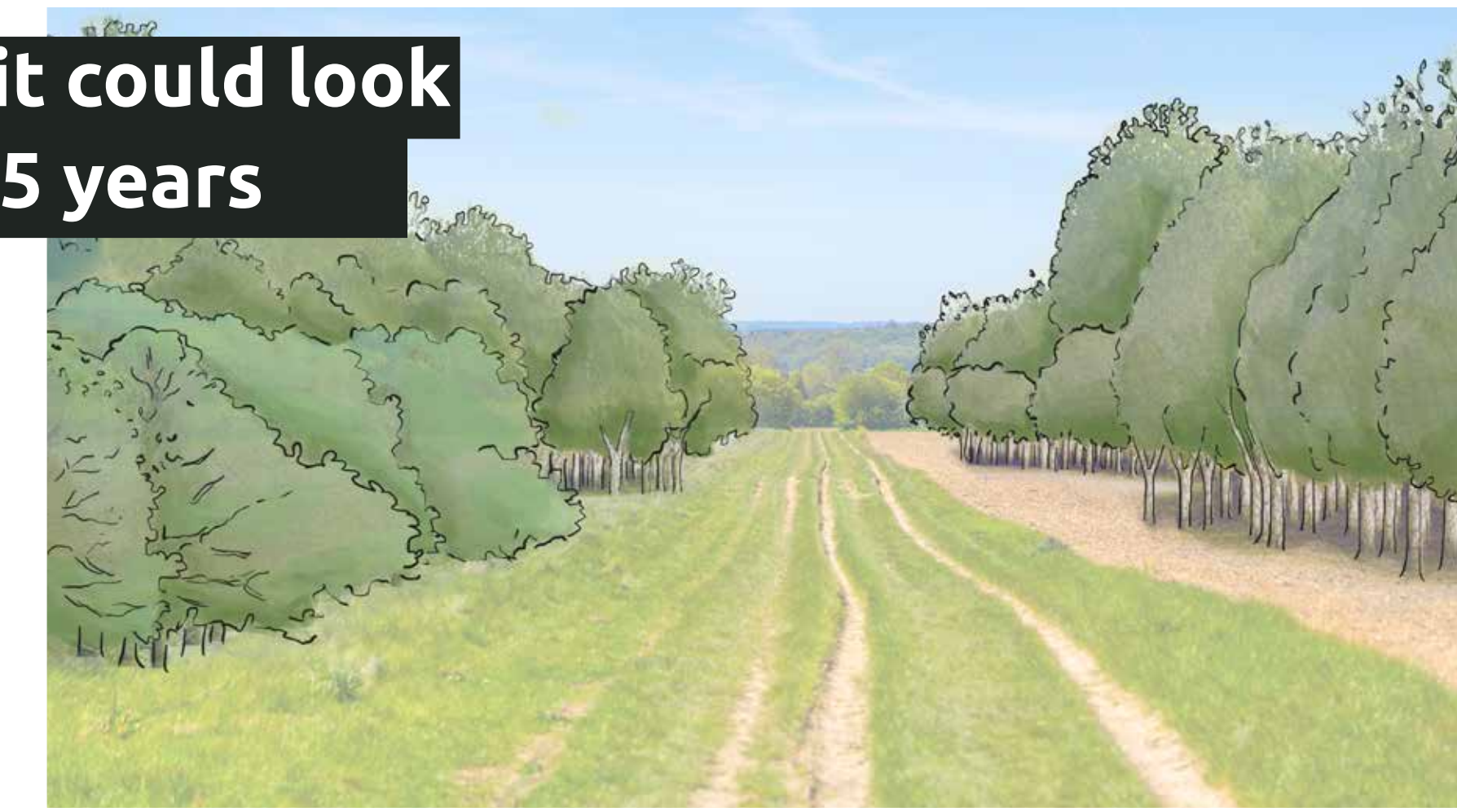
- Enhance the surrounding Ancient Woodland by planting native broadleaf buffers or leaving open space.
- Use shrubs, open space and different types of woodland along footpaths and tracks to create interesting views and wildlife corridors.
- Soften the more visible woodland edges by using a mixed planting approach, with broadleaf trees or shrubs gradually giving way to the taller conifers.
- Leave open space around identified heritage features within the site.

## Artist's impressions:

**Viewpoint 1**  
**How it looks now**



**How it could look in 25 years**



**How it could look in 10 years**





### Key

- Site boundary
- Operational access point
- Pedestrian access points
- Forest road
- Loading bay
- Local wildlife sites (SINCS)
- Water pipeline
- Powerlines
- Bridleway
- Footpath
- Road used as a public path
- Permissive path
- Ephemeral pond
- Heritage features
- Ancient woodlands
- National Parks
- Inland River
- Special Areas of Conservation
- Sites of Special Scientific Interest
- Nature Improvement Areas
- World Heritage Site
- Country Parks
- Listed Buildings
- Scheduled Monuments

### Proposed woodland

- Low density broadleaf planting
- Conifer dominant woodland
- Broadleaf dominant woodland
- Mixed broadleaf and conifer
- Native broadleaf woodland
- Native shrub mix

**Your views are important to us - let us know what you think**



Forestry England

Your views are important to us - let us know what you think

## Responding to this consultation

We encourage you to submit your response online. You can view our plans and submit your views by completing the online feedback form at:

- <https://consult.forestryengland.uk/forest-districts/spitfireforest>
- If you are unable to do this, you can respond via email at [woodland.creation@forestryengland.uk](mailto:woodland.creation@forestryengland.uk)

All views should be received by midnight on Sunday 14th June 2026

## What's next ?

- Review of consultation feedback and additional surveys
- Further design work to refine our proposals
- Application to the Forestry Commission for regulatory review ahead of planting the new woodland
- Initial planting (Winter 2026/27)

Scan the QR code  
to find out more:

[forestryengland.uk](https://forestryengland.uk)





## A new woodland at Park Farm - our response to key themes we're asked when creating a new woodland

### Access to the new woodland

The new woodland will be called Spitfire Forest and open for local people to enjoy as a quiet, natural space. Once it is established, we will dedicate it under the Countryside and Rights of Way Act so people can explore the site.

The new woodland can be reached using the existing Public Rights of Way from Twyford, Colden Common and the surrounding area, and the entrances already in place. Once there, a network of new grass routes will make it easy for people to explore the new woodland and for us to look after the site. Other than the new forest track needed for our forestry vehicles, we're not planning any additional surfaced trails or facilities for cycling or horse-riding.

Dogs will be welcome, but the woodland will not be fully fenced and we do not plan to install dog waste bins. We expect all dog owners to act responsibly and keep their pets in sight and close by at all times in the new woodland, following our Forest Dog Code<sup>1</sup>

### Traffic and parking

The new woodland is being designed as a quiet space, and we expect most visitors to access it on foot. For this reason, the proposal does not currently include public parking.

The woodland is funded by the government's Trees Programme. This funds the planting of the woodland and the essential infrastructure needed to manage and maintain it, such as access tracks and new entrances. We have left space in the design so that if funding becomes available in the future, parking or recreational facilities could be considered. Any such proposals would be subject to consultation with local residents and the relevant planning permissions.

Our forestry vehicles will need to access the new woodland from the road so they can manage and maintain the site. We plan to use the existing field entrance off the B3354, adjacent to Woodland Drove. We would upgrade the existing field track and add barriers at the entrance to prevent unauthorised vehicle access and reduce the risk of antisocial behaviour.

### Design, landscape and views

The new mixed woodland will enrich the landscape by boosting biodiversity and enhancing the natural environment. We have done surveys to tell us more about the plants, wildlife and soil conditions at Spitfire Forest. These surveys, along with a landscape and visual appraisal, have guided our draft designs.

The site has been designed to protect and improve the landscape character of the South Downs National Park. It reflects the pattern and scale of the surrounding countryside and the design preserves the park's scenic quality, especially by keeping important views.

We have planned the woodland layout to respect views from neighbouring properties. We will keep open space next to these properties, with conifer and broadleaf planting set

further back.

Planting is more open in the west and the north-east of the site, allowing longer views across valued local landscapes such as the River Itchen Valley. Views from public rights of way will change over time, but they have been planned to be visually rich and varied, creating interesting surroundings for people walking, spending time, or passing through the woodland.

### The trees we will plant

We are using years of experience and the latest scientific evidence to choose the right trees to plant in the new woodland. Our surveys help us to choose the trees most suitable for the site now and as the climate changes. Our professional foresters carefully choose what trees to plant and where to plant them. They understand the local soil, how quickly the trees will grow, and the important habitats, species and geographical features nearby. We also consider tree pests and diseases and future climate conditions to keep woods as healthy as possible.

The species will be a mix of broadleaf and conifer, often planted together in mixtures, with groups of shrub species along edges to increase the variety and provide seasonal colour and texture. Species have been chosen to produce a future source of sustainable timber. This supply of homegrown wood products will support the wider British timber and forestry industry, helping to reduce the demand for imports from other countries.

Species at Spitfire Forest might include sessile oak, red oak, Douglas fir, radiata pine, European larch, black walnut, hazel and hawthorn,

### Establishing and managing the new woodland

We aim to plant the new woodland in winter 26/27. Maintenance during the first five years is especially important to ensure the woodland's long-term success. The woodland will be managed by the Forestry England team and our contractors.

Longer term, Forestry England will develop a Forest Plan to make sure that future timber production is sustainable. As part of our ongoing management of the woodland, we will begin to remove some trees after about 20-25 years - this will provide a sustainable supply of timber and help the woodland to thrive for many years to come.

### Community involvement

Forestry England works with many 'friends of' societies and community groups that help manage our woodlands. Whilst we have limited resource to support long-term volunteering opportunities on this site, we will monitor interest at Spitfire Forest as part of our wider engagement plans for other Forestry England woodlands in the area. We hope to host a community planting day when we begin planting the new woodland for local people to join in creating this special place.

### Protecting the new woodland from deer

The UK is home to six species of deer. As their natural predators (bears, lynx and wolves) are no longer present in the UK, our wildlife management team have to manage the deer populations. Without predators or management, deer populations become unnaturally large, and their browsing can damage or kill young trees and wildlife habitats, reducing the resilience of the new woodland to the effects of climate change and lowering the carbon captured from the atmosphere.

We will use deer fencing to protect larger blocks of new planting and tree tubes in smaller areas. Rabbit and deer fencing will protect young trees from browsing, while tree tubes will safeguard smaller, widely spaced areas. After the woodland has become established, deer fencing and tree tubes will be removed and recycled where possible. This usually happens after approximately 10 years.

Forestry England is part of the Deer Initiative<sup>2</sup>, a partnership that promotes sustainable deer management in England and Wales. Our highly skilled wildlife management team will safely and humanely control deer populations in our woodlands, working to the highest standards. More information about how Forestry England manage deer can be found on our website<sup>3</sup>.

### Why are you planting on agricultural land

The new woodland will capture carbon, restore and connect habitats, enhance biodiversity, supply sustainable homegrown timber and a wonderful place for people to enjoy.

We understand concerns around food security, and we want to keep the best-quality land in agricultural production. This is why we do not create woodlands on the most productive land (grades 1 & 2). The land at Spitfire Forest has been found to be grade 3 and is not considered to be of high agricultural quality.

Forestry England's role is to manage and expand the nation's forests to ensure they are healthy and sustainable and benefit wildlife, people, and the economy. The new woodland will capture carbon, connect existing woodland habitats for wildlife to move between, and provide a sustainable source of timber, which is crucial for the UK's green economy.

Scan the QR code  
to find out more:

forestryengland.uk



<sup>1</sup> <https://www.forestryengland.uk/dog-code>  
<sup>2</sup> <http://www.thedeerinitiative.co.uk/>  
<sup>3</sup> <https://www.forestryengland.uk/article/managing-deer-the-nations-forests>