

Winchester City Council - Planning Development Control

ENFORCEMENT APPEAL CONSULTATION REQUEST	Case Ref: 17/00049/WKS	PINS Ref: APP/L1765/C/18/3201567
	Appeal Ref: 18/00028/ENF 18/00029/ENF 18/00030/ENF 18/00031/ENF	Procedure: INQUIRY
Date Sent: 18.06.2018		Reply By: 12.07.2018
To: Landscape		From: WCC Appeal Officer: appeals@winchester.gov.uk

Location	Plots 3,4,7 and 8 Pony Paddock, The Chairmakers Arms, Forest Road, Worlds End, Hambledon, Waterlooville, Hampshire, PO7 4QX
Proposal	<p>Alleged breach:</p> <p>Without planning permission, the material change of use of the Land from use for agricultural to use as a residential caravan site together with ancillary operational development and engineering works.</p> <p>Grounds:</p> <p>(a) That planning permission should be granted for what is alleged in the notice.</p> <p>(g) The time given to comply with the notice is too short.</p>

<p>Consultation under the Town and County Planning (Development Management Procedure)(England) Order 2015</p> <p>Please may I have your comments on the enclosed appeal? Please reply by 12.07.2018, or advise me if you are unable to respond within this time.</p>
<p>History/Remarks/Observations:</p> <p>Landscape comments below are repeated from the landscape evidence given in respect of</p> <p>PINS Reference: APP/1765/A/14/2224363 LPA Reference: 1400180/FUL Appeal by Mr Clark, Doran, Davis, Hutchins, Doran, Connors, Hilden & James, Site at The Chairmakers Arms, Forest Road, Worlds End, Hambledon, Waterlooville, PO7 4QX</p> <p>The Issue – harm to the rural character of the area</p> <p>2.1 Winchester City Council has undertaken a District-wide Landscape Character Assessment (LCA). This document has been adopted as Supplementary Planning Guidance and reflects the importance of Winchester's landscape, both locally and nationally, and the pressures that are being placed upon it.</p> <p>2.2 The Assessment is intended to help protect and enhance the strong identity of the Winchester landscape, whilst accommodating necessary development and change.</p> <p>2.3 The appeal site is not within a Green Belt, or an area of Outstanding Natural Beauty or a National Park, but it is within an area of countryside which is valued for its distinctive character.</p> <p>2.4 Both sets of consultation responses from the WCC Landscape office express concern at the harm which would accrue to the seclusion and tranquillity of the landscape in this area from a residential development of this</p>

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magnitude.

2.5 The appeal site is well contained by surrounding trees. Structures placed upon it would not be visually intrusive.

2.6 However, the Landscape Character Assessment (LCA) describes this type of landscape (the *'Mixed Farmland and Woodland Landscape Type'*) as being valued for its seclusion and tranquillity (LCA p.42, 1st paragraph):

2.7 Furthermore, this particular area ('Forest Of Bere Lowlands Landscape character Area) is characterised in the LCA (p 142, 4th paragraph) as a landscape which:

'has an ancient character, retaining historic landscape features and a network of ancient winding narrow lanes'.

'Key Issues' in this area include the *'suburbanised urban fringe character of parts of the area, with assorted sheds, horse paddocks and fencing, neglect of hedgerows, small nurseries and tipping.'*

'Built Form Strategies' for this Character Area (LCA p143, 1st paragraph) seek to

'Retain the rural character of the local minor roads' and "resist development which further fragments the restoration of the former Forest of Bere, or suburbanises local settlements, such as that associated with 'horsiculture'.

2.8 In my view, a development of this magnitude, with the associated noise, light and vehicle movements will, cumulatively, suburbanise this local settlement and unacceptably harm its secluded and tranquil rural character.

2.9 The access improvements by themselves will unacceptably harm the character of the (ancient winding narrow) lane which the LCA is advising should be protected.

Summary:

4.1 The appeal site is well screened but policy makes reference to this area of countryside being valued for its seclusion and tranquillity. A residential development of this size in this location would suburbanise the area and harm this characteristic.

4.2 In addition, the appeal proposal will generate additional traffic, particularly as it is in an isolated location, and the improvements required to the entrance to the site – a tarmac apron, kerbs, gates, lights or pillars etc will result in harm to the rural character which policy CP 20 is seeking to protect.

Please reply to: appeals@winchester.gov.uk

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Signed: Stuart Dunbar-Dempsey CMLI

Date:18-June 2018