

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Refusal of Planning Permission

Planning Application Reference: **18/01441/FUL**

Decision Date:- 27.11.2018

Winchester City Council **REFUSES** planning permission for:

use of land for the stationing of caravans for residential purposes

at: **Land Adjacent To Strawberry Barn Southwick Road North Boarhunt
Hampshire**

for the following reasons:-

1. The proposal would represent a new dwelling in the countryside for which there is no justification and would therefore be contrary to Policies MTRA3, MTRA4, and CP5 of, Local Plan Part 1 - Joint Core Strategy, policies DM1, DM4, of Local Plan Part 2 - Development Management and Site Allocations, the emerging Gypsy, Traveller and Travelling Showpeople Development Plan Document and Government Planning Policy for Traveller Sites.
2. The proposal would introduce residential development and activities into an area that is currently primarily comprised of undeveloped agricultural land, resulting in the increased domestication of this rural area to the detriment of its character and appearance. It would therefore be contrary to Policy DM15 and DM23 of Winchester District Local Plan Part 2 - Development Management and Site Allocations.
3. The proposed development is contrary to Policies CP15 and CP16 of the Winchester District Local Plan Part 1 - Joint Core Strategy, in that it fails to protect and enhance biodiversity across the District by failing to make appropriate provision for the Solent Disturbance and Mitigation Charge Zone.

J Pinnock

**Julie Pinnock BA (Hons) MTP MRTPI
Head of Development Management**



Notes To Accompany Planning Decision Notice

1. In accordance with paragraph 38 of the NPPF, Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:
 - offer a pre-application advice service and,
 - update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.In this case there have been discussions with the agent to request additional information.

2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
 - Local Plan Part 1 - Joint Core Strategy: MTRA1, MTRA4, CP5, CP15, CP16
 - Local Plan Part 2 - Development Management and Site Allocations: DM1, DM4
 - Emerging Gypsy, Traveller and Travelling Showpeople DPD
 - Government Planning Policy for Traveller Sites.

Rights of Appeal:

- The applicant or the applicant's representative has the right to appeal to the Secretary of State against the decision of the Local Planning Authority under Section 78 of the Town and Country Planning Act 1990.
- As this is a decision relating to a planning application, any appeal against the reason for refusal must be made within six months of the date of this decision notice.
- If an enforcement notice is served relating to the same or substantially the same land development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within six months of the date of this decision notice, whichever period expires earlier.
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- Appeals must be made using a form which you can get from the Secretary of State at:

The Planning Inspectorate (England)
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

If you need information in a different format e.g. large print, Braille, electronically or a translation, contact our Customer Service Centre on 01962 840 222 or by email customerservice@winchester.gov.uk



Or online at:

<https://www.gov.uk/government/organisations/planning-inspectorate>

- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by the Secretary of State.

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