

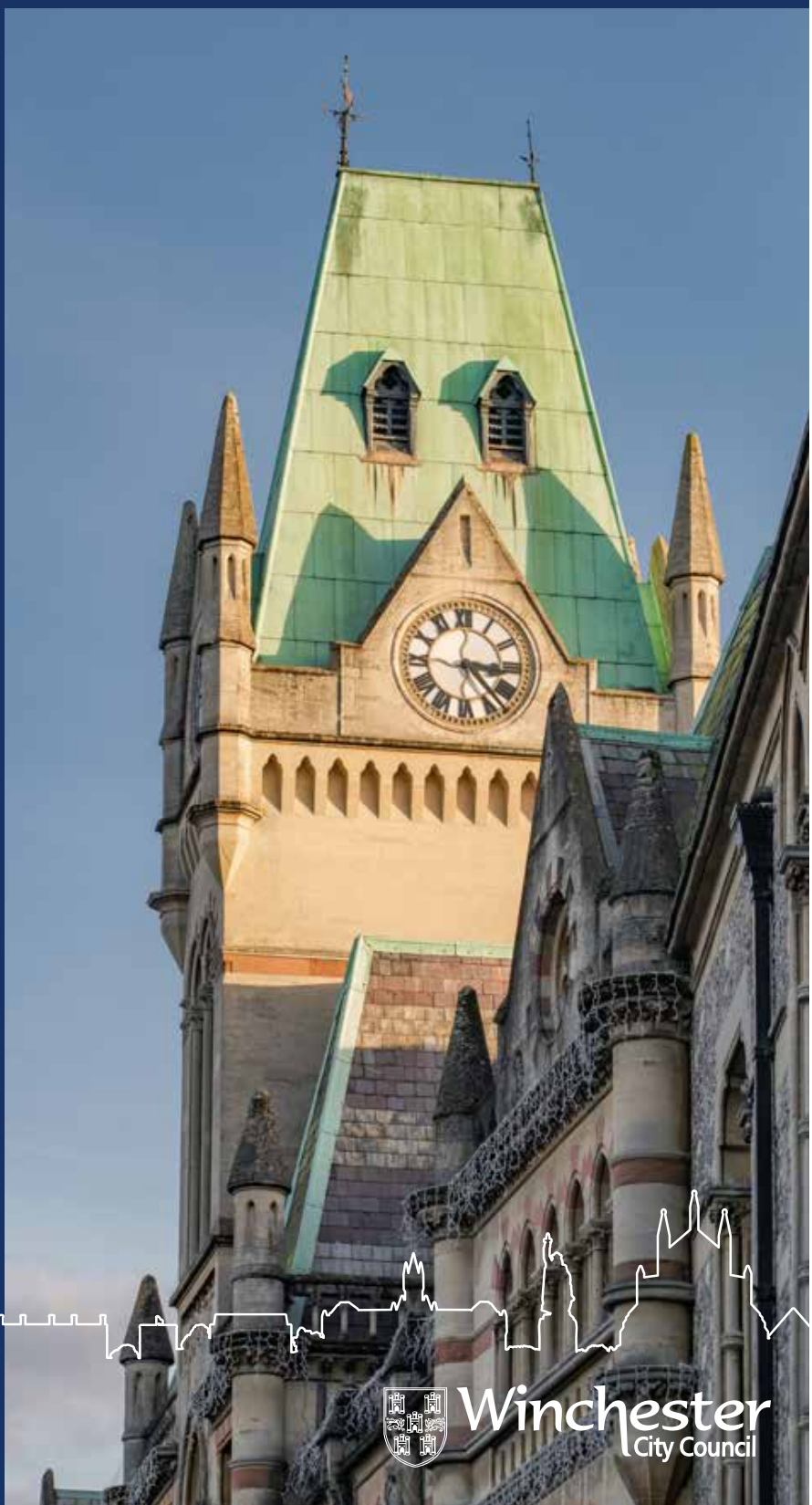


Part of the Winchester District  
Development Framework

**Adopted April 2017**

# WINCHESTER DISTRICT LOCAL PLAN PART 2

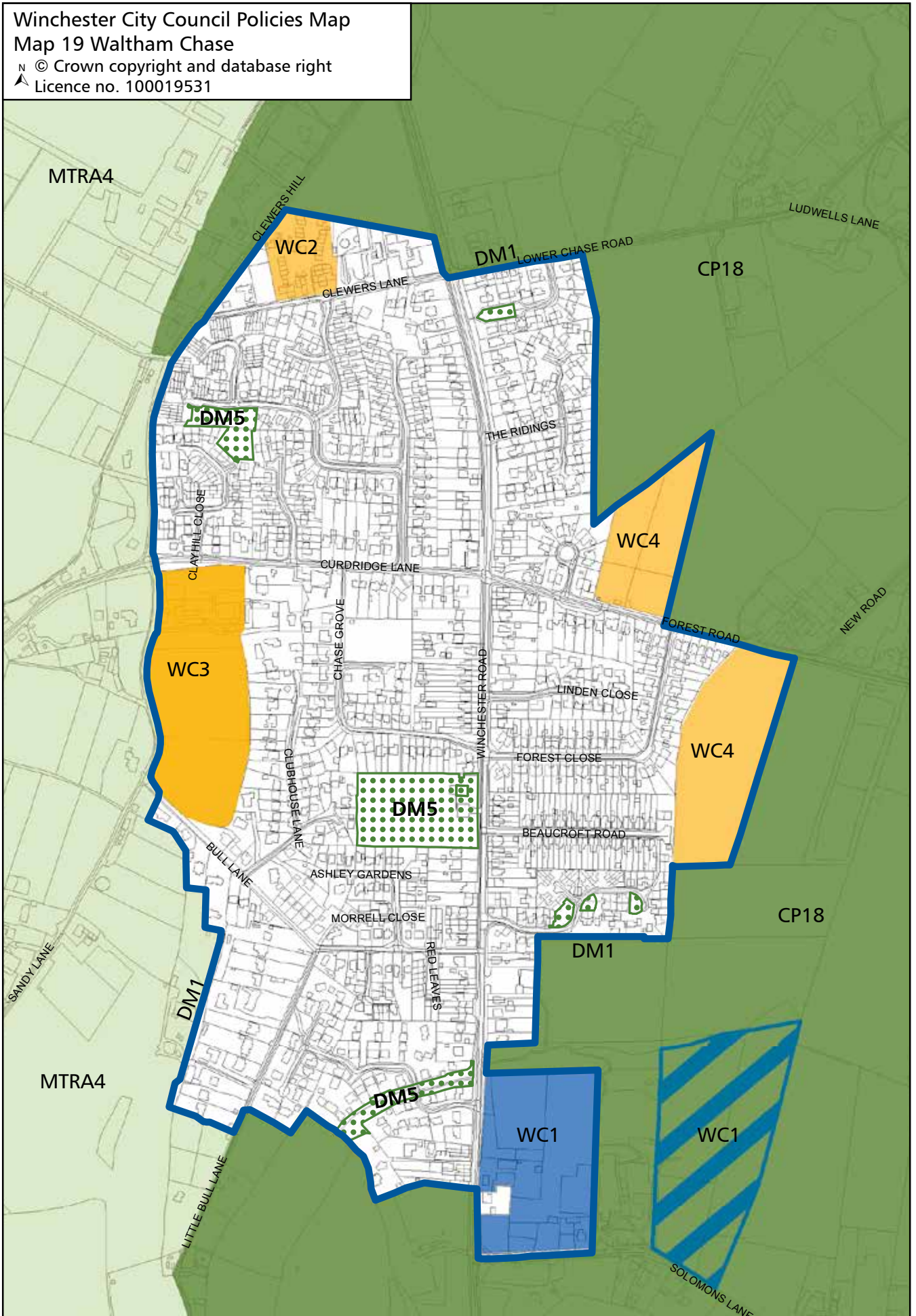
Development Management and Site Allocations



Winchester City Council Policies Map

Map 19 Waltham Chase

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Not to scale



## Policy DM11 – Housing for Essential Rural Workers

New permanent dwellings will generally only be permitted in the countryside to support existing agricultural/forestry activities on well-established agricultural or forestry enterprises. Proposals should demonstrate that:

- i. there is a clearly established existing functional need;
- ii. the need relates to a full-time worker, or one who is primarily employed in the agriculture/forestry enterprise, and does not relate to a part-time requirement;
- iii. the unit and the agricultural/forestry activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so;
- iv. the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned;
- v. the dwelling is sited so as to meet the identified functional need and is well-related to existing farm buildings or other dwellings;
- vi. the dwelling is of a size appropriate to the productivity of the holding (normally 120 sq.m. – 150 sq.m. including office space).

The design of the dwelling should reflect local distinctiveness and the rural character of its surroundings.

All dwellings permitted under this policy will be subject to occupancy conditions restricting the occupancy of the dwelling to a person solely or mainly employed, or last employed, in agriculture or forestry and any resident dependants.

Before permitting new permanent agricultural dwellings, a temporary building should first be established for at least three years to fulfil criterion (iii) above.

Before permitting a temporary dwelling the local planning authority will need to be satisfied that there is:

- a. clear evidence of a firm intention and ability to develop the enterprise concerned;
- b. clear evidence that the proposed enterprise has been planned on a sound financial basis;
- c. a functional need for the accommodation, which cannot be satisfied by existing nearby accommodation.

**Temporary agricultural dwellings will be subject to occupancy conditions and will only generally be permitted for a period of up to three years, after which time the needs of the holding will be reviewed.**

**Temporary permissions will not normally be renewed and it is expected that a permanent dwelling will be constructed in its place, or in the immediate location, should the need for long-term accommodation be demonstrated and the proposal fulfils criteria (i) – (vi) above for a permanent dwelling.**

**Occupancy conditions on essential rural workers dwellings will only be removed where the local planning authority is satisfied that the long-term need for the dwelling has ceased and there is no evidence of a continuing need for housing for workers solely or mainly employed in agriculture or forestry on the holding or in the surrounding area.**

**New housing in the countryside other than for agricultural or forestry workers (or replacement dwellings) will generally not be permitted. Where other rural workers claim to have essential accommodation needs (e.g. in equestrian enterprises) these should normally be met within the existing housing stock. When applications for such dwellings are made they will be subject to the tests and requirements of this policy, where references to agriculture and forestry should be taken to apply to the particular enterprise concerned as appropriate.**

- 6.3.33 Equestrian enterprises and horse-activities are now an integral part of the rural landscape. Their operation contributes to the rural economy and can have important tourism and leisure benefits. However, the unrestricted development of such facilities can be detrimental to the local environment, in terms of visual impact and the effect on local amenity.
- 6.3.34 Developments should aim to reduce their visual impact by minimising the need for additional buildings, structures and other associated development, including hard standing, parking or manure storage areas, fencing, jumps, horse boxes and other paraphernalia, and landscape re-modelling. Generally new buildings should be located adjacent to existing buildings to avoid isolated or scattered development, although occasionally it may be preferable to locate new development away from existing development to minimise impacts on local landscape character. Each site will be considered on its merits, having regard to other possible site options and the wider context, including the existence of other equestrian development in the area.
- 6.3.35 Equestrian development should maintain and enhance the rural character of the area, by careful design of the development and the materials used, including fencing. The sub-division of paddocks can be particularly harmful if inappropriate materials are used, such as coloured tape. Landscaping schemes will be required as part of the proposals and screening may need to be provided in order to secure satisfactory visual appearance.

- 6.3.36 Proposals will need to comply with all other relevant policies of the Plan and attention is drawn in particular to Policy DM23 Rural Character, and Policies DM14-DM18 which set out site design and layout considerations. Proposals within the Settlement Gaps identified in Policy CP18 should have regard to the requirements of that policy.
- 6.3.37 Residential accommodation will not generally be permitted in association with equestrian development, unless an essential need can be demonstrated. The provisions of Policy DM11 will apply in such cases, including the imposition of occupancy restrictions on any residential accommodation permitted.
- 6.3.38 Equestrian developments may have traffic implications and these will be taken into account regarding impacts on amenity and the local environment. Some equestrian developments may be near to residential properties or the access to the development may pass such properties. Amenity impacts caused by the operation of the development, including the storage and disposal of waste, will therefore also be taken into account when considering proposals.

### Policy DM12 – Equestrian Development

Horse related facilities and development related to grazing and equestrian enterprises, including stables, training areas, riding centres or studs, will be permitted where a countryside location is necessary, provided they comply with the Development Plan and:

- i. make best use of existing infrastructure most notably existing vehicular and field access, tracks, bridleways, utilities and buildings;
- ii. respect existing landscape pattern and minimise visual impact, by means of location, scale, appearance and design;
- iii. do not involve the erection of new buildings, or associated features such as hard standing, parking or manure storage sites, which may harm the existing landscape through isolated or scattered development;
- iv. do not harm the character of the area by reason of the cumulative impact when considered with other similar enterprises in the area;
- v. do not involve the use of construction materials, boundary treatments, floodlighting, siting of areas of hard-standing, new or extended access routes, or other infrastructure related to the equestrian development that would have an adverse impact on the appearance of the landscape;
- vi. do not have an unacceptable impact on residential amenities in the vicinity;
- vii. include a satisfactory landscaping scheme, providing screening, boundary treatment and provision for future maintenance.

The development of residential accommodation in connection with equestrian development will be considered in accordance with Policy DM11. The development of visitor accommodation in association with equestrian development will be considered in relation to the criteria of Policy MTRA4.