

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

Country:

Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

Country:

Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

3. Description of the Proposal

Please describe the proposed development including any change of use:

Has the building, work or change of use already started? Yes No If Yes, please state the date when the building, work, or use started:

Has the building, work or change of use been completed? Yes No If Yes, please state the date when the building, work, or change of use was completed:

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

Yes No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes No

Are there any new public roads to be provided within the site?

Yes No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes No

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

9. Materials

No Material details were submitted for this application

10. Vehicle Parking

No Vehicle Parking details were submitted for this application

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit Other

Other

Are you proposing to connect to the existing drainage system? Yes No Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance

Yes, on the development site Yes, on land adjacent to or near the proposed development No

14. Existing Use

Please describe the current use of the site:

Agricultural

Is the site currently vacant? Yes No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

14. Existing Use

- Land which is known to be contaminated? Yes No
- Land where contamination is suspected for all or part of the site? Yes No
- A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

15. Trees and Hedges

- Are there trees or hedges on the proposed development site? Yes No
- And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

- Does the proposal involve the need to dispose of trade effluents or waste? Yes No

17. Residential Units

- Does your proposal include the gain or loss of residential units? Yes No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					

17. Residential Units

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown	0	1	0	0	0

Existing Key Worker Housing Total

Overall Residential Unit Totals

Total proposed residential units

Total existing residential units

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	1		

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area?

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

22. Industrial or Commercial Processes and Machinery

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title: First name: Surname:

Person role: Declaration date: Declaration made

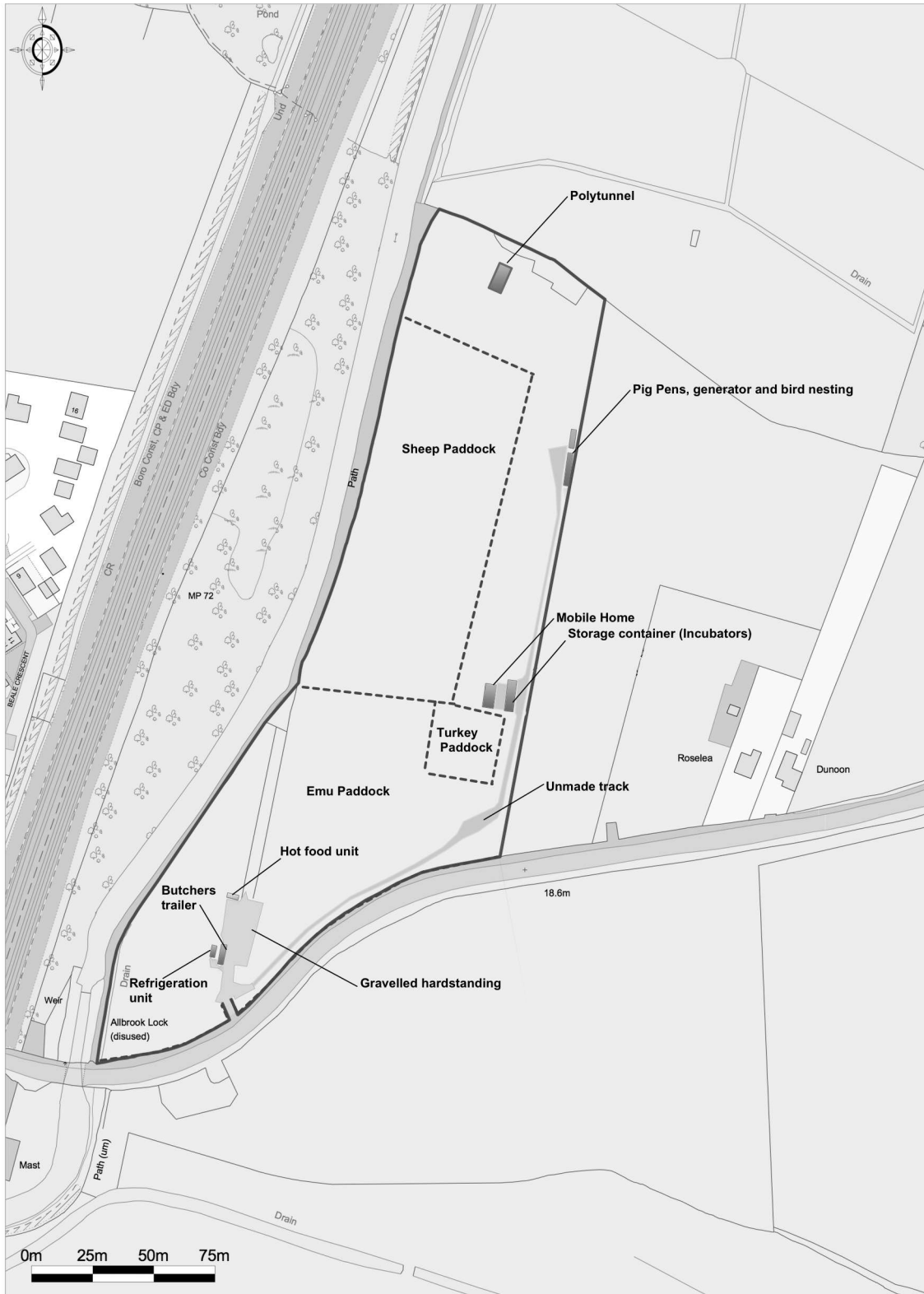
26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



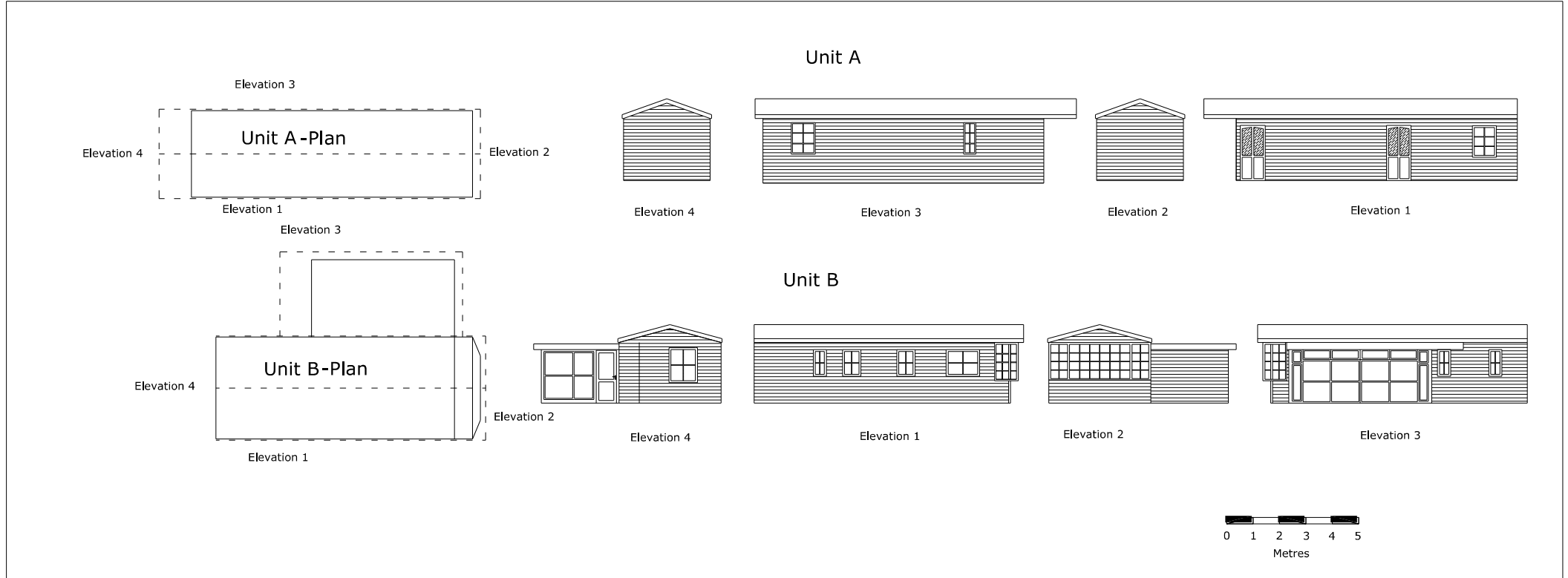
Date

Springbridge Farm, Highbridge Road,
Highbridge, Winchster, SO50 6HN



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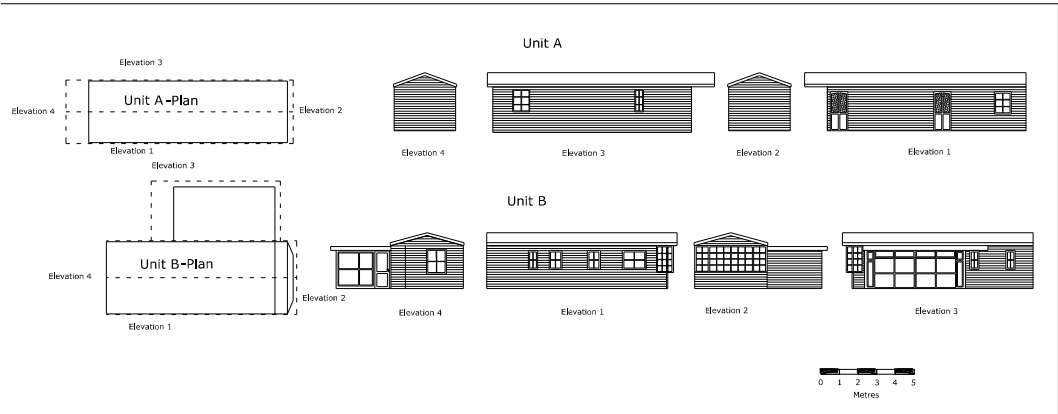
Plan and Elevations of Units A & B

Springbridge - Highbridge Road

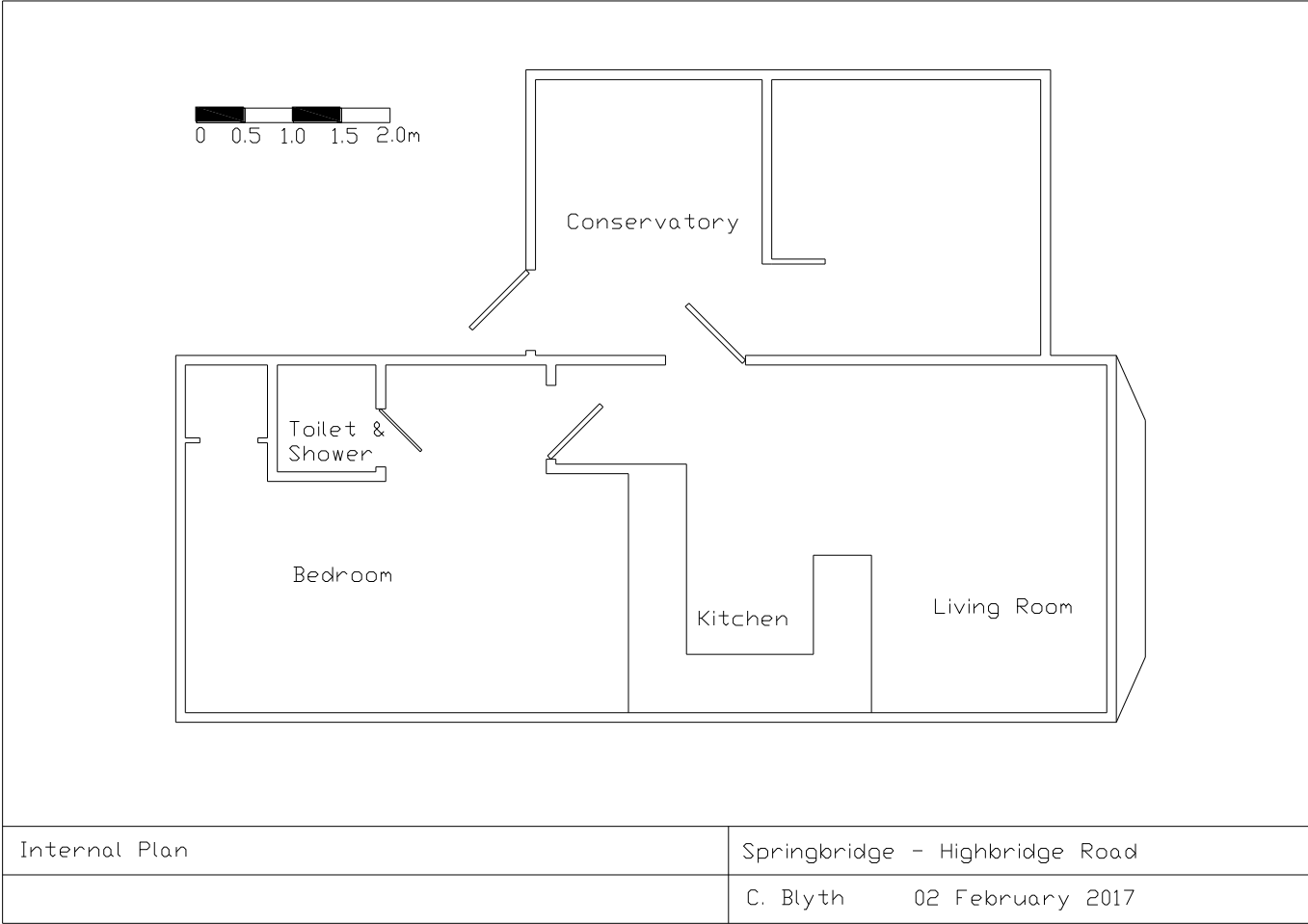
Revision A - conservatory added - January 2017

C. Blyth

22 September 2015



and Elevations of Units A & B	Springbridge - Highbridge Road
ision A - conservatory added - January 2017	C. Blyth 22 September 2015





Planning Statement

Land to the North West of Highbridge Road Highbridge Hampshire

On behalf of
Mr Colin Blyth

October 2016

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Tel: (023) 9259 3488
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Contents Page

1. Introduction
2. Site Description and Surroundings
3. Planning Policy Context
4. Relevant Planning History
5. The Proposals
6. Material Planning Considerations
7. Summary and Conclusions

1. Introduction

- 1.1 This Planning Statement is submitted in support of a planning application for development comprising the siting of a temporary agricultural workers dwelling (mobile home) along with other ancillary structures (some of which may be considered to be temporary structures or chattels) and associated works including landscaping. Full temporary permission is sought by this application. The application has been prepared by SDA Planning on behalf of the applicant.
- 1.2 The application is submitted in the context of the adopted development plan, but in order to facilitate the continued agricultural business carried out on this and other land within the applicant's control.
- 1.3 The site falls outside of the nearby settlement of Highbridge, between nearby Brambridge to the east and the market town of Eastleigh to the west. Despite this proximity the site falls within the administrative responsibilities of Winchester City Council.
- 1.4 A location plan, and site layout plan are submitted with this outline application along with a range of contextual photographs, some of which are set out within this statement. This Statement should be read in conjunction with the detailed Agricultural Appraisal carried out by Ian Judd & Partners, a specialist independent firm of rural chartered surveyors and land agents. This sets out the pre-existing justification for an occupational workers residence on the site and the reasons for this.
- 1.5 This statement provides a description of the site and its surroundings, before setting out the planning principles and support within local and national policies for the development proposed, in this location, and the manner in which the proposals accord with those policies.

2. Site Description and Surroundings

- 2.1 Springbridge Farm is situated to the north of Highbridge Road between the villages of Allbrook and Highbridge, approximately 2 miles north of the town of Eastleigh.
- 2.2 The application site comprises land within the applicants ownership, which includes a total of 7.29 acres (2.95 ha) of level pasture land. The applicant purchased Springbridge Farm in the December 2013.
- 2.3 The western boundary of the land abuts the River Itchen and is consequently extremely well screened by existing woodland. Also adjacent to the west is footpath.
- 2.4 To the south and west of the site on the other side of Highbridge road is farmland. To the east are horse paddocks and neighbouring dwellings Roselea and Dunoon. Views from the north of this rectangular shaped land area are screened again by mature trees.

- 2.5 The key views of the site are short distance views from Highbridge Road, the boundary to which the site aligns itself as it curves around the bottom of the site and passes from west to east. There is a planted hedgerow feature which is established which screens views of the land but it is intermittent in coverage so does not provide comprehensive screening. Over time this could be significantly improved.
- 2.6 The land is relatively flat and not prominent in relationship to surrounding public views. The length of the site is such that areas further from the road cannot be said to be prominent; land near to the road is more so.
- 2.7 In terms of other constraints, the site lies adjacent to the River Itchen which is bordered within a Site of Special Scientific Interest (SSSI). The SSSI is not designated as a Special Protection Area (for the purposes of European Protected Species). The site itself is also not within the SSSI. The site is also shown on the Environment Agency records to be within outside of Flood Zone 1 (which would mean low or no risk). This is addressed later in the report.

3. Planning Policy Context

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that any determination under the Planning Acts must be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 3.2 The relevant planning guidance and policies for the consideration of this application are provided by:
 - The National Planning Policy Framework (NPPF)
 - Winchester District Local Plan Part 1 – Joint Core Strategy (March 2013)
 - Supplementary Planning Documents
- 3.3 This section begins with a review of the National Planning Policy Framework (Framework), before setting out the relevant local planning policies, as well as identifying any important Supplementary Planning Documents.

National Planning Policy

- 3.4 The National Planning Policy Framework (NPPF) was published in March 2012 and establishes a presumption in favour of sustainable development, encompassing, amongst other things, building a strong competitive economy, delivering a wide choice of high quality homes and good design. It is a requirement that Local Planning Authorities positively seek opportunities to meet the development needs of their area (Paragraph 14).
- 3.5 Underpinning plan-making and decision-taking, the NPPF sets out 12 core planning principles at paragraph 17. Particularly of note to this case, are that planning should:

- Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve places in which people live their lives;
- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
- Encourage the effective use of land
- Promote mixed use developments and encourage multiple benefits from the use of land in urban **and rural** areas and
- Conserve and enhance the natural environment

3.6 Clearly of the highest relevance to the principles of this scheme are considerations in Section 3 of the Framework ('Supporting a prosperous rural economy') and its goals to support the sustainable growth and expansion of all types of business and enterprise in rural areas **and promote the development and diversification of agricultural and other land-based rural businesses**. With specific regard to the concept of new accommodation in the countryside paragraph 55 of the NPPF supports the following approach:

*"To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside **unless there are special circumstances such as:***

- *the essential need for a rural worker to live permanently at or near their place of work in the countryside;*

Development Plan Policy

- 3.7 The Winchester District Local Plan Part 1 – Joint Core Strategy was adopted in March 2013 and provides policy guidance for development in the District. The Local Plan Part 2 - Development Management & Allocations provides emerging policies. The document was submitted to EIP and the latest timetable on the Winchester City Council website, expects the document to receive an Inspector's report this month with prospective adoption by November 2016.
- 3.8 Local Plan Part 1 – Joint Core Strategy policies of relevance include MTRA4, DP3, CP13 and CP16.
- 3.9 Policy MTRA 4 is a restrictive policy which seeks to impose restraints generally on development in the countryside where it states only the certain types of development will be permitted. This includes "development which has an operational need for a countryside location, such as for agriculture, horticulture or forestry". All forms of exceptions development "should not cause harm to the character and landscape of the area or neighbouring uses, or create inappropriate noise/light and traffic generation".

3.10 Policy DP3 seeks to ensure development meets a wide range of criteria, of which the following expectations are relevant:

- (i) makes efficient and effective use of land or buildings;*
- (ii) in terms of design, scale and layout, responds positively to the character, appearance and variety of the local environment;*
- (iii) keeps parking provision to a minimum;*
- (vii) does not have an unacceptable adverse impact on adjoining land, uses or property;*
- (viii) includes within the development sufficient amenity and recreational space, appropriate to its size, design and function;*
- (ix) makes appropriate provision for the storage of refuse and recyclables.*

3.11 Policy CP13 seeks to ensure that new development meets aspirations for high design quality and to demonstrate that, so far as criteria are relevant here, analysis of parameters and context inform the principles of design ensure it responds positively to its context; that it makes a positive contribution to the local environment.

3.12 Policy CP16 seeks to ensure that development in general across the District maintains, protects and enhances biodiversity, delivering a net gain in biodiversity, and has regard to a range of goals set out below. In this case the

- protecting sites of international, European, and national importance, and local nature conservation sites, from inappropriate development.
- supporting habitats that are important to maintain the integrity of European sites.
- new development will be required to show how biodiversity can be retained, protected and enhanced through its design and implementation, for example by designing for wildlife, delivering BAP targets and enhancing Biodiversity Opportunity Areas.
- new development will be required to avoid adverse impacts, or if unavoidable ensure that impacts are appropriately mitigated, with compensation measures used only as a last resort. Development proposals will only be supported if the benefits of the development clearly outweigh the harm to the habitat and/or species.
- maintaining a District wide network of local wildlife sites and corridors to support the integrity of the biodiversity network, prevent fragmentation, and enable biodiversity to respond and adapt to the impacts of climate change.
- supporting and contributing to the targets set out in the District's Biodiversity Action Plan (BAP) for priority habitats and species.

Emerging policy

3.13 While the weight to be given to emerging policies is to be considered in line with advice (at paragraphs 215/216) of the Framework emerging policy DM10 is relevant to the consideration of this application insofar as it reaffirms the support for new accommodation for essential rural workers in the countryside by the Council.

3.14 DM10 sets out that;

3.15 "Policy DM10 – 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.

'Saved policies'

3.16 Winchester District Local Plan Review 2006- Policy CE.19 "Housing for Essential Rural Workers"

3.17 This policy from the previous local plan sets out criteria under which the principles of applications for such development will be considered stating:

The use of land for the siting of a residential caravan or mobile home will not be permitted unless it is for use by an agricultural or forestry worker and:

- (i) The Applicant can demonstrate that the labour requirements of the holding or activity justify the worker;*
- (ii) The Applicant can demonstrate that a continual presence on the holding is essential to the efficient working and development of the enterprise;*
- (iii) There is clear evidence of a firm intention and ability to develop the enterprise concerned, and that it has been planned on a sound financial basis;*

- (iv) Existing accommodation on or near the holding is inadequate to meet the needs of the worker;*
- (v) Where possible, the site is within an existing group of buildings or well screened.*

Where development is permitted in accordance with this Policy, it will be only for a temporary period of up to three years, after which time the needs of the holding will be reviewed. Permission will not be granted for accommodation on speculative "bare-land" holdings (where no buildings exist). Applications for the renewal of a temporary permission are unlikely to be permitted. The occupancy of the caravan or mobile home will be restricted in the same way as dwellings.

4. Relevant Planning History

- 4.1 The applicant purchased the site in 2013 and has been operating an agricultural enterprise there since. Since that time a container was brought on to the site in 2014 and lived in by owner. In 2015 a trailer and van brought on site. The former is used for butchery operations while the latter separate vehicle is used for the sale of produce and hot food predominantly generated by the holding.
- 4.2 In 2015 the mobile home was brought onto this site – and became the applicants residence. The container has been retained on the site to be used for agricultural storage, e.g. of equipment and incubators necessary on the site.
- 4.3 Earlier in 2016 the adhoc parking area within the site was improved. This was via introduction of an additional robust layer of gravel/shingle laid onto the previous surface.
- 4.4 The Agricultural Appraisal gives a detailed breakdown and explanation of the type of agricultural operations. There are a diverse range of livestock farmed on the holding including Emu, Sheep, Pigs, Chickens, Peacocks, Ducks, Geese, Turkeys.
- 4.5 In the summer (14/07/2016) under 16/01399/APN the Council confirmed that prior approval was not required for a steel frame barn (Land To The North West Of Highbridge Road) on the northern part of this application site. This building dealt with by that application has a footprint of 60' (18.29m) by 45' (13.72m) and is a pitched roofed (fibre cement roofing) building with an eaves height of 18' (5.49m) and overall height of 24' (7.3m). The building features roof lights, and elevations that are clad down to 1.85m above ground level making this a substantial building presence on site.
- 4.6 In dealing with the above the Council has rightly not raised any issues concerning the legitimacy of the use of the land for agriculture and as part of an active holding and farming business.

5. The Proposals

- 5.1 In this section we set out the scope of the application and elements included within it.
- 5.2 The core purpose of the application is to regularise the on-site residential presence by My Blyth which is essential to continued operation of the livestock business he is building on this and associated land within his control. The mobile home present on the site is his sole residence which he occupies on a permanent basis. This is access via the main site entrance, which is not new. The site access, taken from Highbridge Road to the southern boundary of the site has been present for many years but has been improved by the applicant, and in combination with regular use areas have needed to be upgraded via the import of material. Fig. 5.1 shows the presence of the access prior to Mr Blythe commencing farming operations on the site in 2013;



Fig 5.1

- 5.3 Later in this statement we review the planning case in support setting out that there are sound functional requirements which justify a farm worker residing on or proximately to the site.
- 5.3 A wide range of other elements also need to be detailed here. These are all ancillary to the use, and in support of, the farm business which is applicants sole source of employment. In some cases these features may be classed as 'chattels' and/or works that may not constitute engineering operations (or therefore development for the purposes of s56 of the Town and Country Planning Act) the LPA will need to form a view first of all whether or not consent is indeed required for these elements, before deciding whether within the context of justification given by the rural agricultural business they are acceptable in terms of planning policy.
- 5.4 The site plan shows the approximate current location of the following elements/features on the site, and a brief description is given of these below.

Owing to the lightweight/temporary nature of many of these elements their position has been subject to change by the applicant for operational reasons.

5.5 Elements on site include:

- 5.6 On entry to the site the access opens up into a rectangular area of improved / graveled hardstanding. This has been achieved by laying imported gravel to provide a base for vehicles entering the site.
- 5.7 Adjacent to the west of the site entrance/graveled hardstanding, is a trailer which is used as a Butchers Shop and a refrigeration unit. This is shown in Fig. 5.2. These features are removable from the site and are not considered by the applicant as permanent features. Should the LPA disagree then consent is sought for them under this application.
- 5.8 On the northern edge of the hardstanding a hot food sales van is stored. The use and operation of these is to process and sell produce from the farm holding and represents a diversification opportunity to supplement the income of the unit. This is ancillary. The overall business of the holding is detailed in the Agricultural Appraisal.



Fig 5.2

- 5.9 The southern parcel of the site is fenced as a paddock for the stock of Emu's present. An unmade track leads along the southern site boundary connecting to the mobile home which is located to the south western edge of the site. This track, along with the area of hardstanding at the front of the site, is not considered by the applicant to represent development per se as it is not an engineering operation. However, on the basis that the LPA may not agree it is included within the application for consideration.
- 5.10 The land parcel to the north of the emu paddock is fenced and provides the sheep and poultry paddock. The mobile home which serves as the applicant's residence sits adjacent to a storage container sited in the middle of the site on the eastern boundary. Consent is sought for this. The latter was originally fitted out and used

as temporary living quarters by Mr Blyth explaining its appearance. It now contains the incubators used in connection with the poultry/eggs side of the business (see again Agricultural Appraisal for detailed explanation). These are shown in Fig 5.3 below.



Fig 5.3

- 5.11 Also located between the eastern boundary and the sheep paddock are structures which serve as pig pens, accommodate bird nesting and contain the diesel powered generator. These are especially minor and considered to be chattels by way of their construction.
- 5.12 Finally, at the northern extent of the site there is a single polytunnel in situ, this in the north west corner, adjacent to the approved siting of the portal frame building described section 4.5 above.

6. Material Planning Considerations

- 6.1 The key considerations involved in the consideration of this application relate to the principle of such development in a countryside location, and the potential impact upon the landscape and intrinsic character of the countryside which policies described above seek to protect unless development is otherwise justified.
- 6.2 **Principle of development: Agricultural use, operations and ancillary structures**
- 6.3 The use of this parcel of land (2.95ha) is in connection with other tenanted land as set out in the Agricultural Appraisal. This is a serious commercial enterprise, which the applicant is keen to develop and grow. Certainly agricultural operations within the site are as to be expected in the countryside and are supported by local and national planning policies. Indeed, such is part and parcel of "supporting a prosperous rural economy". Mr Blythe is experienced in agriculture and is keen to exploit all the available revenue

streams from the produce the farm generates. It is for this reason that other diversified operations, such as the retail of farm produce is part of his early plans to support business growth.

6.4 Principle of development: Retention of temporary agricultural workers dwelling (mobile home)

6.5 This is the key element of the application. Residing on site is essential for the applicant for a range of reasons. The applicant recognises, having taken professional advice, why there are stringent controls on new accommodation in rural areas and has commissioned a detailed agricultural appraisal to independently review whether the needs of the holding warrant his on site presence. This is submitted with this application.

6.6 LP Part 1 policy MTRA 4 provides exceptions to the policy of rural restraint (as per paragraph 55 of the Framework) for “development which has an operational need for a countryside location, such as for agriculture, horticulture or forestry”.

6.7 Along with criteria in saved policy CE19, emerging policy DM10 is now part of a plan that has reached an advanced stage (and may be adopted during consideration of this scheme) it should be given moderate weight. Its criteria build on the parameters of MTRA4 and specifically require that:

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.

6.8 In respect of criteria A) and B) the appraisal concludes (para. 7.1.2) that by way of;

- significant investment in purchasing the holding
- purchasing the holding in 2013, mobile home, Café and Farm Shop, including fridges.
- investment in polytunnels and the agricultural building, fencing and modern generators, good quality pure bred breeding stock, agricultural machinery, incubators and an irrigation system

“The Applicant has shown a firm intention and ability to develop the enterprises on the holding and the business has been planned on a sound financial basis and is already delivering above expectations.”

6.9 In respect of criteria C) the appraisal sets out a range of reasons why an onsite presence is necessary including animal and stock welfare during reproduction, in the event of equipment failure, from predation, for security and other reasons. These are set out in full in section 10 of the appraisal.

6.10 The appraisal concludes that there is a clear functional need for the temporary dwelling on this site. It further considers (at paragraph 11.2) that there are no suitable alternatives available which lie within the required distance of the postcode area at a price which is achievable to an agricultural worker. Thus criteria C) is believed to be satisfied.

6.11 In the event that planning permission is granted the applicant understands that there will need to be a restriction placed on the length of time the mobile home can be present pending a review of the needs of the holding can be made in advance.

6.12 **Impact upon landscape character / visual amenity**

6.13 Having regard to the criteria of policies set out it is recognised that this site is located in the countryside which should be valued for its intrinsic character. However, farming operations belong in the countryside and are part and parcel of the historic landscape. To some extent the expectation will be that agricultural enterprise will be a functioning element of the landscape is reasonable.

6.14 This particular site is not considered to fall within a sensitive landscape designation, and indeed all of the structures on site are physically much smaller than the portal frame building at the northern extent of the site which WCC has recently determined under a Prior Notification application (wherein it deemed it did not need further details to be considered under prior approval). Sequentially speaking this land is therefore preferable for farming to areas washed over by landscape designations.

6.15 As noted the site is well screened on its western and northern boundaries but is exposed to broken views along Highbridge road due to the intermittent planted boundary. The applicant is aware of the range of elements he requires within the site but is firmly committed to developing the business.

6.16 While it is not considered that any of the elements within the site cause undue impact in terms of the wider character of the landscape or to localized visual

amenity, should the LPA have concerns to further mitigate the visual presence of elements within the site the applicant is content to consider formulating a landscape management strategy and masterplan for the land to address effects over the longer term. This may include bolstering areas of existing hedgerow or providing new planting within the site for example.

6.17 **Implications from flood risk**

6.18 The site is shown on the EA flood mapping service to lie within Floodzone 3, with the risk of flooding coming from the watercourse (River Itchen) on the western boundary of the site. It is generally accepted that residential development within the high risk floodplain is inappropriate and as set out by paragraph 100 of the Framework "should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere".

6.19 It is evident that constricted by land ownership, and the need to be proximate to the holding that there are strong reasons already stated why the applicant needs to be based on this site. Thus it is believed that the sequential test is passed as it is not possible for the development to be located in zones with a lower probability of flooding.

6.20 It is therefore necessary to examine whether the Exception Test can be met, as set out in terms of paragraph 103 in the Framework. This confirms that for the Exception Test to be passed:

When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:

- *within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and*
- *development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems*

6.21 The National Planning Policy Guidance provides advice at paragraph 056 stating that: *"One of the considerations to ensure that any new development is safe, including where there is a residual risk of flooding, is whether adequate flood warnings would be available to people using the development. A flood warning and evacuation plan is a requirement for sites at risk of flooding used for holiday or short-let caravans and camping and are important at any site that has transient occupants (e.g. hostels and hotels)."*

6.22 Owing to the coverage of the site as a whole within Floodzone 3 and the fact that levels are relatively flat it is considered that are not likely to be more optimal locations for the siting of the mobile home than its present siting.

6.23 Given the essential requirements for an on-site presence the available mitigation which would be prudent to explore would include ensuring the floor level of the mobile home is raised appropriately to:

a) ensure that it is above the modeled EA flood risk level (in AOD terms)

b) undertake to maintain subscription to the Environment Agency Floodline system and to prepare a flood evacuation plan to be followed in the event of flood events, in the same vein as is suggested in guidance for transient accommodation sites

6.24 Should the Local Planning Authority deem it relevant the applicant can commission a detailed site-specific FRA but would wish to avoid expending significant cost at this stage, prior to discussions with WCC on its stance.

6.25 **Implications for biodiversity**

6.26 An important starting point is the historic use of the land and the fact that use of the land as agriculture is not development and does not require planning consent. The land within the holding is agricultural land and is unlikely to hold any particular ecological value as habitat. Prior to the purchase of the holding in 2013 the applicant notes that the land was used for the grazing of horses.

6.27 The presence and proximity of the SSSI is noted, however this is fenced off from the land which is managed, preventing damage by livestock. The River Itchen Site of Special Scientific Interest (SSSI) was notified under Section 28 of the Wildlife and Countryside Act 1981. Its notification was confirmed on 25 April 2001. Its reasons for notification are;

*This site is notified for classic chalk stream and river, fen meadow, flood pasture and swamp habitats, particularly formations of in-channel vegetation dominated by water crowfoot *Ranunculus* spp, riparian vegetation communities (including wet woodlands) and side channels, runnels and ditches associated with the main river and former water meadows. The site is also notified for significant populations of the nationally-rare southern damselfly *Coenagrion mercuriale* and assemblages of nationally-rare and scarce freshwater and riparian invertebrates, including the white-clawed crayfish *Austropotamobius pallipes*. This site is notified for otter *Lutra lutra*, water vole *Arvicola terrestris*, freshwater fishes including bullhead *Cottius gobbo*, brook lamprey *Lampetra planeri* and Atlantic salmon *Salmo salar*, and the assemblage of breeding birds including tufted duck *Aythya fuligula*, pochard *A. ferina* and shoveler *Anas clypeata*, the waders lapwing *Vanellus vanellus*, redshank *Tringa totanus* and snipe *Gallinago gallinago*, and wetland passerines including sedge warbler *Acrocephalus schoenobaenus*, reed warbler *A. scirpaceus* and Cetti's warbler *Cettia cettia*.*

6.28 None of the structures or buildings are proximate to the western boundary and the development being regularised here and which has been ongoing is not considered to conflict with the conservation priorities of the River Itchen SSSI.

6.29 No adverse effect on the site's notified special interest features is likely.

7. Summary and Conclusions

- 7.1 The scheme proposes retrospective consent for the mobile home serving (temporary) as the dwelling for the applicant. In addition ancillary agricultural structures and works form part of the application for consent.
- 7.2 The case for the temporary agricultural workers dwelling is made by way on inclusion of a detailed agricultural appraisal, the findings only of which are summarised above in this statement.
- 7.3 As set out above the use of the land for agriculture does not by itself require consent while the formation and ongoing operation of the agricultural business by My Blythe deserves the support given the policies within the NPPF and the benefits to the rural economy are a material consideration which need to be factored in to Winchester City Council's review of this application.
- 7.4 As set out by paragraphs 186 and 187 of the NPPF Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development and should look for solutions rather than problems, and work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.
- 7.5 We trust that this application can be supported but look forward to constructive feedback should there be any issues or concerns that arise and for which solutions need to be identified during the application process.

AGRICULTURAL APPRAISAL
in respect of a Planning Enforcement Appeal for
the retention off a temporary Agricultural Workers
dwelling.

on behalf of

MR COLIN BLYTH
Springbridge Farm
Highbridge Road
Highbridge
Eastleigh
Hampshire SO50 6HN



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Contents

- 1. REFERENCES 3
- 2. INTRODUCTION 3
- 3. LOCATION: 3
- 4. SITUATION 3
- 5. LAND 4
- 6. CURRENT FARMING ENTERPRISES: 4
 - 6.2 Pig Production 4
 - 6.3 Lamb Production 5
 - 6.4 Poultry Enterprise 5
 - 6.5 Vegetable Production 6
 - 6.6 Café 6
- 7. FINANCIAL BASIS 7
- 8. PROPOSED ENTERPRISES 7
 - 8.1 Farm shop 7
 - 8.2. Poultry 7
 - 8.3 Christmas Poultry 8
 - 8.4 Lambs 8
 - 8.5 Beef 8
 - 8.6 Pork 8
- 9. LABOUR ON THE HOLDING: 8
 - 10.1 Poultry 9
 - 10.2 Sheep 10
 - 10.3 Pigs 11
 - 10.4 Security 11
- 11. EXISTING DWELLING: 11
- 12. PLANNING POLICY 12
 - 12.1 Winchester District Local Plan, Part 1, Joint Core Strategy. Policy MTRA4 - Developing the Countryside. 12
 - 12.2 Winchester District Local Plan Review 2006- Policy CE.19 – Housing for Essential Rural Workers 12
- 13. CONCLUSION 13

- Appendix 1. Location Plan**
- Appendix 2. Site Plan**
- Appendix 3. Record of poultry sales in 2015 & 2016**
- Appendix 4. Loss from Predator Attacks**
- Appendix 5. Projected stock number for 2017, 2018 & 2019**

1. REFERENCES

1.1	Proposed Development	Retention a Temporary Agricultural Workers Dwelling
1.2	Site Address	Springbridge Farm, Highbridge Road, Highbridge, Eastleigh, SO50 6HN
1.3	Applicant	Mr Colin Blyth
1.4	Planning Authority	Winchester City Council

2. INTRODUCTION

- 2.1 Instructions were received by Ian Judd & Partners LLP, Rural Chartered Surveyors and Land Agents from Mr Colin Blyth of Springbridge Farm, Highbridge Road, Highbridge, Eastleigh, SO50 6HN to prepare an independent Report and Agricultural Appraisal in support of the Retention of the Temporary Agricultural Workers' Dwelling currently serving the farming enterprises at Springbridge Farm and the surrounding land.

Ian Judd and Partners inspected the Farm on Tuesday 20th September 2016. The information within this Report has been supplied by the Applicant. To the best of our knowledge we believe the below Report to be a true and accurate record of the existing and proposed agricultural businesses at Springbridge Farm.

3. LOCATION:

- 3.1 See Location Plan at **Appendix 1**.

4. SITUATION:

- 4.1 Springbridge Farm is situated to the north of Highbridge Road between the villages of Allbrook and Highbridge, approximately 2 miles north of the town of Eastleigh. The land is situated within Winchester City Council's Local Authority. The land is defined as countryside in Policy MTRA4 of Winchester District Local Plan Part 1.

The existing mobile home is situated in the centre of the Farm holding, with a stone trackway leading from the public highway to the site. There is, in addition, a single mobile structure, used as an agricultural store adjacent to the mobile home, together with a number of outbuildings, pig pens and poultry enclosures and runs to the north of the existing mobile home. The Applicant has prior approval to construct an agricultural building on the Farm which was granted on the 14th July 2016 reference 16/01399/APN. At the time of inspection the building was under construction.

5. LAND:

- 5.1 Springbridge Farm -The Applicant purchased Springbridge Farm in the December 2013 which comprised a total of 7.29 acres (2.95 ha) of level pasture land, see **Appendix 2.a**
- 5.2 Mr Blyth has since invested significant sums of money in the land, with a stoned entrance and parking area adjacent to the retail outlet, with stone track leading to the mobile home. Mr Blyth has also fenced the land with stock-proof fencing and maintained the land to a good agricultural standard.
- 5.4 Additional Rented Land - The Applicant has in addition been able to rent an additional 20.26 acres (8.2 ha) of land approximately $\frac{1}{4}$ of mile from his holding on a 5-year Farm Business Tenancy, see Farm Plan at **Appendix 2.b**. The land which he rents is all bare pasture land.
- 5.7 The total area of land farmed equates to **27.55 acres (11.15ha)**.

6. CURRENT FARMING ENTERPRISES:

- 6.1.1 Mr Blyth has always been involved in agriculture. When he left school he worked for a local abattoir/butchers where he learned the skill of cutting and processing meat. Since then Mr Blyth has had a number of jobs, working for a while on a pig farm in Lincolnshire, as well as working on neighbouring farms, as a farmer worker and stockman, tending to all livestock as well as tractor driving and running his smallholding. He did operate a landscaping business until 2013.
- 6.1.2 Mr Blyth purchased Springbridge Farm in 2013, giving up his landscaping business to work full time on the holding ever since.
- 6.1.3 Mr Blyth currently successfully operates the farming enterprises below at Springbridge Farm:-
- a) A Herd of Welsh Pigs for Pork production and breeding stock
 - b) A flock of Charollais Sheep for lamb production and breeding stock.
 - c) A purebred poultry enterprise,
 - d) Salad Vegetable enterprise
 - e) Café/Burger Van

6.2 Pig Production

- 6.2.1 The Applicant runs a herd of four Welsh breeding Sows and one Boar. Welsh pigs are a native British breed of pigs, which are listed as a Rare Breed by the Rare Breed Survival Trust. The Welsh Sows are known to be good mothers often farrowing litters of up to 11 piglets. Welsh Pigs have long, lean loin, which makes them an ideal bacon pig. These native pigs are slower growing than the commercial hybrid pigs, which gives them a more flavoursome taste.
- 6.2.2 Each Sow is capable of producing 11 piglets a litter; however it is more common to have 8 or 9 live piglets per litter. The Sows will have 2-2.5 litters a year. This would mean on average there would be 20 piglets per breeding Sow. This has allowed for the Applicant to breed 80 piglets a year.

- 6.2.3 The Applicant rears the piglets, killing the majority of the piglets as suckling pigs at around 6 weeks of age. These piglets are butchered onsite and sold or consumed by the Applicant.
- 6.2.4 The Applicant also finishes around 10 pigs a year up to bacon weight (95kg Live weight), to butcher, process and to cure the pork himself, which he sells through the café van and farm shop on site. Having the skill and knowledge of how to process and cure the pork, Mr Blyth is capable of adding significant value to each animal he processes.
- 6.2.5 The pigs are housed in pig pens on site and fed a diet of pig nuts and waste vegetables and straw.

6.3 Lamb Production

- 6.3.1 The Applicant keeps a flock of 14 pedigree Charollais Ewes and two Rams plus followers. The Ewes lamb in January with an average yield of 200% (28 lambs per year). The Ewes and lambs are reared on extensive grass base system with the lambs weaned in June and the male lambs being butchered and sold through the café and farm shop. The female lambs are kept as replacements.

6.4 Poultry Enterprise

- 6.4.1 Mr Blyth runs a very successful and growing poultry enterprise. He rears 8 different species of birds including Ducks, Geese, Turkeys, Peafowls, Guinea Fowl, Quail, Emu and Chickens; he rears a number of breeds of each type of poultry, concentrating on purebred Rhode Island Red hens, pure Norfolk Bronze Turkeys, pure Embden Geese and Blue and white peafowl.
- 6.4.2 He sells purebred fertilised eggs, chicks, poults and point of lay pullet birds to both the public 'domestic' poultry keepers, purebred poultry breeders and small scale poultry farmers. There is a growing demand from the public who want to keep poultry at home, to have fresh eggs. The Rhode Island Red hens are very good laying hens. Throughout Hampshire the number of smallholdings is on the increase and Mr Blyth has a good trade of poultry to smallholding owners as his client base expands
- 6.4.3 As well the pure bred poultry he rears Turkeys and Geese for both the Christmas and Easter market which he sells through the farm shop and to other local outlets. He also sells free-range table eggs.
- 6.4.4 The Applicant has a number of incubators on site, including 1x 1,000 egg incubator, 1x 380 egg incubator, 1 x 100 egg incubator and 2 x 40 egg incubators. All of the incubators are run off of the diesel powered generator on site. It is proposed to install PV solar panels on the new agricultural building which will help power the incubators. The incubators are running all the time, eggs are added to the incubator every few days, as they are laid. This ensures a constant supply of chicks.
- 6.4.5 Alongside the incubators, the Applicant has a number of brooders , which provide a heated environment for the young chicks and a large area of heated lamps. Once the chicks are off heat (4-6 weeks of age) the chicks are reared in mobile pens, which are rotated and moved around the land

6.4.6 The table below indicates income from sales of poultry and sitting eggs in 2015 & 2016. See **Appendix 3** for detailed breakdown of poultry sales.

Table 1. Total Income from Poultry			
2015		2016	
January	£ 268	January	£ 1,075
February	£ 660	February	£ 1,767
March	£ 674	March	£ 866
April	£ 325	April	£ 977
May	£ 459	May	£ 2,304
June	£ 781	June	£ 1,666
July	£ 807	July	£ 1,053
August	£ 356	August	£ 506
September	£ 295	September	£ 1,272
October	£ 349	*Until 15th September 2016	
November	£ 580		
December	£ 364		
	£ 5,918		£ 11,486

6.4.7 The poultry enterprise is expanding year on year; in the first 8.5 months of 2016 the poultry enterprises turned over £11,486, nearly double the turnover of 2015. This excludes all the hens eggs which were sold through the café, which on average is 90 dozen per month.

6.5 Vegetable Production

6.5.1 The Applicant has erected a polytunnel on the holding measuring 18ft x 40ft in which he has grown a range of lettuce and other salad crops, which he sells in the café on site. This is a small scale enterprise, however by selling the salad crops through the café, he can maximise his returns.

6.5.2 The Applicant also grows all the potatoes used for the chips in the café. They grow, prep and blanch the chips themselves on site.

6.6 Café

6.6.1 The Applicant operates a café/burger van sited on the farm. The café is situated adjacent to the Itchen Navigation Heritage Trail, a very busy public footpath linking Winchester to Eastleigh. The footpath is walked by well over 500 people per week. The Café has a good trade with these long distance walkers and ramblers. The shop is open from 7.30am-3pm 6 days a week (Monday to Saturday).

6.6.2 The Café sells predominately meat produced from the holding, bacon, sausages, black pudding, pork burgers, lamb burgers, eggs, lettuce and salad vegetables, as well as the usual teas and coffees. The café currently turns over around £150 per week. Between 75%-85% of the products sold through the Café are produced on the holding; only bread rolls, drinks, condiments and currently beef burgers are not produced on site. A 90kg pig can supply enough bacon for over 1000 bacon rolls and can convert to a margin of over £2000 per pig.

7. INVESTMENT IN THE HOLDING

- 7.1.1 The Applicant has made a significant investment in the holding, investing in excess of £200,000, purchasing the holding in 2013, purchasing the mobile home, Café and Farm Shop, including fridges. He has also invested in the polytunnels and the agricultural building. The site has been fenced. He has spent considerable amounts trying to get a mains electricity connection and subsequently invested in modern generators.
- 7.1.2 He has invested in good quality pure bred breeding stock to allow his business to expand and has also invested in agricultural machinery, incubators and an irrigation system to ensure the land operates at its full potential. The Applicant has shown a firm intention and ability to develop the enterprises on the holding; the business has been planned on a sound financial basis and is already delivering above expectations.

8. PROPOSED INTENSIFICATION OF FARM

- 8.0.1 The Applicant continues to expand his business year on year, over the last 3 years he has built his numbers of stock, invested significantly in infrastructure on the holding. The key concept of his business is to add value to the produce he grows, processing and curing his pork himself, selling home reared pork and lamb through the retail outlet on site.

8.1 Farm Shop & Café

- 8.1.1 The Applicant has the intention to open a Farm Shop on the land. The outlet, which consists of a number of mobile structures, is already on site with the intention to start trading in the run up to Christmas 2016 and be open full time from this point on.
- 8.1.2 The Farm Shop will predominately sell meat, pork, lamb, beef, chicken, duck and turkey reared on the holding. Mr Blyth has the skill and knowledge of how to butcher, process and cure the meat he produces, to again add value to each and every product.
- 8.1.3 The Café will be run alongside the Farm Shop, continuing to offer hot food along with the other produce produced on the holding.

8.2. Poultry

- 8.2.1 The existing poultry enterprise is growing year on year, it is Mr Blyth's intention to considerably expand the flock and increase the number of birds sold. It is intended to increase the numbers of hens sold each month, with 200 hens being sold in 2017 and up to 270 hens being sold by 2019.
- 8.2.2 Historically he has sold all his poultry privately to the public and trade from his holding; he intends to start selling 10-15 hens and 5-10 ducks a month through the local livestock market at their monthly sales. He also hopes to increase the sales of sitting eggs by selling the eggs through eBay, which is very common for purebred rear bred poultry breeders. This will generate a steady income throughout the year.
- 8.2.3 The Applicant has invested in Emus, with the intention of breeding Emus; each female Emu has 20-28 eggs per year, all eggs will be incubated, with the hope to rear 20 Emus a year, selling 9 emu in 2017, 15 in 2018 and 30 emus in 2019.

8.2.4 The number of Peahens has increased, however, a recent fox attack has killed a number of laying peahens. The Applicant hopes to restock and increase peahen sales in 2017.

8.2.5 He also intends to start rearing chicken, ducks and turkeys to sell as table birds through the Farm Shop throughout the year.

8.3 Christmas Poultry

8.3.1 Mr Blyth is currently rearing 50 free-range Bronze Turkeys and 10 free-range Embden Geese for the Christmas Market in 2016. He will prepare the birds as table ready and sell the birds through the Farm Shop. He intends to grow and increase the numbers year on year as this is a very profitable side of the business with good margins.

8.4 Lambs

8.4.1 The Applicant has invested in the business by taking on an additional 20 acres of land on a 5 Year Farm Business Tenancy, this land is conveniently situated 200m from his existing holding. The land will be used to increase his flock of pedigree Charollais Ewes to 75 Ewes by 2019 with the intension to sell the lamb through the Farm Shop and as pedigree breeding stock. The Applicant has invested in the agricultural building to house the Ewes during lambing, along with lambing slightly later in the year, he hope the lambs will all finish on summer grass, without the need for supplementary feeding. The Applicant will keep all Ewe lambs as replacement, hopefully doubling the size of the flock year on year.

8.5 Beef

8.5.1 The Applicant intends to also rear and finish beef cattle on his holding, with the intention to sell all the beef through the Farm Shop. He intends to purchase 4 native store cattle aged 12-18 months and rear these cattle to finishing at 24-30 months, with the intention to slaughter and sell 1 bullock at Christmas 2017 through the Farm Shop and 3 bullocks in 2018 and 4 bullocks in 2019.

8.5.2 He also intends to start a small-scale suckler beef cattle enterprise, keeping 5-6 Hereford suckler cows and rearing the calves to be sold through the Butchers Shop. This will take around 3 years before the first calves are fit and the optimum size to be slaughtered. Once this enterprise is in operation, he hopes to be self-sufficient in beef for the Farm Shop as well

8.6 Pork

8.6.1 Once the Farm Shop is established, it is intended to increase the number of pigs going through the shop. He has no current intention to increase sow numbers, however will slaughter less sucking pigs and intends to add value to each pig sold by processing the pork into cured bacon, black pudding, sausages etc which achieves a premium price and significant added value.

9. LABOUR ON THE HOLDING:

9.1.1 Mr Blyth is employed full-time on the holding and has no other employment or sources of income other than the proceeds from the farming business and on-site diversifications. He does employ a full time member of staff to work in the Café 6 days a week and will manage the Farm Shop by next year as well.

9.1.2 It takes a skilled Farmer to manage all the different enterprises on the holding. The business has expanded over the past 3 years and continues to grow. The proposed stock numbers for the next three years can be found in Appendix 5.

9.1.3 We show below an approximate schedule of an average day, assuming sunrise at 6am and dusk at 8pm. During the winter months, there is less time for the necessary maintenance on the holding for agricultural and livestock activities and maintenance.

Table2. Average Daily Routine (Summer's day)

6.00am- 6.30am	Unpen all poultry from houses into runs, check all incubator temperatures
6.30am -7.00am	Ensure all poultry have fresh feed and clean water
7.00am- 7.30am	Ensure the Café is open and have fresh eggs and other produce from the farm
7.30am-8.30am	Clean out the pigs, give fresh straw bedding, and feed the pigs
8.30am- 10.00am	Clean the bedding of all the chicks, ensure the chicks have fresh feed and water
10.00-10.30am	Check and feed sheep
10.30-11.00am	Irrigate polytunnels
11.00a-12.00pm	Moving poultry pens and stock onto fresh pasture.
12am-3.00pm	Carry out all routine agricultural activities, maintenance etc.
3.00pm-3.30pm	Close down Café
3.30pm-4.00pm	Loading incubator with fresh eggs and moving day old chicks to heat lamps.
4.00-5.00pm	Collect all eggs, ensure that the different bred eggs are kept separated, date and log all eggs collected
5.00pm-5.30pm	Feed pigs
5.30pm-6.00pm	Feed sheep
6.00pm-6.30pm	Feed and water chicks
6.30pm -8.00pm	Check and pen all poultry

9.1.4 During lambing and farrowing the stock are checked every few hours, 24 hours a day.

9.1.5 Given the proposed increase in agricultural activity on the holding, the Applicant's labour requirements will be significantly increased. The Shop and Café will continue to be open 6 days a week, with more time spent processing and curing the products. Alongside increased number of chicks being born each and every month throughout the year, there will also be increased stock to feed and check daily. The sheep and beef enterprises will grow with increased labour required. The holding has ample demand for at least one full time employee.

10. ESSENTIAL NEED TO BE ON SITE

10.1 Poultry

10.1.1 The site does not currently benefit from mains electricity, Mr Blyth has spent considerable amounts of money trying to connect mains electricity to the site. However due to the Railway and the River Itchen SSSI, Southern Electricity Power Distribution have been unable to provide a connection.

10.1.2 He has invested in a 9KVA generator with a backup 22KVA generator which is sufficient to power the holding. He is also intending to install solar panels on the roof of the agricultural building, which was granted consent in July 2016.

- 10.1.3 The reliance upon the diesel powered generator to power the incubators on site is very high risk. It is vital for Mr Blyth to be on site at all times, should the power trip or the generators stall, he is on site to restart the generators. Mr Blyth has invested in a range of battery backup power units which can last up to 3 hours. However, if Mr Blyth is not on site when the generators go down, he may not have sufficient time to repair and restore the power to save the eggs and young chicks.
- 10.1.4 Research by Brinsea incubators has indicated cooling for short periods, of up to 40 minutes, will not affect the embryo, however any period of overheating particularly in the first 7 days of incubation can cause severe losses. If eggs are cooled below 27° C for more than two hours the embryo stops growing and will result in large number of deaths and abnormalities. It is therefore essential that the Applicant is on site, to be made aware of any power loses and to restore the power as quickly as possible.
- 10.1.5 The newly born chicks are kept under gas heat lamps or brooders (electric warming plates) for the first 4-5 weeks. These are either gas or electric powered. It is essential that the Applicant is on site to ensure that the gas heat lamps do not blow out or run out of gas, particularly during the winter nights, where the chicks will not survive the cold nights.

10.1.6 Fox & other predator attacks

In 2015 Mr Blyth lost 76 head of poultry to fox attacks which equates to £1465 of stock value, so far in 2016 he has lost 29 head of stock equating to £817 of stock value, see Appendix 4. The majority of this stock was taken from within the poultry pens. The foxes brake through the wire and killed the stock. A small percentage, were taken from within the field. Guinea fowl are very good alarm birds and make a lot of noise when a fox is in the vicinity and with Mr Blyth living on site, he knows when he hears a commotion outside that it may be a fox attack and allow him to protect his stock.

- 10.1.7 It is also vital for Mr Blyth to be on site at sunset each day to pen the poultry in the secure houses. In the Summer months this can be 10pm at night. Mr Blyth is in no doubt that if he was not living on site, the number of fox attacks would be much greater and his losses significantly higher.
- 10.1.8 The majority of the poultry are sold to the general public, who come to the holding to pick and collect the birds. The majority of the birds are sold at weekends or evenings. It is essential for Mr Blyth to be on the farm at these times to meet the customers and sell the stock to them.

10.2 Sheep

- 10.2.1 The Ewes have previously lambed in early January with the hope of having lambs fit for the Easter market, however the Ewes this year have lambed outside and in the recent very wet Winters, Mr Blyth has had high losses. It is Mr Blyth's intention to lamb later in the Spring, hoping the weather and the grass growth will help reduce mortality and increase output. With the sheep it is also important to be on hand to regularly inspect and supervise, to keep a close eye on the Ewes to spot disease or fly-strike in the Summer months. To be on hand should a sheep get stuck on it's back. During Lambing time hourly supervision is vital, if a Ewe faces difficulties giving birth, the Farmer has a very limited time to help the Ewe otherwise both the Ewe and lamb can be lost.

10.3 Pigs

The 4 Sows have around a total of 10 litters of piglets a year, it is important to be on site whilst the Sow is farrowing to ensure that there are no problems. When a Sow shows signs of farrowing, it is important to move her into the farrowing pen and observe her regularly.

10.4 Security

10.4.1 Security is a huge concern for Mr Blyth, the land is situated next to the very busy Itchen Navigation Heritage Trail, which offers potential thieves and vandals a chance to view the holding from the footpath before entering his land at all times. Mr Blyth has previously had poultry and farm implements stolen, including fully grown Pea Fowl at £250 per pair. Eggs are regularly stolen from the roadside being only a short distance from Eastleigh. His land is often trespassed by youths. Having the ability to live on site is a very strong deterrent to stop theft and trespassing. There is also a large amount of rubbish and dog fowl thrown from the footpath onto the land every day. It is vital that this waste is collected daily to stop stock eating it. There have been a number of dog attacks on the land in the past two years, killing stock (4 sheep and 1 goat).

10.5 General Agricultural need

It is essential to be on site to monitor the stock, to note any illness or problem with the stock and to be able to deal with that issue as it arises. These problems occur at any time, 7 days a week day or night. It is vital that the Farmer lives on site.

10.6 In addition to the practical agricultural points above, to enable Mr Blyth to carry out his business he requires a farm office, to allow him to complete the associated paperwork which is a large part of modern day agriculture. He also requires welfare facilities at Springbridge, as his principal place of work, he requires W/C facilities and kitchen facilities to enable him to work on the land at all times.

11. EXISTING DWELLING:

11.1 There is presently a mobile home at Springbridge, which is occupied solely by Mr Blyth.

11.2 A search on Rightmove.com for property within 0.25 miles of postcode SO50 6HN found no properties have been marketed for less than £400,000 between 20th September 2015 and 21st September 2016. At a price of £400,000 this well exceeds the level at which a standard agricultural worker could afford to finance. We therefore conclude that there is no alternative accommodation on or near the holding which could meet the essential needs of the Applicant.

12. PLANNING POLICY:

12.1 National Planning Policy Framework

12.1.1 The National Planning Policy Framework states that *Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:*

- 1. Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;*
- 2. Promote the development and diversification of agricultural and other land-based rural businesses;*

12.1.2 This holding is a perfect example of agricultural diversification, sustainable growing produce and selling it directly to the customer, from field to fork. The business is not vital without the applicant living on site. The NNPF support economic growth in rural areas and supports growth and expansion of all types of business and enterprises.

12.2 Winchester District Local Plan, Part 1, Joint Core Strategy. Policy MTRA4 - Developing the Countryside.

12.2.1 This Policy supports development, which has an operational need for a countryside location such as for agriculture and supports the expansion and redevelopment of existing buildings to facilitate the expansion on site of established businesses.

12.2.2 The agricultural dwelling has an operational need to be located in the countryside to allow the Applicant, the Farmer, to ensure that his stock is healthy, secure and to be on site to deal with any emergencies or illness within his stock. It is proposed the retention of this mobile home will meet the needs of the Applicant's expanding business.

12.2 Winchester District Local Plan Review 2006- Policy CE.19 – Housing for Essential Rural Workers

12.2.1 *The use of land for the siting of a residential caravan or mobile home will not be permitted unless it is for use by an agricultural or forestry worker and:*

- (i) The Applicant can demonstrate that the labour requirements of the holding or activity justify the worker;*
- (ii) The Applicant can demonstrate that a continual presence on the holding is essential to the efficient working and development of the enterprise;*
- (iii) There is clear evidence of a firm intention and ability to develop the enterprise concerned, and that it has been planned on a sound financial basis;*
- (iv) Existing accommodation on or near the holding is inadequate to meet the needs of the worker;*
- (v) Where possible, the site is within an existing group of buildings or well screened.*

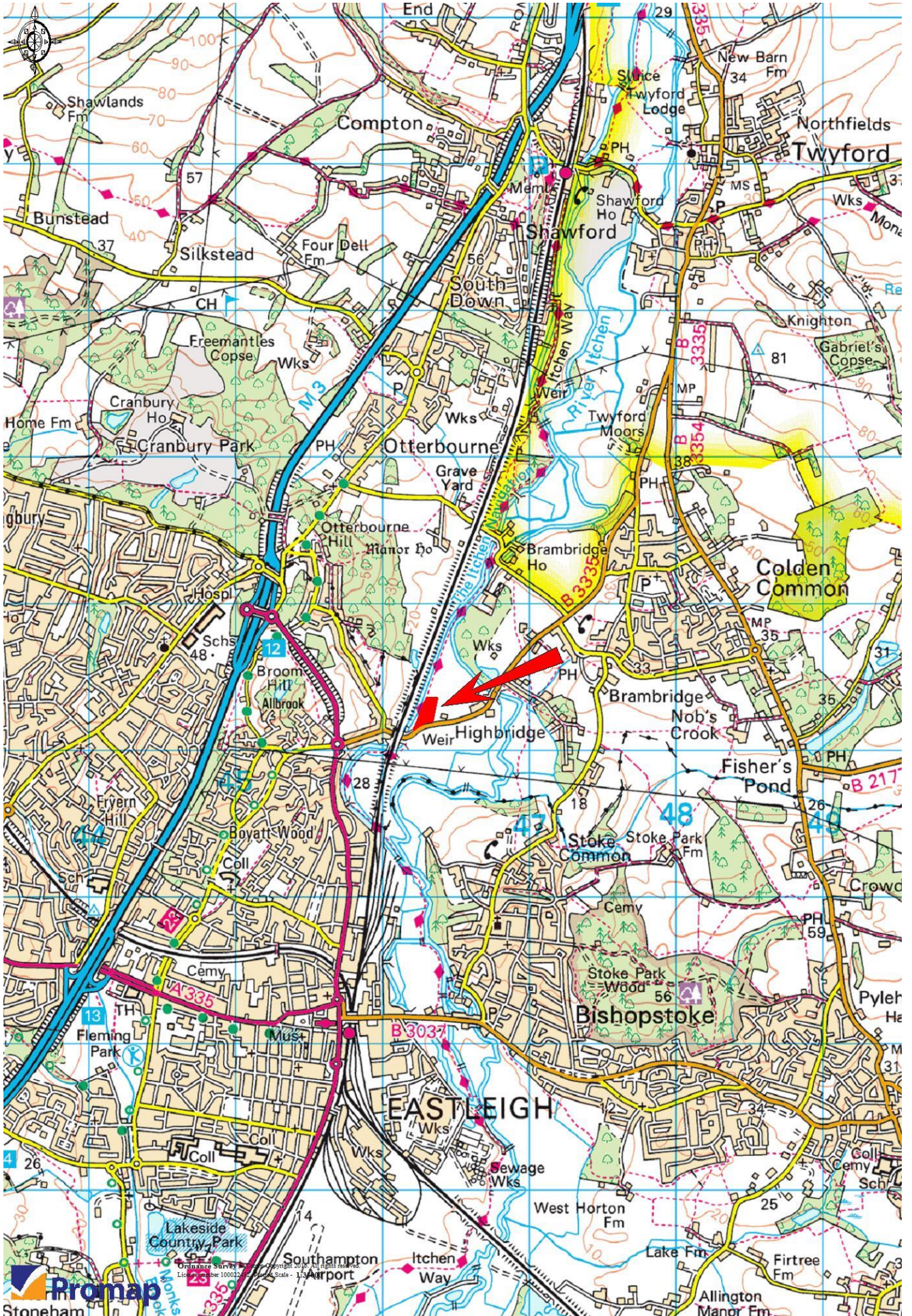
Where development is permitted in accordance with this Policy, it will be only for a temporary period of up to three years, after which time the needs of the holding will be reviewed. Permission will not be granted for accommodation on speculative "bare-land" holdings (where no buildings exist). Applications for the renewal of a temporary permission are unlikely to be permitted. The occupancy of the caravan or mobile home will be restricted in the same way as dwellings.

- 12.2.2 In this instance Mr Blyth has demonstrated that the labour requirement of his existing business can fully justify the need for a full-time worker on his holding. The business is growing, in a sustainable way, financed entirely by Mr Blyth and with the proposed expansion of the agricultural enterprises and the agricultural diversification, we believe the holding can and will support the need for a full-time worker.
- 12.2.3 There is a clear essential need for the continual presence of a skilled stockman on the holding at all times. If the skilled worker is not on site it could result in significant losses.
- 12.2.4 Mr Blyth has already invested a lot of capital into his holding and it is clear that the business is growing year on year. He appreciates that he cannot compete with established farmers on a commercial level and therefore has specialised into selling high value purebred poultry, and adding value at every opportunity selling his meat directly to the consumer. He has a clear intention and the ability to develop his enterprise to ensure that each and every enterprise is operated to maximise profit. The business is planned on sound financial basis and has been operated accordingly.
- 12.2.5 There is no alternative accommodation on site and a search on Rightmove has found no suitable, affordable or alternative property have been marketed near the holding in the past 12 months.

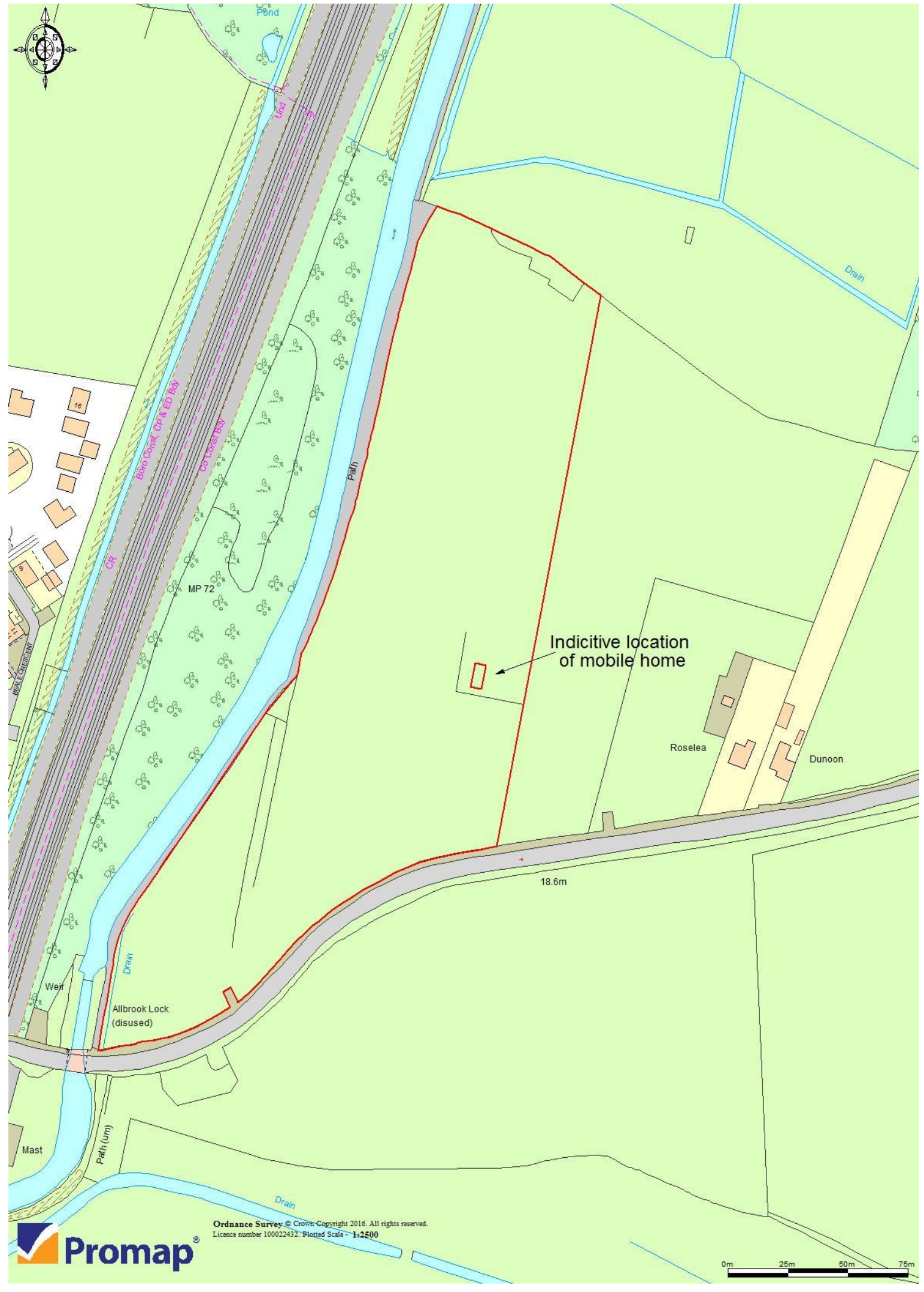
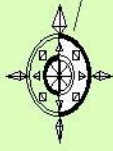
13. CONCLUSION

- 13.1.1 Mr Blyth operates a successful agricultural business; he has made the decision to continue to make major investments into his business and land at Springbridge Farm.
- 13.1.2 His established business provides an essential need for a skilled agricultural worker to be on site at all times to ensure the health, welfare and security of the livestock.
- 13.1.3 We therefore hope that this Application is supported for the retainment of the agricultural worker's mobile home in order to allow the business to grow and thrive in accordance with accepted national and local planning policies.

Appendix 1. Location Plan



Appendix 2a. Site Plan



Indicative location of mobile home

Roselea

Dunoon

18.6m

Allbrook Lock (disused)

Mast

Path (um)

Weir

Drain

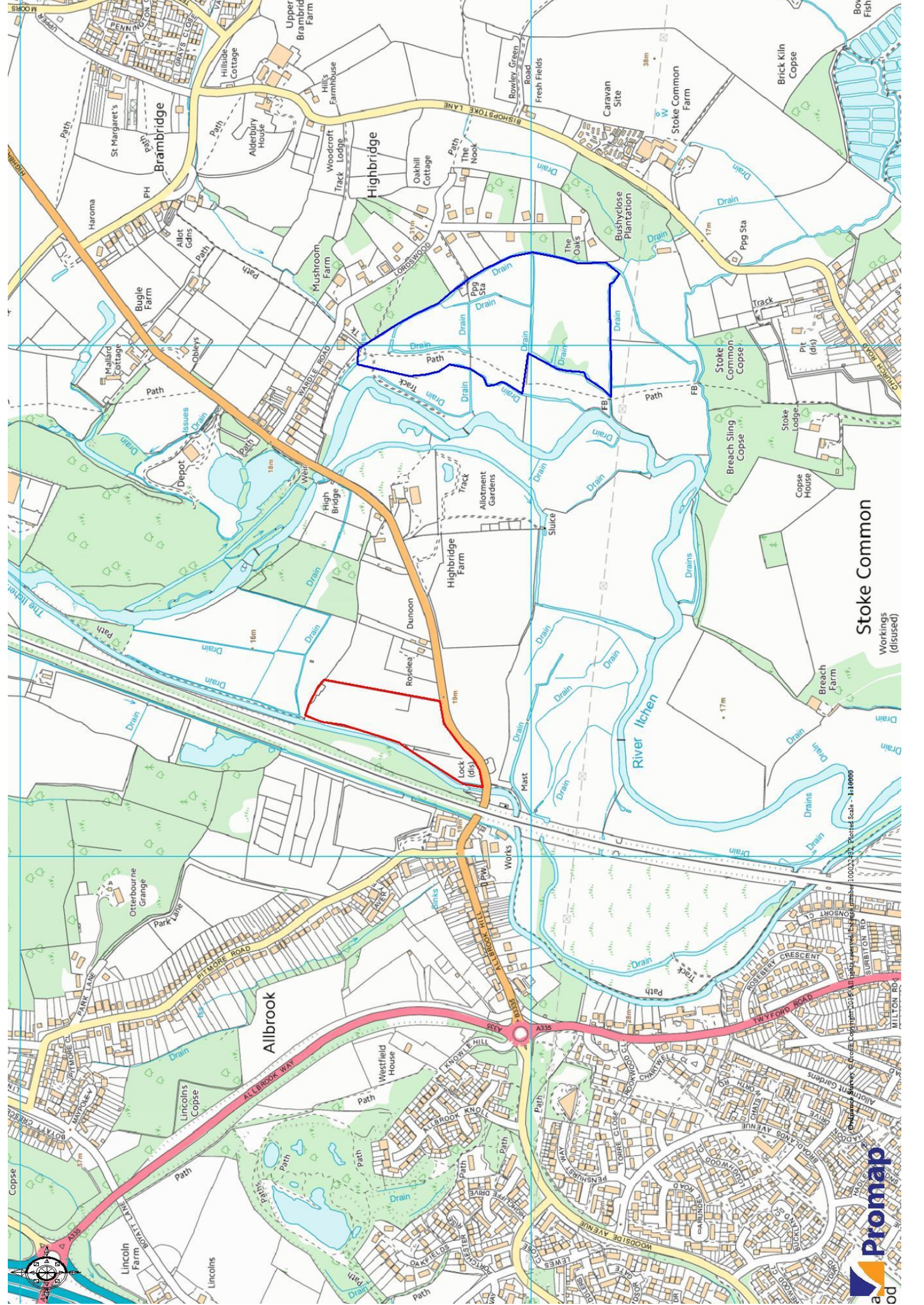
Drain

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Promap



Appendix 2b. Plan of Rented land



Stoke Common
Workings (disused)

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Appendix 3. Poultry Sales 2015 & 2016

Table 3. Poultry Sales in **2016**

		No Sold	Value	£/head
Duck	Chick	-		
Duck	Eggs	24	£ 40.00	£ 1.67
Duck	Poults	16	£ 240.00	£ 15.00
Guinea Fowl	Eggs	18	£ 18.00	£ 1.00
Guinea Fowl	Poults	15	£ 255.00	£ 17.00
Geese	Eggs	22	£ 44.00	£ 2.00
Geese	Poults	25	£ 995.00	£ 39.80
Peacock	eggs	7	£ 70.00	£ 10.00
Peacock	Chick			
Peacock	Poults	14	£ 1,350.00	£ 96.43
quail	eggs	40	£ 83.00	£ 1.98
quail	poults	23	£ 170.00	£ 7.39
Rhode Island Red Hens	Chick			
Rhode Island Red Hens	Eggs	30	£ 33.00	£ 1.10
Rhode Island Red Hens	Poults	29	£ 618.00	£ 21.31
Turkey	chick		£ 1.00	
Turkey	Eggs	26	£ 130.00	£ 5.00
Turkey	Poults	271	£ 7,440.00	£ 27.45

Up to 15th September 2016

** Poults includes any all bird off heat to full matured & point of lay bird

Table 4. Poultry Sale in **2015**

		No Sold	Value	£/ head
Duck	Chick	17	£ 136.00	£ 8.00
Duck	Eggs	18	£ 30.00	£ 1.67
Duck	Poults	12	£ 180.00	£ 15.00
Guinea Fowl	Eggs	18	£ 18.00	£ 1.00
Guinea Fowl	Poults	37	£ 615.00	£ 16.62
Geese	Eggs	22	£ 62.00	£ 2.82
Geese	Poults	23	£ 895.00	£ 38.91
Peacock	eggs	18	£ 180.00	£ 10.00
Peacock	Chick	3	£ 60.00	£ 20.00
Peacock	Poults	11	£ 1,360.00	£ 123.64
Quail	eggs	126	£ 63.00	£ 0.50
Quail	poults	32	£ 128.00	£ 4.00
Rhode Island Red Hens	Chick	6	£ 48.00	£ 8.00
Rhode Island Red Hens	Eggs	42	£ 53.00	£ 1.26
Rhode Island Red Hens	Poults	52	£ 1,140.00	£ 21.92
Turkey	chick	24	£ 165.00	£ 6.88
Turkey	Eggs	12	£ 60.00	£ 5.00
Turkey	Poults	24	£ 725.00	£ 30.21
		497	£ 5,918.00	

**Appendix 4. Poultry Losses as a result of
Predator Attack**

Table 5. Poultry lost to fox & other predator attacks

Date	Number	Breed	Value (£)
13/04/2015	23	Rhode Island Red Hens	450
13/04/2015	15	Duck	225
13/04/2015	3	Guinea Fowl	45
05/05/2015	2	Duck	30
21/05/2015	2	Geese	75
21/05/2015	1	Guinea Fowl	15
04/10/2015	9	Rhode Island Red Hens	180
04/10/2015	11	Duck	165
14/10/2015	2	Guinea Fowl	30
14/10/2015	1	Peacock	100
06/10/2015	1	Turkey	30
04/11/2015	6	Rhode Island Red Hens	120
Total 2015			1465
	Fox		
17/04/2016	2	Peacock	250
02/05/2016	3	Guinea Fowl	45
01/06/2016	8	Guinea Fowl	120
10/06/2016	11	Turkey Chicks	77
02/08/2016	2	Peacock Chicks	60
11/09/2016	1	Guinea Fowl	15
15/09/2016	2	Peacocks	250
Total 1 Jan -15 Sept 2016			817

**Appendix 5. Projected Stock Number in 2017,
2018 & 2019**

Appendix 5. Projected Stock Number for next 3 years.

Year 1	Januar y	Februar y	Marc h	Apri l	May	Jun e	Jul y	Augus t	Septembe r	Octobe r	Novembe r	Decembe r	Total	£/head	Income
RIR Hens	10	15	20	25	25	25	20	20	15	10	10	5	200	20	4000
RIR Eggs	90	90	90	95	95	95	90	90	90	90	85	85	1080	3	3240
Other Hens	5	5	5	5	5	5	5	5	5	5	5	5	60	10	600
Ducks	5	5	5	7	7	7	7	5	5	5	5	5	68	15	1020
Duck Eggs	3	3	3	3	3	3	3	3	3	3	3	3	36	2	72
Turkey	20	20	20	20	20	20	20	40	20	20	20	50	290	40	11600
Turkey Eggs	2	2	2	2	2	2	2	2	2	2	2	2	24	5	120
Peafowl	3	3	3	3	3	3	3	3	3	3	3	3	36	150	5400
Peafowl Eggs	0	0	0	3	3	3	3	0	0	0	0	0	12	30	360
G Fowl	0	0	3	3	3	0	0	0	0	0	0	0	9	10	90
G fowl Eggs	1	1	1	1	1	1	1	1	1	1	1	1	12	1	12
Quail	0	0	5	5	5	5	5	0	0	0	0	0	25	10	250
Emu	0	0	0	0	0	0	0	3	3	3	0	0	9	250	2250
Geese	3	3	3	3	3	3	3	3	3	3	3	10	43	30	1290
Geese Eggs	1	1	1	1	1	1	1	1	1	1	1	1	12	12	144
Pigs	0	0	1	0	0	1	0	0	0	0	1	1	4		
Sheep	0	0	0	0	0	0	3	3	3	0	0	0	9		
Cattle											1		1		
											Total Income from Poultry				30448

Year 2	January	February	March	April	May	June	July	August	September	October	November	December	Total	£/head	Income
RIR Hens	10	18	23	25	28	28	25	23	20	15	10	10	235	20	4700
RIR Eggs	90	90	90	95	95	95	90	90	90	90	85	85	1080	3	3240
Other Hens	5	5	5	5	5	5	5	5	5	5	5	5	60	10	600
Ducks	5	7	10	10	10	10	10	10	5		5	5	87	15	1305
Duck Eggs	4	4	4	4	4	4	4	4	4	4	4	4	48	2	96
Turkey	20	20	20	20	20	20	20	40	20	20	20	75	315	40	12600
Turkey Eggs	2	2	2	2	2	2	2	2	2	2	2	2	24	5	120
Peafowl	5	5	7	7	7	7	7	5	5	5	5	5	70	150	10500
Peafowl Eggs				3	3	3							9	30	270
G Fowl			4	4	4	4							16	10	160
G fowl Eggs	1	1	1	1	1	1	1	1	1	1	1	1	12	1	12
Quail			5	5	5	5	5						25	10	250
Emu								5	5	5			15	250	3750
Geese	5	5	5	5	5	5	5	5	5	5	5	15	70	30	2100
Geese Eggs	1	1	1	1	1	1	1	1	1	1	1	1	12	12	144
Pigs	1		1		1		1		1		1		6		0
Sheep								8	8	8			24		0
Cattle				1				1			1		3		0
											Total Income from Poultry				39847

Year 3	January	February	March	April	May	June	July	August	September	October	November	December	Total	£/head	Income
RIR Hens	15	20	25	30	30	30	30	30	20	20	10	10	270	20	5400
RIR Eggs	90	90	90	95	95	95	90	90	90	90	85	85	1085	3	3240
Other Hens	5	5	5	5	5	5	5	5	5	5	5	5	60	10	600
Ducks	10	10	15	15	15	15	15	15	15	10	10	10	155	15	2325
Duck Eggs	4	4	4	4	4	4	4	4	4	4	4	4	48	3	144
Turkey	25	25	25	25	25	25	25	25	25	25	25	100	375	40	15000
Turkey Eggs	2	2	2	2	2	2	2	2	2	2	2	2	24	5	120
Peafowl	5	5	5	10	10	10	10	10	7	5	5	5	87	150	13050
Peafowl Eggs				3	3	3	3						12	30	360
G Fowl			5	5	5	5	5						25	10	250
G fowl Eggs	1	1	1	1	1	1	1	1	1	1	1	1	12	2	24
Quail			5	5	5	5							20	10	200
Emu								10	10	10			30	250	7500
Geese	5	5	5	5	5	5	5	5	5	5	5	20	75	30	2250
Geese Eggs	1	1	1	1	1	1	1	1	1	1	1	1	12	12	144
Pigs	1	1	1	1	1	1	1	1	1	1	1	1	12		0
Sheep								10	10	10	10		40		0
Cattle	1			1			1				1		4		0
												Total Income from Poultry			50607

Item No:**Case No:** 16/02638/FUL**Proposal Description:** Retrospective consent for the continued siting of a mobile home to serve as a temporary agricultural workers accommodation, retention of existing structures (hot food kiosk and the freezer unit and shop) and vehicular hardstanding areas;**Address:** Land To The North West of Highbridge Road, Highbridge, SO50 6HN;**Parish, or Ward if within** Otterbourne;**Winchester City:****Applicants Name:** Mr. C. Blyth (Agent: Mr. S. Andrews);**Case Officer:** Mehdi Rezaie;**Date Valid:** 7th October 2016;**Recommendation:** Application be Refused;**Site Description**

The application site falls outside the district boundary of Winchester City Council, and outside the defined settlement boundary as depicted on the Local Plan Policies Map. Site constraints that are of material planning relevance include; Development in the Countryside, site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC).

In terms of its local context, the application site (UPRN: 010090845143, OS Grid Ref: E446212, N121179) is located in the countryside (outside the settlement boundaries of Highbridge, Allbrook and Brambridge). The application site is accessed from the Northern end of Highbridge Road via the B3335 carriageway.

In terms of its immediate context, the site covers an area of approximately 2.95ha (7.29 acres) across an open field, two mobile home units occupy the central piece of the land with a dirt track leading to them. From its entrance, the site encompasses two containers, the bulk of the container is used and operated as a butchery store and freezer, with a trailer café sited to its side/rear, and numerous advertisements surround the entrance of the site prompting the sale of produce.

Proposal

This application seeks retrospective planning consent for 'the continued siting of a mobile home to serve as a temporary agricultural workers accommodation, retention of existing structures (hot food kiosk and the freezer unit and shop) and vehicular hardstanding areas'.

The unauthorised mobile home in the centre of the site is classified as planning Use Class 'C3 - Residential' in accordance with the Town and Country Planning (Use Classes) Order

1987 (as amended). It has been determined on site as a permanent dwelling because the mobile structure has been altered and extended.

The unauthorised container which functions as a butchery store at the front of the site is classified as planning Use Class 'A1 - Retail' in accordance with the Town and Country Planning (Use Classes) Order 1987 (as amended).

The unauthorised trailer which operates as a café with seating area at the front of the site is categorised under planning Use Class 'A3-A5 – Hot Food Takeaway' in accordance with the Town and Country Planning (Use Classes) Order 1987 (as amended).

The unauthorised signs displayed at the entrance of the site and those attached to the containers constitute advertisement under Section 336(1) of the Town and Country Planning Act 1990 (as amended), those signs have not benefited from Advertisement Consent nor would they constitute deemed consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, an application for express consent should be made to the Local Planning Authority.

Relevant Planning History

A planning history search exercise was carried out on 08.07.2017 to reveal an extensive planning enforcement history; there were no submissions of material relevance to the development proposed.

- Application for Change of Use under planning ref: 14/00409/COU for '*Mobile home (shed) on land possibly being used as a dwelling*' was refused, enforcement notices served and an appeal lodged under ref: APP/L1765/C/3150331.

Consultations

Winchester City Council's Strategic Planning - refusal:

Comments received from the Strategic Planning Department on 10.07.2017, objections raised, comments in part state:

"This site is within open countryside in the settlement gap. The presumption is therefore against development which would diminish the gap."

Winchester City Council's Agricultural Consultant - refusal:

Comments received from the external agricultural advisor on 10.07.2017, specifies that:

"taking account of the evidence submitted, it is our opinion that the proposal does not meet all of the criteria of 'Policy DM11' for a temporary dwelling"

Winchester City Council Landscape - refuse:

Comments received on 25th May 2017 from the Councils Landscape and Open Space Officer, It is recommended that this application be refused on the basis that it is in conflict with 'Policy DM23' on 'Rural Character' and 'Policy DM17' (ii) on 'Site Development Principles' and 'Policy DM16' (i) on 'Site Design criteria' from the '*Local Plan Part 2*.

Comments in part state:

“The City Council has introduced a Landscape Character Assessment for the District which seeks to reflect the importance of Winchester’s landscape both locally and nationally and the pressures that are being placed upon it. It is hoped that the LCA can help to protect and enhance the strong identity of Winchester’s landscape, whilst accommodating necessary development and change.

The character of this (Lower Itchen Valley) area has been strongly influenced by the presence of the river which has resulted in a mixed landscape of pasture, settlement and woodland set within a varying topography. This is a strongly rural area influenced by the historic water meadows and their associated water mills, locks, carriers and drains from the flood meadow system. It is an area rich in ecology with habitats of national and European ecological importance. ‘Key Issues’ within this landscape character area include the ‘suburbanisation and loss of tranquillity’ and the ‘visual intrusion of detractors such as industrial buildings’. ‘Built Form Strategies’ for this area include ‘conserve the rural character of the landscape and resist development that would result in further suburbanisation of the character area’ This application seeks retrospective consent for the siting of a mobile home, a hot food kiosk a freezer unit and a shop.

These features are however clearly visible and conspicuous from the busy B3335 and from the adjacent and well used Itchen Way National Trail public footpath and detract from the special rural.”

Southern Water – objection and comments raised:

Comments received on 14.04.2017 from Developer Services at Southern Water, comments in part state:

“.....The exact position of the water trunk main and foul rising main should be determined on site by the applicant by non-penetrative means (for example ground penetrating radar before the layout of the proposed development is finalised. Of particular concern is the current location of the polytunnel. Should the current location of this structure be too close to the pressurised sewerage main, Southern Water will have to object to the application.

The applicant has not stated details of means of disposal of foul drainage from the site.

The proposed development is some distance from the nearest public foul sewer. The applicant should assure himself that he has adequate rights to utilise the intervening private drainage systems. Otherwise the connection to the public sewerage system could be requisitioned under the terms of the Water Industry Act. The planning application form makes reference to drainage using Sustainable Urban Drainage Systems (SUDS). Under current legislation and guidance SUDS rely upon facilities which are not adoptable by sewerage undertakers. Therefore, the applicant will need to ensure that arrangements exist for the long term maintenance of the SUDS facilities.

*It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system. Thus, where a SUDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:
Specify the responsibilities of each party for the implementation of the SUDS scheme
Specify a timetable for implementation
Provide a management and maintenance plan for*

the lifetime of the development. This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

The application details for this development indicate that the proposed means of surface water drainage for the site is via a watercourse. The Council's technical staff and the relevant authority for land drainage consent should comment on the adequacy of the proposals to discharge surface water to the local watercourse."

Representations:

Public and Third Party Representation:

During the public consultation period, a total of 6 objection letters had been received, comments which from a material planning perspective are summarised as follows:

- Principle of development (policy contradiction);
- Highway (potential traffic generation and highway safety);
- Amenity (visual, noise pollution);

Otterbourne Parish Council - objection raised;

Comments received from the Parish Clerk who strongly opposes this retrospective application on grounds of access, noise, amenity, flood risk and inappropriate development, comments in part state:

"The access to the site is on a blind corner making it very difficult to enter from Allbrook as slow vehicle movement entering the site would pose a hazard to traffic coming under the bridge; similarly vehicles entering from the Colden Common direction would present a hazard to traffic coming from Allbrook as they crossed that highway lane.

The site is without electricity and the low frequency noise created by the generators which run continuously to maintain the freezers is unacceptable.

If approval is given for this mobile home and food outlet, OPC is concerned the temporary agricultural accommodation will then become permanent. There would be loss of amenity to the area which has a very popular public footpath running alongside the River Itchen adjacent to the site. There is no access from the public footpath along the Itchen Navigation for walkers to visit the site as has been suggested in the application.

Although a Flood Risk Assessment has been submitted with the application, the application states it is not within 20 metres of a watercourse (e.g. river, stream or beck) which is incorrect, given the River Itchen runs alongside the site.

OPC is concerned this could become a permanent home and the development could set a precedent for further development in this area which is outside the settlement boundary.

Otterbourne Parish Council strongly opposes this retrospective application, if however

the case officer is minded to approve it, OPC would request it is then referred to the full Planning Committee and if subsequently approved it should have restrictions on site access, noise levels and potential use as a permanent home.”

Relevant Planning Policy:

This application has been assessed against the following policies:

The National Planning Policy Guidance/Statements:

The ‘National Planning Policy framework’ (“NPPF”) 2012, Paras 7-9, 11-17, 22, 28, 55, 67-68, 89, 109, 112, 118;

The “NPPF” states clearly that its content is to be a material consideration in the determination of applications. The ‘NPPF’ states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) according to their degree of consistency with the ‘NPPF’ (the closer the policies in the plan to the policies in the ‘NPPF’, the greater the weight that may be given). Accordingly, the ‘NPPF’ and the following development plan policies and supplementary planning guidance are relevant.

The Winchester District Local Plan Part 1 - The Joint Core Strategy 2013:

DS1: Development Strategy and Principles;
MTRA 4: Development in the Countryside;
CP11: Sustainable Low and Zero Carbon Built Development;
CP13: High Quality Design;
CP14: The Effective Use of Land;
CP16: Biodiversity;
CP17: Flooding, Flood Risk and the Water Environment;
CP20: Heritage and Landscape Character;

The Winchester District Local Plan Part 2 – Development Management and Site Allocations Development Plan Document:

DM1: Location of New Development;
DM11: Housing for Essential Rural Workers;
DM15: Local Distinctiveness;
DM16: Site Design Criteria;
DM17: Site Development Principles;
DM18: Access and Parking;
DM20: Development and Noise;
DM23: Rural Character;
DM24: Special Trees, Important Hedgerows and Ancient Woodlands;

Supplementary Planning Documents:

Winchester District High Quality Places SPD, 2015;
Landscape Character Assessment, 2004;

Other Relevant Documents:

Winchester Biodiversity Action Plan, 2005

Winchester City Council Community Infrastructure Levy 2014;

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan and relevant supplementary documents unless material considerations indicate otherwise

Planning Considerations

Officers consider that the determining issues with regards to the proposal are as follows:

- a) The Principle of Development;
- b) Impact on Special Landscape Character and Ecological/Biodiversity setting;

Principle of Development:

In local planning policy terms, 'Policy DM1' on 'Location of Development' from the '*Local Plan Part 2*' states that:

"Development that accords with the Development Plan will be permitted within the defined boundaries of the following settlements, as shown on the Policies Map and outside of these areas, countryside policies will apply and only development appropriate to a countryside location will be permitted, as specified in Policies MTRA4, MTRA5, DM9 – DM12, etc."

In light of the above, given the location of the proposal falling outside the defined settlement boundary of both Otterbourne (Inset Map 18) and Colden Common (Inset Map 3), saved 'Policy MTRA 4' on 'Development in the Countryside' from the '*Local Plan Part 1, Joint Core Strategy*' 2013 comes into effect which emphasises that:

"in the countryside, the Local Planning Authority will only permit the following types of development:

- *"development which has an operational need for a countryside location, such as for agriculture, horticulture or forestry; or*
- *proposals for the reuse of existing rural buildings for employment, tourist accommodation, community use or affordable housing (to meet demonstrable local housing needs). Buildings should be of permanent construction and capable of use without major reconstruction; or*
- *expansion or redevelopment of existing buildings to facilitate the expansion on-site of established businesses or to meet an operational need, provided development is proportionate to the nature and scale of the site, its setting and countryside location; or*
- *small scale sites for low key tourist accommodation appropriate to the site, location and the setting.*

Development proposed in accordance with this policy should not cause harm to the

character and landscape of the area or neighbouring uses, or create inappropriate noise/light and traffic generation.”

Therefore the hot food kiosk, freezer unit and shop are not acceptable in principle as they are contrary to countryside policies.

Also of material relevance is ‘Policy DM11’ on ‘Housing for Essential Rural Workers’ from the ‘*Local Plan Part 2*’ which emphasises that:

“new permanent dwellings will generally only be permitted in the countryside to support existing agricultural/forestry activities on well established agricultural or forestry enterprises..... New housing in the countryside other than for agricultural or forestry workers (or replacement dwellings) will generally not be permitted.”

The applicant has submitted an agricultural appraisal report carried out by Ian Judd & Partners LLP to supplement the submission. The report stipulates that the land has a diverse range of livestock to include Emu, Sheep, Pigs, Chickens, Peacocks, Ducks, Geese, and Turkeys. The Agricultural Appraisal gives a detailed breakdown and explanation of the type of agricultural operations, emphasising that essential need to be on site is to monitor generators and prevent predator attacks on livestock.

Site visits were carried out at the submission of the invalid application to determine what was on site and the last one on 07.07.2017 to ensure an up to date recommendation would be made. It revealed the extent of onsite livestock, in total 4.No. Emu’s were observed, half a dozen chickens and one turkey, the applicant has therefore failed to demonstrate that a continual presence on the holding is essential to the efficient working and development of the enterprise. The established nature of the agricultural enterprise and its operational needs to warrant either onsite temporary accommodation for an establishing business or permanent for an established and ongoing business interest is implausible. Officers have factored in the availability of nearby accommodation which the applicant does not intend to utilise. The aforementioned, factored in with the exposed nature of the structures in the countryside fail to warrant justification on agricultural grounds, the policy requirements of DM11. As such, the development proposal is contrary to saved ‘Policy MTRA 4’ on ‘Development in the Countryside’ from the ‘*Local Plan Part 1, Joint Core Strategy*’ 2013 and is ‘Policy DM11’ on ‘Housing for Essential Rural Workers’ from the ‘*Local Plan Part 2*’; and Paras 17, 55 and 89 from the ‘*National Planning Policy Framework*’ 2012.

Officers have also paid significant weight to the comments received by Bruton Knowles who were instructed to act as agricultural consultants on behalf of the Council. As a result, the external consultants (Bruton Knowles) have independently and impartially reviewed the applicant’s agricultural appraisal with feedback stating that criteria A, B and C from ‘Policy DM11’ on ‘Housing for Essential Rural Workers’ from the ‘*Local Plan Part 2*’; were not successfully demonstrated or met. Summarising the assessment as Taking account of the evidence submitted, it is our opinion that the proposal does not meet all of the criteria of policy DM11 for a temporary dwelling.

Impact on Special Landscape Character and Ecological/Biodiversity setting:

In terms of national planning policies, Para 118 from the ‘*NPPF*’ 2012 seeks to conserve and enhance biodiversity by applying the following principles:

“planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss”

In terms of local planning policy, ‘Policy DM23’ on ‘Rural Character’ from the ‘*Local Plan Part 2*’ stipulates that:

“Outside defined settlement boundaries, development proposals which accord with the Development Plan will be permitted where they do not have an unacceptable effect on the rural character of the area, by means of visual intrusion, the introduction of incongruous features, the destruction of locally characteristic rural assets, or by impacts on the tranquillity of the environment.”

In terms of local planning policy, ‘Policy DM24’ on ‘Special Trees, Important Hedgerows and Ancient Woodlands’ from the ‘*Local Plan Part 2*’ stipulates that:

“Development should not result in the loss or deterioration of ancient woodlands, important hedgerows, special trees, distinctive ground flora and the space required to support them in the long term. Management schemes should be developed, as appropriate, to ensure the long term protection of these special features and their setting”.

The applicant has stated in their ‘Planning Statement’ that *“consequently extremely well screened by existing woodland”* and *“The land is relatively flat and not prominent in relationship to surrounding public views. The length of the site is such that areas further from the road cannot be said to be prominent; land near to the road is more so.”* Those remarks/observations are not entirely reflective or accurate as officers conducted a character appraisal and can reveal that features on the land are clearly visible and conspicuous from the busy B3335 and from the adjacent and well used Itchen Way National Trail public footpath, structures which detract the special rural character.

The proposed mobile home unit or the containers do not fall within an existing group of buildings nor are they well screened, this would as a result have a detrimental impact on the landscape and visual quality of the area, and therefore contrary to ‘Policy DM15’ on ‘Local Distinctiveness’; ‘Policy DM16’ on Site Design Criteria’; ‘Policy DM17’ (i) on ‘Site Development Principles’; and ‘Policy DM17’ (ii) on ‘Site Development Principles’; and ‘Policy DM23’ on ‘Rural Character’ ‘*Local Plan Part 2*’; and ‘Policy CP20’ on ‘Heritage and Landscape Character’ from Winchester City Councils ‘*Local Plan Part 1 - The Joint Core Strategy*’ 2013; and Para 118 from the ‘*National Planning Policy Framework*’ 2012.

Additionally, officers were reliant on comments and feedback from the Councils Landscape and Open Space officer who recommended refusal of the scheme. The consultee amplifies that the key issues within this landscape character area include the ‘suburbanisation and loss of tranquillity’ and the ‘visual intrusion of detractors such as industrial buildings’. ‘Built Form Strategies’ for this area include ‘conserve the rural character of the landscape and resist development that would result in further suburbanisation of the character area’. The proposal is contrary to Winchester City Councils Supplementary Planning Documents on ‘*High Quality Places*’, 2015; and ‘*Landscape Character Assessment*’, 2004; the ‘*Open Space Strategy*’ 2015 and ‘*Biodiversity Action Plan*’ 2005.

In light of the proposed use, and applied use of generators in this quiet tranquil location, officers remain convinced that the proposal fails to prevent an unacceptable effect on rural tranquillity of the area. The policy advice contained within 'Policy DM20' on 'Development and Noise' from the '*Local Plan Part 2*' clearly expresses that A noise generating or noise sensitive development should include an assessment to demonstrate how it prevents, or minimises to an acceptable level, all adverse noise impacts, as such none has been provided. The development proposal falls contrary to 'Policy DM20' on 'Development and Noise' and 'Policy DM23' on 'Rural Character' from the '*Local Plan Part 2*'; and Paras 109 from the '*National Planning Policy Framework*' 2012.

In terms of local planning policy, 'Policy CP16' on 'Biodiversity' from the '*Local Plan Part 1, Joint Core Strategy*' 2013 stipulates that the Local Planning Authority will support development which maintains, protects and enhances biodiversity across the District, delivering a net gain in biodiversity, and has regard to the following:

"....new development will be required to show how biodiversity can be retained, protected and enhanced through its design and implementation, for example by designing for wildlife, delivering BAP targets and enhancing Biodiversity Opportunity Areas.... new development will be required to avoid adverse impacts, or if unavoidable ensure that impacts are appropriately mitigated, with compensation measures used only as a last resort. Development proposals will only be supported if the benefits of the development clearly outweigh the harm to the habitat and/or species."

This proposal, as presented, given its location being partially sited within the River Itchen 'SSSI' and 'SAC' has the potential to affect both European and nationally protected species as the designated sites include a number of protected species as interest features. The proposal has failed to submit or demonstrate how biodiversity can be retained, protected and enhanced through its design and implementation, mitigation and/or compensation measures and ability to maintain a District wide network of local wildlife sites and corridors to support the integrity of the biodiversity network, prevent fragmentation, and enable biodiversity to respond and adapt to the impacts of climate change contrary to 'Policy CP16' on 'Biodiversity' from the '*Local Plan Part 1, Joint Core Strategy*' 2013 and the Councils '*Biodiversity Action Plan 2005*', and the '*Winchester Biodiversity Action Plan*' 2005; and Para 117-118 from the '*NPPF*' 2012.

Recommendation

Application Refused;

1. In the absence of any overriding justification or specific identified need on agricultural grounds, the proposal constitutes an undesirable intensification of sporadic development in the countryside, and represents an undesirable intrusion in the countryside, prevalent to the characteristics of the locality and principles of sustainable development.

Therefore the proposal is inconsistent with the provisions of the development plan as it fails to protect the natural and built environment and would reinforce unsustainable transport patterns contrary to policies 'DS1, MTRA 4, CP20' from the '*Local Plan Part 1, Joint Core Strategy*' 2013; and policies 'DM1, DM11, DM23' from the '*Local Plan Part 2*'

2. The proposal having regard to the individual circumstances of their case and its relationship with adjacent development is considered to represent an inappropriate form of development in this sensitive countryside location. The proposal by virtue of its built form and location is considered to represent an unduly intrusive and obtrusive impact in the landscape and is considered unacceptable in these individual circumstances.

Therefore the proposal fails to represent an appropriate form of a development which would be harmful to the visual quality of the area contrary to policies 'DM15', DM16, DM17, DM18, DM20, DM23, DM24' from the '*Local Plan Part 2*'; and policies 'CP13, CP20' from Winchester City Councils '*Local Plan Part 1 - The Joint Core Strategy*' 2013; and Winchester District Councils Supplementary Planning Document on '*High Quality Places*' 2015; and '*Landscape Character Assessment*' 2004; and Paras 17 and 118 from the '*National Planning Policy Framework*' 2012.

3. The proposal, having regard to the individual circumstances of the case, has failed to justify in the case any level of safeguard or measure of mitigation which preserves or enhances the sites ecological setting and/or represents the best arboricultural practice on the health of the hedgerows.

Therefore the proposal would result in adverse impact the fauna and flora of the area and fail to preserve or enhance the intrinsic landscape character of the area contrary to 'Policy CP16' from the '*Local Plan Part 1, Joint Core Strategy*' 2013; and 'Policy DM23' from the '*Local Plan Part 2*'; and 'Policy CP20' on from the '*Local Plan Part 1, Joint Core Strategy*' 2013; and Paras 117-118 from the '*National Planning Policy Framework*' 2012.

Informatives:

1. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Local Plan Part 1 Joint Core Strategy: DS1, MTRA 4, CP13, CP16, CP19, CP20;

Local Plan Part 2: DM1, DM11, DM12, DM15, DM16, DM17, DM18, DM20, DM23, DM24.

2. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;
-offering a pre-application advice service and,
-updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Refusal of Planning Permission

Planning Application Reference: **16/02638/FUL**

Decision Date:- 17/07/2017

Winchester City Council **REFUSES** planning permission for **Retrospective consent for the continued siting of a mobile home to serve as a temporary agricultural workers accommodation, retention of existing structures (hot food kiosk and the freezer unit and shop) and vehicular hardstanding areas at Land To The North West Of Highbridge Road, Highbridge, SO50 6HN**, for the following reasons:-

- 1 In the absence of any overriding justification or specific identified need on agricultural grounds, the proposal constitutes an undesirable intensification of sporadic development in the countryside, and represents an undesirable intrusion in the countryside, prevalent to the characteristics of the locality and principles of sustainable development. Therefore, the proposal is inconsistent with the provisions of the development plan as it fails to protect the natural and built environment and would reinforce unsustainable transport patterns contrary to policies 'DS1, MTRA 4, CP20' from the *'Local Plan Part 1, Joint Core Strategy'* 2013; and policies 'DM1, DM11, DM23' from the *'Local Plan Part 2'*.
- 2 The proposal having regard to the individual circumstances of their case and its relationship with adjacent development is considered to represent an inappropriate form of development in this sensitive countryside location. The proposal by virtue of its built form and location is considered to represent an unduly intrusive and obtrusive impact in the landscape and is considered unacceptable in these individual circumstances. Therefore the proposal fails to represent an appropriate form of a development which would be harmful to the visual quality of the area contrary to policies 'DM15', 'DM16, DM17, DM18, DM20, DM23, DM24' from the *'Local Plan Part 2'*; and policies 'CP13, CP20' from Winchester City Councils *'Local Plan Part 1 - The Joint Core Strategy'* 2013; and Winchester District Councils Supplementary Planning Document on *'High Quality Places'* 2015; and *'Landscape Character Assessment'* 2004; and Paras 17 and 118 from the *'National Planning Policy Framework'* 2012.
- 3 The proposal, having regard to the individual circumstances of the case, has failed to justify in the case any level of safeguard or measure of mitigation which preserves or enhances the sites ecological setting and/or represents the best arboricultural practice on the health of the hedgerows. Therefore the proposal would result in adverse impact the fauna and flora of the area and fail to preserve or enhance the intrinsic landscape character of the area contrary to 'Policy CP16' from the *'Local Plan Part 1, Joint Core Strategy'* 2013; and 'Policy DM23' from the *'Local Plan Part 2'*; and 'Policy CP20' on from the *'Local Plan Part 1, Joint Core Strategy'* 2013; and Paras 117-118 from the *'National Planning Policy Framework'* 2012.

J Pinnock

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

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Notes To Accompany Planning Decision Notice

General Notes for Your Information:

1. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Local Plan Part 1 Joint Core Strategy: DS1, MTRA 4, CP13, CP16, CP19, CP20;
Local Plan Part 2: DM1, DM11, DM15, DM16, DM17, DM18, DM20, DM23, DM24.
2. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

-offering a pre-application advice service and,
-updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

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

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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