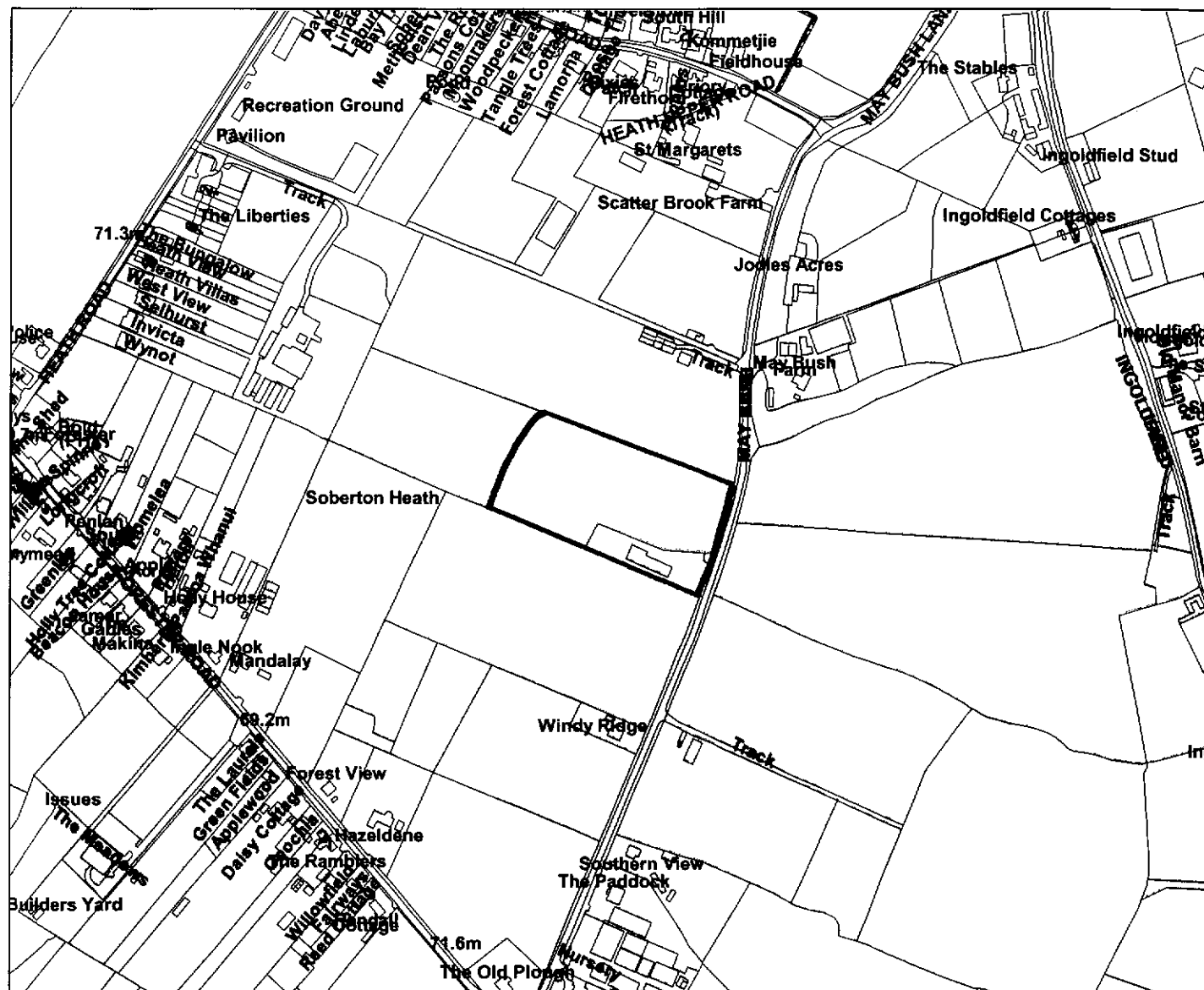


11/02030/FUL



Legend



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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	18 November 2011
SLA Number	00018301

Scale:

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 1
Case No: 11/02030/FUL / W21566/02
Proposal Description: Change of use of land and associated engineering works for the provision of thirty-five all-weather pitches for touring caravans
Address: Land At Maybush Lane Maybush Lane Soberton Hampshire
Parish, or Ward if within Winchester City: Soberton
Applicants Name: Mr Steve Scott
Case Officer: Mr James Jenkison
Date Valid: 8 September 2011
Site Factors: Forest of Bere Landscape Character Area.
The South Downs National Park extends along the south side of Liberty Road and the west side of Heath Road, encompassing the Forest of Bere located to the south of the application site.
Civil Aviation
County Heritage Site
Recommendation: Application permitted subject to conditions.

Appendix 1 – Appeal decision APP/L1765/A/11/2145112 for planning application 10/01117/FUL – 60 pitch caravan site at Knowle Farm, Mayles Lane, Knowle

General Comments

This application is reported to Committee because of the number of objections received.

In response to concerns expressed by the Highways Engineer regarding the access an amended site plan has been submitted setting the entrance gates 15 metres back from the highways edge.

Proposed floor plans of the existing barn on the site have also been submitted, with the proposed use of the building being for cycle stands, utility area and storage.

Site Description

Soberton Heath is a dispersed rural settlement, arranged around a core network of roads, and is characterised by paddocks interspersed with short ribbons of frontage residential development with long rear gardens. There are several small businesses (such as a builders yard, nursery and joinery) within this core, often located behind the residential plots. Beyond this core network, the locality has a much more open and undeveloped countryside character.

The location of the application site is typical of the area, with Maybush Lane, Chapel Lane, Heath Road and Forester Road forming a rural block with short ribbons of residential frontage development along Chapel Lane, Heath Road and Forester Road. Maybush Lane has a much more rural impression, being enclosed by hedgerows and characterised predominantly by fields on both sides, but also having a scattering of residential development and other built forms of development on the west side in particular (such as Windy Ridge and the barn on the application site). The junction with Forester Road and Kiln Hill has a more built up appearance due to a group of recently

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built and extended houses and Meon Valley Nurseries.

The application site comprises a relatively flat field of approximately 1.5 hectares, with a barn and hardstanding located at the south east corner. The applicant also owns another field to the rear of the application site and the application will create a formal subdivision of the field. The fields have been used for caravan club rallies, which are able to be undertaken as permitted development for up to 28 days per year. When approached along Maybush Lane the site is identifiable by a high fence and a low hedgerow, which affords views of campervans, and the entrance gates and fences at the point of access.

Soberton Heath is an unsustainable location in so much as it has limited local services and facilities in the village and is not well served by public transport. For the purpose of planning policy, the application site lies within the countryside and within the Forest of Bere Landscape Character Area.

Proposal

The proposal is to construct 35 all weather pitches for a touring caravan site and will include converting the barn for storage, utility and cycle storage as well as additional landscaping.

Relevant Planning History

09/01702/FUL - (AMENDED DESCRIPTION) Provision of thirty-five all-weather touring-caravans pitches and change of use of land for the stationing of 120 touring caravans. Refused 20th November 2009. In addition to 35 concrete all weather pitches this scheme sought to formalise the use of a larger area of land for 120 camping caravans. This scheme was refused for the following reasons:

- 1 It was considered to be of a size and scale inappropriate in this countryside location and would have a detrimental visual impact on the character and appearance of the surrounding rural area.
- 2 The proposed development would lead to a significant increase in traffic movements associated with this site and the increased use of the existing vehicular access, which had sub-standard visibility splays in each direction well below the normal minimum requirements, would cause an increased danger and inconvenience to users of the adjoining highway. It was also considered that the roads leading to and from the site were of inadequate width and alignment to safely accommodate the additional traffic which the proposed development would generate.
- 3 The proposed development failed to adequately address drainage issues.

11/00646/FUL - Continued stationing of a reception/rally office. Permitted subject to conditions 9th June 2011.

10/01117/FUL – 60 pitch caravan site at Knowle Farm, Mayles Lane, Knowle. Refused 27 July 2010. Appeal ref: APP/L1765/A/11/2145112 dismissed.

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Consultations

Engineers: Drainage:

The applicant has submitted a drainage strategy for the site with foul going to a cess pool and storm water from the caravans being absorbed by the field drainage system. Permeable paving will be used for the drives and accesses. Condition recommended.

Engineers: Highways:

Considered that based on the traffic assessment and evidence provided that insufficient demonstrable harm would occur to highway safety to successfully sustain a highway reason for refusal at appeal for the reasons identified in response to the previous application W21566.

Condition recommended ensuring the entrance gate is set back 15 metres from the edge of the highway.

Environmental Protection:

Raised no objection to the proposal.

Landscape:

Local Plan policy CE.5 requires development in the countryside to respect the character of the landscape and to avoid harming the key characteristics of the Landscape Character Area (LCA) concerned and the Soberton and Newtown Village Design Statement identifies several important views and glimpses which should not be 'degraded by inappropriate structures', however the site does not affect any of these.

The WCC Landscape Character Assessment (2004) notes that:

"the rural / natural aspects of this landscape (type) are being undermined by sub-urbanisation, and the presence of fairly busy roads has reduced the tranquillity of the area."

In the description of this particular character area (Forest of Bere Landscape Character Area) it states that there is a:

"remote and enclosed feel to much of the area, due to woodland and narrow hedged roads."

The proposal is not a small facility, covering as it may do an area of some 2.4 ha., however, despite its large size there will be very few publically accessible locations where it will be open to view. Middle distance views will be obtainable from the upper floors of neighbouring residential property and yet this aspect can be addressed by the proposed planting scheme. Visual intrusion into the surrounding rural landscape is considered to be negligible.

The main issue will be the impact the coming and going of the users of this large facility will have on the remote and tranquil rural character of the surrounding area.

Hampshire County Council Ecology:

If the field is closely mown and being used as a camping site it seems less likely that barn owls would be foraging over it - because of lack of food and presence of people. Lighting should be minimised and kept low level.

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Environment Agency: had no objection to the application.

Southern Water: considered the Environment Agency and WCC drainage engineer best placed to advise on the situation.

Representations:

Soberton Parish Council objected to the application on the following grounds:

- Development will be visually intrusive and evident and out of character with the local area. White caravan's highly visible and high fence does not have planning permission.
- Traffic congestion and safety concerns due to narrow lanes with tight bends. Verge destruction and discomfort caused to cyclists, walkers and horse riders. Need for sewage tankers will contribute to this.
- Unsustainable location with no services.
- Landscape belt should be required.
- 90% of the responses from the Parish Council Blueprint questionnaire were against more caravan parks in the community. Blueprint exercise also indicated that there was no need for further development which would spoil existing character.

42 letters received objecting to the application for the following reasons:

- Development will be visually intrusive and have an urbanising effect, including as a result of light pollution.
- Inappropriate size and scale for location.
- Nuisance and inconvenience to local traffic, pedestrians, horse riders and school children due to need to use narrow winding roads with no footways or street lights and which are unsuited to larger caravans.
- Sewage disposal problems with large tankers required to be used.
- Area has no amenities, bus service or facilities.
- Noise impact on neighbours including from holiday makers visiting local pubs.
- No assessment of traffic impact on Church Road.
- Impact on protected species.
- Quietness cherished.

25 letters of support received.

- Will support local businesses and local public houses.
- Local walks in Meon Valley.
- Well located to Portsmouth and Southampton, including ferries.
- Will bring tourism to the locality.

Relevant Planning Policy:

South East Plan 2009:

Policy TSR2 encourages recreation base tourism in rural areas appropriate to their location.

Policy TSR5 directs that in making decisions local planning authorities provide specific guidance on the appropriate location of relevant accommodation sub-sectors which

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should be informed by their different site requirements and market characteristics and how these relate to local planning objectives. In the supporting text it notes that camping and caravan sites provide a valuable role in supporting longer stay/higher value rural tourism.

Adopted Winchester District Local Plan Review 2006

DP3, DP4, DP11, CE5

RT17 – relates to small scale sites only, however, the supporting text provides some guidance.

National Planning Policy Guidance/Statements:

PPS4 – Policy EC7.

PPS 7 Sustainable Development in Rural Areas.

PPG13 – Transport.

Good Practice Guide on Planning for Tourism.

Supplementary Planning Guidance

Soberton and Newtown Village Design Statement.

The Soberton and Newtown Village Design Statement notes the qualities that the local community appreciates, including peace and quiet, closeness to nature and darkness at night (pg.11) and describes how local people use local rural lanes and roads (pg.12).

Planning Considerations

Principle of development

The Good Practice Guide to Tourism promotes sustainable development patterns and has a section (Annex. A, para.19) on touring caravan proposals, promoting sites which are close to settlements as the most sustainable option. The Guide acknowledges that planning issues relating to a proposal may make them impractical and unviable. Like the Good Practice Guide PPS7 supports sustainable rural tourism and promotes their location close to local centres that provide facilities. It also notes that large scale development should have its advantages and disadvantages weighed up. Neither PPS7 nor The Good Practice Guide to Tourism refer to traffic issues associated specifically with caravanning and the plan led approach is promoted, including identification of optimal locations for development and avoiding adverse impacts. PPG13 promotes sustainable transport and reducing the need to travel by car and at Paragraph 29 sets out the need to provide for the safety of all road users. Paragraph 43 indicates a degree of leniency for small scale businesses.

Policy RT17 of the Adopted Winchester District Local Plan Review 2006 and the recreation and tourism policies generally only support the principle of developing small scale sites in the countryside where certain criteria are met and even then only in certain circumstances. For these reasons, and those set out in the Good Practice Guide and national policy guidance, it is necessary to assess the scale of the proposed development in order to determine its acceptability in principle.

Whilst travel to any caravan site will necessitate vehicle travel a sustainable location on bus routes and near to facilities and proximate to countryside walks and rides etc. would help to reduce the need for the use of cars or other motor transport for holiday makers. Soberton Heath is an unsustainable rural location with very limited access to facilities and

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public transport and therefore any large scale caravan site would be considered to be an unacceptable form of development here, notwithstanding potential benefits to the local economy (those benefits could be achieved in a more sustainable location).

The 1.8 hectare 60 pitch site at Knowle (refer Appendix 1) included a clubroom and research for that planning application indicated that, within the Winchester context, a small scale site would be anything up to 15 or 16 pitches as sites larger than this tend to start requiring facilities such as a dedicated managers office and storage facilities (as with the site at Knowle). Nearby Rookesbury Park located in woodland off Hundred Acres Road, is able to accommodate 180 caravans, and has 69 formed pitches and would be considered to be a large site. The applicant's agent has indicated that no facilities are currently proposed for this site and the scale of the proposal indicates that it fits somewhere between a small and a large scale site.

The proposal is considered to be located in an unsustainable location in the countryside, but its scale is such that this matter should be balanced against the fact that it assists in promoting tourism and would provide a caravan site near to, but not within, the South Downs National Park and near to a countryside park (West Walk) administered by the Forestry Commission where rural recreational activities are promoted. Whilst West Walk, the River Meon and local public houses are not immediately proximate to the site, representations indicate that holidaymakers from the rally's that have been held on the application site frequent the facilities, thereby helping to support their viability, and take advantage of the outdoor recreation available. The letters of support for the application also indicate that a proportion of the holidaymakers live in nearby urban areas.

It is acknowledged that this scheme could not be regarded as small scale for the reasons explained above and is not in accordance with Policy RT17 in this respect. However, compared to larger scale caravan sites, like Rookesbury Park, the proposal is modest in scale. The landscape, transport and other impacts of the development are discussed in detail below and do not provide sufficient justification to refuse the application. It is also relevant to consider that the site has been used for caravan rallies in the past and these events have tended to attract more caravans than are now proposed with this scheme. Taking this into account, and the potential employment benefits, and benefits to the public house and other facilities in the wider area, it is considered that, on balance, permission should be granted as no material harm would result from the development. In reaching this conclusion it is accepted that the development is in an unsustainable location which is not ideal. However, it is often the case that sites which are suitable in all other respects for this type of tourist accommodation are located in areas which lack facilities and public transport links. On balance it is therefore considered that an unsustainable location should not prevent permission being granted in this instance.

Design/layout/amount

Paragraph 6 of the appeal decision for the Knowle caravan site (60 pitches on 1.8 hectares, average 300 square metres per pitch) noted the concerns that can arise from over intensive pitch development. The application site is less intensive (35 pitches on 1.5 hectares), with plans show the potential for a combined caravan/awning of 7.5 x 5.7 metres on a pitch measure 10 x 10 metres with internal hedgerows and lawn areas breaking up paving surfaces. The amount of development is therefore considered to be appropriate for the size of the site.

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Impact on character of area and local and neighbours amenities

Because the application site and its surroundings are relatively flat and on a plateau there are only limited views of the site over long distances or from elevated positions. The use of the site will introduce large metallic vehicles, including campervans, that are not in character with the surrounding countryside and these may be visible from Maybush Lane as well as some surrounding properties. However, the fact that the proposal is not introducing additional buildings, or more permanent static homes, is at a reduced scale to the scheme that was refused in 2009, has overcome drainage concerns and includes a landscaping scheme, it is considered that this site would be able to accommodate a touring caravan site of the type proposed in its landscape context.

The impact on neighbours and local amenities and the character of the rural lanes here is an important consideration and the landscape character area and Village Design Statement seek to protect these qualities. However, this part of Soberton Heath has not been included within the National Park, is relatively isolated from nearby residential properties (approximately 224m from gardens of Heath Road properties and approximately 110 metres away from Windy Ridge) and the highways engineer has not objected on highways safety grounds. Additionally, a detailed assessment of the impact of the 120 caravan scheme submitted in 2009 concluded that residential amenities would not be harmed as a consequence of that proposal and the impact is substantially less for the current proposal of 35 pitches.

Whilst there will be additional activity and traffic generated by the proposed development, it is considered that it would not be of a scale and intensity which would be materially harmful to the character of the rural roads and neighbours amenities.

Highways/Parking

The applicant has submitted a detailed traffic report and the highways engineer has noted that the access now provides adequate visibility, that the rural road network here is able to accommodate the additional level of traffic proposed and that the only personal injury accident along Maybush Lane between 2005 and 2010 was further north of the site due to loss of control of a vehicle in icy conditions. Other accidents did not involve vehicles towing caravans. Mayles Lane, the subject of the Knowle appeal decision for the 60 pitch site, had similar characteristics; however the Inspector on that occasion (para.9-12) noted that this is typical of many rural roads. It is therefore considered that in the context of a 35 pitch site the proposal would not be materially harmful to highways safety.

Wildlife habitats

Because the site is mown and is already used for caravan rally's it is unlikely to provide a valuable foraging or habitat ground for protected species.

Conclusion

Caravan and camping grounds should preferably be located in more sustainable locations or closer to local facilities and public transport where those services are more likely to be used but suitable sites are sometimes on sites which are not particularly sustainable or are not otherwise available as caravan and camping grounds. The fields here have been used for caravan rallies for some time as permitted development and planning permission has been granted for use of a mobile home as a reception office. Drainage and highways concerns have now been investigated further since the refused 2009 scheme and appropriate

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mitigation proposed. The application is for 35 pitches, includes landscaping and has a degree of accessibility to local countryside recreation and public houses. It is considered that, in these circumstances an exception to policy should be made and planning permission granted subject to the conditions listed.

Recommendation

Application Permitted subject to the following condition(s):

(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)

Conditions

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2 No development shall take place until a detailed scheme of both hard and soft landscape works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved within the first planting season of the substantial completion of the development or as otherwise agreed in writing by the Local Planning Authority. These details shall include the following, as relevant:

- means of enclosure, including new hedgerow planting:
- hard surfacing areas and hard surfacing materials:
- landscape areas

Soft landscape details shall include the following as relevant:

- Retention of existing trees and hedgerows
- planting plans
- written specifications (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- schedule of plants for the re-enforcement of the existing hedgerow and new hedgerow planting:
- manner and treatment of watercourses, ditches and banks:
- implementation programme.

Reason: To improve the appearance of the site in the interests of visual amenity.

3 No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

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Reason: To mitigate the urbanising impact the proposal will have on the countryside here and to protect countryside amenities.

4 Prior to the use commencing on the site car parking, caravan pitches and roadways shall be constructed, surfaced and marked out in accordance with the amended plans and details submitted and thereafter retained and maintained as such.

Reason: To ensure that adequate on-site parking and turning facilities are made available.

5 Prior to the use commencing on the site details of the location and design of the entrance gates and any associated enclosures or fencing shall be submitted and approved in writing by the Local Planning Authority. The gates and enclosures shall be constructed in accordance with the approved details prior to the use commencing and shall thereafter be retained.

Reason: In the interests of highways safety and the amenities of the locality.

6 No floodlighting or any other form of external lighting, whether free-standing or affixed to an existing structure, shall be provided on the site at any time unless agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the countryside.

7 No more than 35 caravans or campervans shall be stationed on the land at any time.

Reason: For the avoidance of doubt as to the scope of this planning permission, to ensure adequate levels of on-site amenity (including landscaping) and because the site is located in an unsustainable location that would preclude more intensive development of the site.

8 The development hereby approved shall not be brought into use for any purpose until a system for the disposal of sewage and surface water (including methods for the retention/management of greywater and stormwater within the site) has been provided on the site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory provision of foul and surface water drainage and to prevent flooding.

9 The use of the pitches hereby permitted shall be limited to use by touring caravans and campervans for holiday accommodation purposes only. The occupation of any pitch on the site by the same person(s) shall be limited to a maximum period of 4 weeks and for no more than 3 times per year, with a break between each occupation, by the same occupier, of 4 weeks.

Reason: To accord with the terms of the application since the site lies within an area where residential use would not normally be permitted.

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Informatives:

The development is not in accordance with the Policies and Proposals of the Development Plan or national planning guidance set out below but there are other material considerations which indicate that the determination should be made other than in accordance with Development Plan as set out in Section 38(6) and Section 39 of the Planning and Compulsory Purchase Act 2004.

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

Winchester District Local Plan Review 2006: DP3, DP4, CE5, DP11, T2
South East Plan 2009: TSR2, TSR5

PPS4: Planning for sustainable economic growth.
PPS7: Sustainable Development in Rural Areas.
PPG13: Transport.

Soberton and Newtown Village Design Statement (supplementary planning document)

Good Practice Guide on Planning for Tourism.

The proposal is not considered to be a small scale development subject to Policy RT17 however; the supporting text provides some guidance.

All works including demolition and construction should only be carried out between the hours of 0800 and 1800hrs Monday to Friday and 0800 and 1300hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Health and Housing Service, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

No materials should be burnt on site. Where the Health and Housing Service substantiate allegations of statutory nuisance, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through burning of materials is a direct offence under The Clean Air Act 1993.

This planning permission relates to the area of land enclosed by the red line of the submitted location plan only and does not in any way purport or seeks to purport permission for any use of the land shown enclosed by the blue line on the submitted location plan.

SOBERTON PARISH COUNCIL

Clerk: Norman Chapman

Meadow Cottage, West Street, Soberton, SO32 3PL

Telephone: 01489877378 Email: norman@soberton.org.uk

The Head of Planning
Winchester City Council
City Offices
Colebrook Street
WINCHESTER
SO23 9LJ

26th September 2011

Case Ref: 11/02030/FUL.

W Ref: W21566/02

Dear Sirs,

Land at Maybush Lane, Soberton Heath.

Proposal: Change of use and associated engineering works for the provision of thirty five all weather pitches for touring caravans.

PARISH COUNCIL OBJECTION

Soberton Parish Council at its meeting on 20th September 2011, resolved unanimously to **object** to this application for the following reasons:

Countryside Policies: The site is visually open from the North, South and the West. Views can be gained of the site from many local residences, adjacent lanes and the public recreation ground to the West. As walkers, horse riders and cyclists approach the site from the North and South on Maybush Lane there are clear views of the site through and over the existing hedgerows.

Character: The existing fence, gates and entrance tyres etc. on the Eastern boundary of the site fronting Maybush Lane are totally out of character with the local area (we note that this fence exceeds 1.2m high without planning approval). The white caravans currently using the site are highly visible over this fence, this reinforces how inappropriate the proposed all weather pitches will be in the local landscape.

Traffic and Safety: The exciting site users approach the site entrance on Maybush Lane from both the North and South, we note that in both directions there are narrow lanes with tight bends. There are constant complaints of caravans blocking the lanes and destroying the edges of the local lanes. Major concerns have been raised by local walkers, cyclists and horse riders for their safety due to the lack of space when being passed by caravans (there are no footpaths locally).

The Application:

- 1, The Parish Council has not been consulted about this application prior to receipt of the application papers from the City Council. There was no pre application consultation with the Parish Council.
- 2, The Design and Access Statement refers to local approved caravan sites, specifically the Rookesbury Park site which is located at West Walk within Bere Forest. This caravan site is totally screened and is connected via a wide lane to the B2177. The site is visually contained and by its location being close to a main road causes minimal impacts locally.
- 3, Sustainability, The proposals do not create a sustainable use; there is no local shop or a regular bus service. Sewage will need to be removed by tanker; management of the site is we assume carried out by a visiting manager as will any form of maintenance none of which is referred to in the traffic report.
4. The Layout, it is felt that the proposal will create an unwelcome intrusion into the countryside. The application layout fails to properly acknowledge the proposal's visual impact. The landscape proposal are inadequate and do not mitigate the visual impact, we feel the application should propose a minimum of a 12m wide buffer using semi mature tree and shrubs planting around the entire site to properly screen the proposed use. The layout should

respect the road frontage, replace the native hedge (recently removed) and propose a 12metre wide tree screen to the front of the site.

5, From the Blueprint consultation the evidence collected shows that local feeling requires that the Parish Council and the City Council should, "Resist development of caravan parks in the area and that there is no need for new/further development which would spoil existing character." It should be noted that 90% of the responses from the Parish Council Blueprint questionnaire were against more caravan parks in the community. Access these documents see links below.

Conclusion

The Parish Council have been continually concerned about creeping development on this site and firmly believe that this is not an appropriate location for such a use and this application will exacerbate the impacts already felt locally by this unwelcome intrusion into the countryside.

We urge officers and the planning committee to reject this application and enforce all existing planning breaches on this site.

Yours faithfully

Norman Chapman

Clerk, Soberton Parish Council

Cab 2115 appendices – Summary of Blue Print consultation page 63

http://www.winchester.gov.uk/Documents/Committees/Cabinet/2100_2199/CAB2115LDF-Appendices.pdf

<http://www.winchester.gov.uk/Documents/Committees/Cabinet/2100_2199/CAB2115LDF-%09Appendices.pdf>

Planning Applications



Winchester City Council

Representation submitted using the 'Planning Applications Online' website

Planning Reference:	11/02030/FUL
Representation Type:	Objection
Submitted By:	Cllr Victoria Weston
	Rookesbury Court Church Road Newtown Hants PO17 6LE

Details:

Case Ref: 11/02030/FUL. W Ref: W21566/02 Dear Sirs, Land at Maybush Lane, Soberton Heath. Proposal: Change of use and associated engineering works for the provision of 35 all weather pitches for touring caravans. I would like to object to this application. In my view the proposed development remains inappropriate due to the size and scale in this countryside location. It already creates a visual impact when larger rallies are in place as well as increase noise. The high fences which are in place are not in character to the area with an impact on the visual amenity of the surrounding rural area. Any development that is in effect 35 dwellings (be it not permanent) will have an impact on traffic on the existing lanes. The location of this development is in an unsustainable village, where there is no village shop and very shortly the limited bus service is to be withdrawn. Drainage is an issue, as the area is not on mains drains and therefore permanent all weather pitches will inevitably result in an increased frequency of the removal of waste that is by large cesspit lorries. These are both noisy and smelly. The recent Blue Print consultation and Plans for Places consultation states that, "for settlements that do not perform well on traditional sustainability criteria" and "this group of settlements should be aimed at delivering the modest levels and types of development which this community wants and which will also help to maintain their local population and services, whilst respecting their concerns about its impact." (see Plans for Places after Blueprint part of the Winchester District Development Framework Core Strategy June 2011 paragraph 7.26 and 7.28 page 40 and CAB2231, section 11.1 page 33. The conclusion in CAB2231 "is for small settlements to proactively respond to the Localism agenda, and to plan for limited development subject to the criteria specified." Therefore from the evidence we have collected, local feeling states: "Resist development of caravan parks in the area and that there is no need for new development which would spoil existing character." It should be noted that 90% of the responses from the Parish Council Blue Print questionnaire were against more caravan parks in the community. To access these documents see links below. Lastly I would like to draw your attention to a letter sent by Winchester City Council to the Camping and Caravanning Club objecting to an extended Rally No.THS661/2012, stating that given its size (up to 125 units) and duration (for 23 days) was not something that the council was willing to support and would prefer if a more appropriate location could be found. However the Camping and Caravan Club replied stating that they have been organising meets and extended rallies at Scotts Haven since 2002 without any problems and intend to continue with arrangements for next year's rally. When determining this application please consider the local residents and the environment and the long term effects this will have on the character of the environment. Any development of this scale will increase light pollution, increase traffic and therefore add to increased emissions and noise. This will in effect be semi urbanization of rural landscape and increase carbon footprint of this area. Yours sincerely Cllr V L Weston District Councillor Links to relevant documents mentioned above.

SOBERTON

PARISH

PLAN

http://www.soberton.org/upload/soberton_parish_plan_appendices.pdf Cab 2115 appendices – Summary of Blue print consultation page 63 http://www.winchester.gov.uk/Documents/Committees/Cabinet/2100_2199/CAB2115LDF-Appendices.pdf Plans for Places after Blueprint June 2011 <http://www.winchester.gov.uk/Documents/LDF/Plans%20for%20Places/Plans4Placesdocumentjune2011.pdf> CAB REPORT 2231 28TH September 2011–09–25 Responses to the Plans for Places after Blueprint document. http://www.winchester.gov.uk/Documents/Committees/Cabinet/2200_2299/CAB2231LDFupdated.pdf