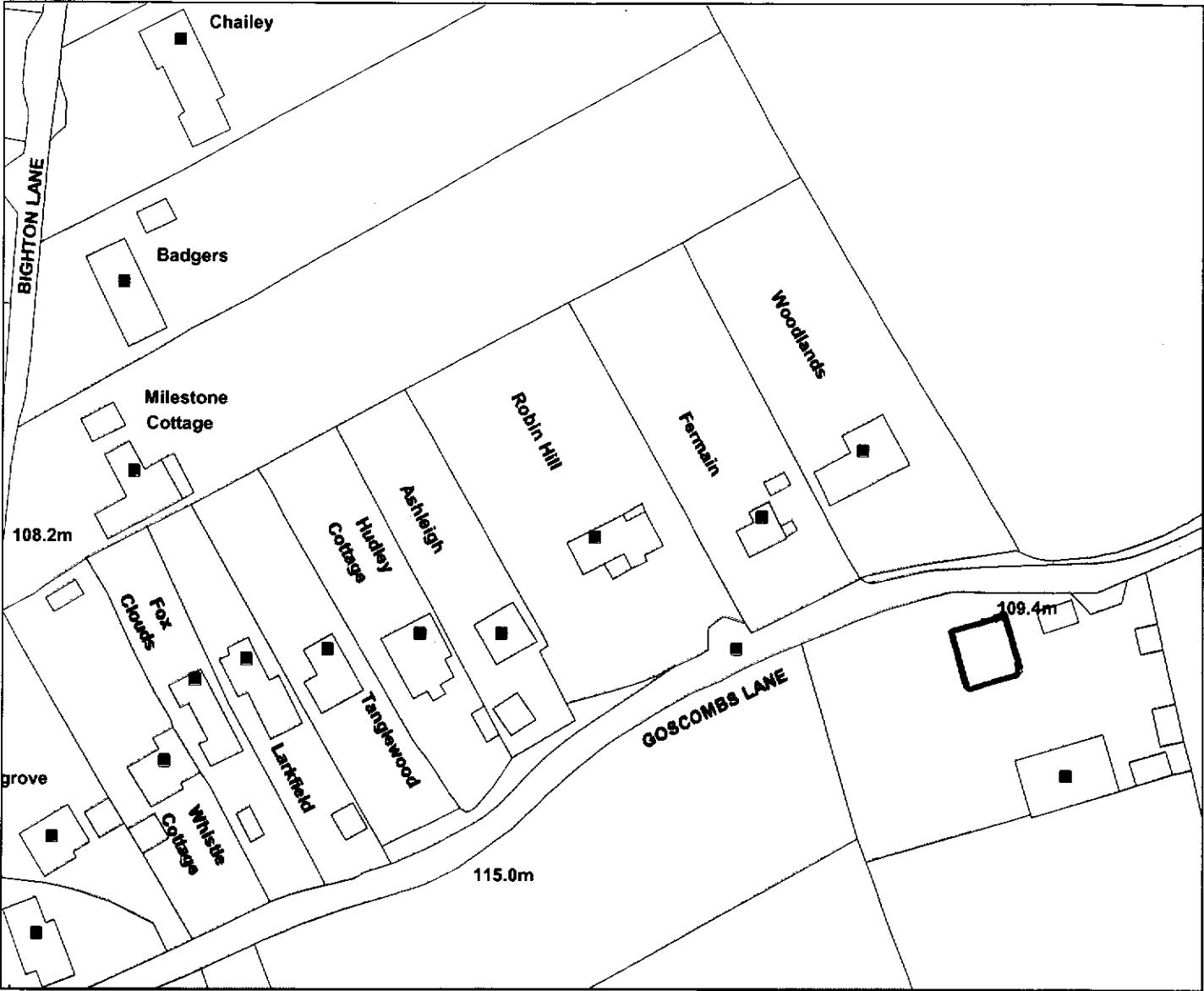


# Goscombe, Goscombe Lane, Gundleton

11/01105/OUT



Legend

Scale:



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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	23 November 2011
SLA Number	00018301

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**Item No:** 5  
**Case No:** 11/01105/OUT / W21283/01  
**Proposal Description:** 1 no. agricultural workers dwelling (OUTLINE)  
**Address:** Goscombe Farm Goscombe Lane Gundleton Hampshire  
**Parish, or Ward if within Winchester City:** Bighton  
**Applicants Name:** Mrs S Jackson  
**Case Officer:** Mr Rob Riding  
**Date Valid:** 19 May 2011  
**Site Factors:** Countryside  
**Recommendation:** Application Refused

### **General Comments**

This application is reported to Committee at the request of Bighton Parish Council, whose request is appended in full to this report.

The application is for outline planning consent. The principle of the development, the proposed use of the existing access and proposed layout are to be determined at this stage with the remaining matters reserved.

### **Site Description**

The application site is located in a countryside location in the hamlet of Gundleton and lies to the south side of Goscombe Lane. The site known as Goscombe Farm consists of an area 2.67 hectares in size (6.60 acres) and vehicular access to the site is from Goscombe Lane which runs alongside the northern boundary of the site. Within the site there is a group of agricultural buildings and a yard which are set back slightly from the highway. The boundary of the site with Goscombe Lane is relatively well screened with an indigenous mature hedgerow and trees which offer an element of screening to the site although glimpses can still be achieved through the vegetation and to a greater degree from the access to the site.

The wider area is typically rural in character with a cluster of residential development to the north side of Goscombe Lane and Bighton Lane to the west. The application site lies opposite a row of residential properties one of which, Hudley Cottage, is owned by the applicant. The dwellings extend as far east as the farm complex, whereupon the lane becomes more rural in character.

### **Proposal**

This proposal is for outline consent for an agricultural workers dwelling, the detailed design of the proposed dwelling has been reserved until the principle of the development has first been agreed. All that is under consideration in this application is the principle of the development, layout and access to the site. Exact details of the orientation and design of the dwelling have therefore not been provided but the applicant has advised the size of the dwelling's floorspace would be in the region of 120sq.m (150sq.m including office space).

In terms of siting the dwelling would be located within close proximity to existing livestock

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buildings to be within sight and sound of the animals and form part of the building group. Access to the dwelling would be from Goscombe Lane using the existing vehicular entrance and via the existing yard.

The applicant and her family currently reside in Hudley Cottage which is owned freehold and lies opposite the application site on the north side of Goscombe Lane. The property is located in the region of 110 -120 metres from the farm building complex, including the siting of the proposed dwelling.

In addition to Goscombe Farm, which is owned freehold by the applicant, a large area of land is rented to support the farming business and in total the land occupied amounts to an estimated 145 hectares (358 acres). All of the land is laid to pasture and used for grazing/forage production to support the applicant's livestock business.

The nature of the applicant's primary enterprise is a suckler cow herd and currently comprises 97 breeding suckler cows/heifers, 3 Charolais bulls, 100-150 youngstock and 3 breeding Large White sows and a boar. The enterprise is currently run solely by the applicant and as the business has grown the applicant has advised that they now require additional labour to cope with increased stock numbers and levels of animal welfare. As a result the applicant feels that at least one of the full-time workers is now required to reside on-site permanently immediately adjacent to the livestock in order to manage the enterprise.

### **Relevant Planning History**

**08/02443/FUL** - Erection of livestock and straw/hay storage building. PER 18th December 2008.

### **Consultations**

#### Engineers: Drainage:

There is no mains drainage available in the village so a private treatment facility would need to be provided with the consent of the Environment Agency. Storm water should be disposed in a sustainable way.

#### Engineers: Highways:

It is likely that traffic movements associated with the use would decrease as the worker would not have to commute to and from work. Therefore acceptable from a highway point of view and given the decrease in traffic a Transport Contribution would not be required.

#### Environmental Protection:

Information held does not highlight any potentially contaminative land uses located on or within the immediate vicinity of the application site. In light of this should a contamination assessment not be considered necessary an appropriate condition regarding the discovery of unexpected ground conditions or materials should be imposed to ensure the proposed development is suitable for use and is not capable of causing unacceptable risks to human health and the environment.

#### Landscape:

The new dwelling where proposed would be well screened by existing hedgerow

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vegetation along the lane frontage and lies within the existing farm complex. It is suggested the dwelling should be sited further back from the boundary frontage to ensure there is no adverse impact on the tree roots or branches of a large sycamore tree within the hedgerow.

Environment Agency:

Registered no comments to make on this application.

Southern Water:

The applicant is advised to consult the Environment Agency regarding the use of a septic tank drainage which disposes of effluent to sub-soil irrigation.

Bruton Knowles, Agricultural Consultant:

There is no dwelling on the holding, nor buildings capable of being converted. However, the applicant and her family live at Hudley Cottage which is only 120m from the application site and is directly opposite the owner occupied land, albeit at a slightly lower level. This property is owner occupied and available to the business and therefore it is important to consider if this property is suitable to meet the needs of the business.

The property does not have a direct line of sight of the livestock accommodation, though it is only 2 minutes walking time from the application site. PPS7 states that existing dwellings on the holding and in the area must be considered for suitability against the functional requirements of the business. With regards to suitability, it is important to consider what an appropriate reaction time to any potential may be. In this case, there are few events that could be prevented by an on-site presence but not by a property only 2 minutes walking distance away. In addition, CCTV monitoring could also prove helpful to warn of any unforeseen events.

Whilst it may be more convenient for the applicant to live on-site this does not mean that the existing off-site property is not suitable to meet the needs of the business. Furthermore, whilst the labour requirement of the enterprise may equate to more than one worker no evidence has been presented to suggest that any employee could not travel to the site with the primary monitoring needs met by the existing property.

Therefore, not all of the criteria set out in Annex A of PPS7 and Policy CE.20 of the adopted Local Plan have been met. A dwelling on-site is not required as the existing off-site owner occupied dwelling is considered sufficient to meet the needs of the enterprise.

**Representations:**

Bighton Parish Council – Support. The applicant has met the criteria as set out in PPS7 which allow a dwelling to be built to accommodate a farm worker and if permission is minded to be refused it is requested that the application goes to committee for their consideration.

Two letters received supporting the application on the grounds that this is a genuine rural enterprise large enough to warrant additional help and is in need of someone closer to the growing enterprise.

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**Relevant Planning Policy:**

South East Plan 2009:

C4 (Landscape and Countryside Management)

Winchester District Local Plan Review

DP.3 (General design criteria)

DP.9 (Infrastructure for new development)

CE.5 (Landscape character)

CE.20 (Housing for essential rural workers)

RT.4 (Recreational space for new housing development)

T.1 (Development location)

T.2 (Development access)

T.4 (Parking standards)

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 7 Sustainable Development in Rural Areas

**Planning Considerations**

Principle of development

The application site is located within the countryside where new dwellings will only be permitted where they are essential to agriculture, forestry or other uses for which a rural location is essential.

The need for the new dwelling must be assessed against the criteria in PPS7 which establishes a functional and financial test which must be satisfied. Local Planning Authorities are required to strictly control new house building (including single dwellings) in the countryside, away from established settlements or from areas allocated for housing in development plans. PPS7 makes it clear that isolated new houses in the countryside will require special justification for planning permission to be granted. Where the special justification for an isolated new house relates to the essential need for a worker to live permanently at or near their place of work in the countryside the criteria set out in Annex A of PPS7 should be applied.

Policy CE.20 of the Winchester District Local Plan Review (WDLPR) broadly follows those criteria and allows the erection of dwellings in the countryside for agricultural workers, provided that:

- (i) the activity has been established for at least 3 years, been profitable for at least one of them, and it is demonstrated that it is currently viable and has a clear prospect of remaining so;*
- (ii) criteria (ii) and (iii) of Policy CE.19 are still satisfied and the dwelling is essential to its continued viability and efficient working;*
- (iii) existing accommodation on or near the holding is inadequate to meet the needs of the workers who must be housed on it;*
- (iv) an existing dwelling (or building suitable for conversion to a dwelling) serving or closely connected with the holding, which was suitable for occupation by an agricultural or forestry worker, has not been recently sold separately or otherwise alienated from the holding;*

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- (v) the proposed dwelling is of a size appropriate to the productivity of the holding (normally 120m<sup>2</sup> -150m<sup>2</sup>, including office space);*
- (vi) the proposed dwelling is designed to reflect local distinctiveness and, where possible, located as close as possible to existing farm buildings.*

An agricultural appraisal has been carried out by Bruton Knowles on behalf of the Council and having taken into account all the evidence submitted with the application the majority of the criteria have been satisfied. The advice given states that there is a full-time functional requirement relating to the livestock for one dwelling, the needs of the enterprise equate to a labour requirement equivalent to at least one full-time worker, the business has produced a profit in one out of the three preceding years and would appear likely that it will remain capable of doing so in the future, and the layout of the dwelling from a functional need point of view is satisfactory. However, the criteria relating to existing accommodation on or near the holding (iii of Policy CE.20) has not been satisfied. There is another property in the immediate vicinity of the application site that is already available to the enterprise and is deemed suitable to be suitable to serve the business.

Hudley Cottage is currently occupied by the applicant and is within 120m of the application site. The property is also directly opposite part of the land owned by the applicant and used in connection with their agricultural enterprise, albeit set back from Goscombe Lane and at a slightly lower level. As the property is owned and occupied by the applicant, and is within close proximity to the application site, it is important to consider if this property is suitable to meet the functional needs of the business.

The applicant has stated that Hudley Cottage is not suitable to meet the needs of the business as the dwelling is not within sight and sound of the resident livestock. In their view the topography of the land between the farm buildings and Hudley Cottage does not allow any view of the livestock and the boundary vegetation along Goscombe Lane obliterates any visual outlook. A dwelling on the holding is therefore considered essential to manage and allow views of the livestock ensuring their health and well-being, and to provide on-site security. The applicant states that other properties in the area have been considered but these are also not within sight or sound due to being located in excess of 100m from the application site, and the properties identified are in excess of a price that the applicant could afford.

Whilst the applicant's reasons for having a dwelling of the holding are noted, as mentioned previously, the advice given by Bruton Knowles is to the contrary and in their view Hudley Cottage would meet the needs of the enterprise. It is acknowledged that Hudley Cottage does not have a direct line of sight of the livestock accommodation and it would be more convenient for the applicant to live on-site to manage their health and well-being. However it is considered that, due to the applicant's existing property being within a two minute walk of the site, there would be few events that could be prevented by an on-site presence that could not be by a property that is only situated two minutes walking distance away from the application site. In addition to this it does not appear that the applicant has given consideration to alternative arrangements to mitigate against any problems that may arise. CCTV monitoring could prove to be helpful in warning of any unforeseen events, a measure that could be utilised whether a property was on-site or down the road.

Therefore, in light of the above, the principle of the development is unacceptable in that

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existing accommodation (Hudley Cottage) under the control and occupied by the applicant lies within close proximity to the application site and is deemed suitable in meeting the needs of the business (Refusal reason No.1).

Impact on character of area and neighbouring property

The proposed location of the dwelling would be within the existing farm building complex and would share the existing vehicular access as the farm from Goscombe Lane. It is considered the location proposed would be acceptable in that it would be well related to existing buildings and the boundary vegetation along the lane frontage would help to screen the dwelling from the public realm.

A dwelling in the location proposed is therefore not considered to harm the character of the area, and nor would it harm the amenity of the occupants of nearby residential properties in terms of loss of outlook, light or privacy due to the screening effect of the boundary vegetation and the degree of separation there would be between the proposed and existing properties.

Highways/Parking

The Highway Engineer has reviewed the proposal and has not raised any objections. Furthermore, they have advised that as this proposal would give rise to a decrease in the number of vehicular movements as the worker would not need to commute to and from work a financial contribution to highways improvements would not be required.

Landscape/Trees

The Landscape Officer has reviewed the proposal and has not raised any concerns regarding the location of the proposed dwelling on the holding in terms of adverse visual impact. There is a sycamore tree within the hedgerow by the proposed dwelling and in light of this it has been suggested that the dwelling should be set further back into the site from the boundary frontage to ensure there is no adverse impact on the tree roots or branches.

However, the trees within the lane frontage are not subject of a Tree Preservation Order and the proposed dwelling would be set back from the boundary of the site by a reasonable distance. On this basis it is considered that the proposed dwelling would not have a materially harmful impact on the boundary vegetation and if permission was minded to be granted the design of the dwelling in a reserved matters application together with the provision of suitable protection measures would ensure the protection of the vegetation prior to, during and following the construction of the property.

Other Matters

In seeking the planning obligation(s) and/or financial contributions for Public Open Space, the Local Planning Authority has had regard to the tests laid down in Circular 05/2005 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

This proposal does not require a contribution towards Transport for the reason given in the preceding section but would require a financial contribution towards Public Open Space. The applicant has not stated how many bedrooms there would be in the proposed dwelling and it is therefore difficult to advise what contribution this application would be require. At the current time, a 1 bedroom dwelling would require a

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contribution of £1,171 up to £3,114 for a 4 bedroom dwelling.

In any event, no contribution towards Public Open Space has been provided and no unilateral undertaking submitted. As planning permission is recommended to be refused, an appropriately worded reason for refusal to reflect this should be included (Refusal reason No.2).

**Recommendation**

**Application Refused**

1 This proposal is contrary to Policy CE20 of the Winchester District Local Plan Review 2006 and the guidance set out in PPS7 in that it has not been demonstrated that existing accommodation in the locality of the application site, which is currently occupied by the applicant, could not fulfil the functional requirements of the enterprise. As a result the erection of a dwelling on site is not acceptable.

2 The proposal is contrary to Policy RT4 of the Adopted Winchester District Local Plan Review 2006 in that it fails to make adequate provision for public recreational open space to the required standard and would therefore be detrimental to the amenities of the area.

**Informatives:**

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

South East Plan 2009: C4

Winchester District Local Plan Review 2006: DP.3, DP.9, CE.5, CE.20, RT.4, T.1, T.2, T.4

National Planning Policy Guidance/Statements: PPS1, PPS7

**Fiona Chaffers**

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**From:** [redacted]  
**Sent:** 23 September 2011 09:26  
**To:** planning  
**Cc:** Rob Riding  
**Subject:** W21283/01 Goscombe Farm Goscombe Lane

11/01105/out Bighton Parish Council  
W ref W21283/01  
Goscombe farm Goscombe Lane Gundleton Hants  
1 no. agricultural workers dwelling (outline)

Bighton Parish Council are aware that a decision has not been made on the above application. At the Parish Council meeting last night (22nd September) the councillors agreed that if you are mindful to refuse permission, they request that the application goes to committee for their consideration.

The Parish Council supports the application.

Sarah White  
clerk to Bighton PC

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