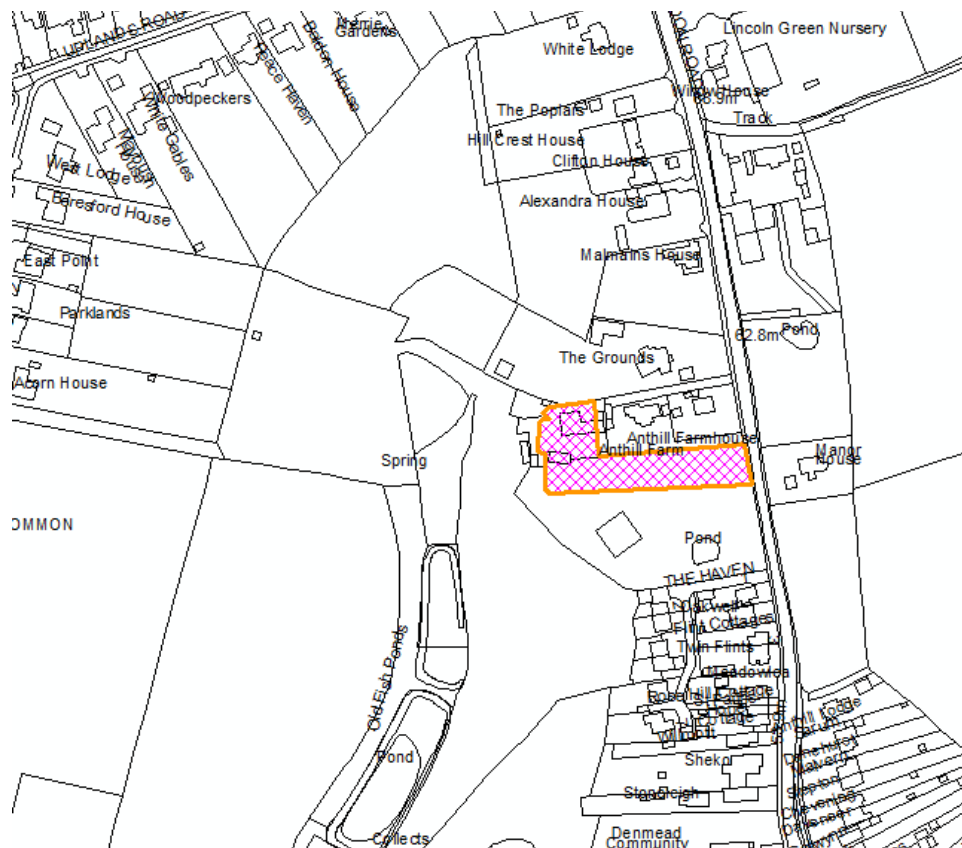


Case No: 24/02402/OUT
Proposal Description: Two Self Build Dwellings.
Address: Anthill Farmlands Hambledon Road Denmead Hampshire
Parish, or Ward if within Winchester City: Denmead Parish Council
Applicants Name: Clive and Sandra Wakefield
Case Officer: Rose Chapman
Date Valid: 02 June 2025
Recommendation: Refuse
Pre Application Advice Yes



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 100019531

Reasons for Recommendation

The development is recommended for refusal as it is considered the proposal would result in additional dwellings outside of the settlement boundary that would reduce the countryside gap and erode the rural character and setting of the village.

General Comments

The application is reported to Committee due to the number of comments received contrary to the Officer's recommendation.

Denmead Parish Council have requested for the application to be determined by Planning Committee, based upon material planning considerations is shown in Appendix 1

Amendments to Plans Negotiated

The application was made valid in November 2024. However, in May 2025 it was found that some of the submitted plans were not compliant with the national validation scheme and the application was invalidated. The amended Location plan was submitted on the 2nd June 2025 and the application was validated. It was decided by officers that all comments made previously would count toward the newly validated application to prevent further confusion for residents.

Additional Bat and Tree surveys were submitted following concerns raised regarding the lack of reports. As this dealt with technical information this was not readvertised.

Site Description

The application site is located off Hambledon Road. There is a pylon adjacent to the application site. The land is sloped to the south presenting a significant level change of approximately 7m from the application site to the Haven to the south. The application site is located at the top of the hill with the existing dwellings and farm buildings readily visible from medium distance views. The site benefits from 2 entrances, an existing farm entrance off Hambledon Road and a shared private access to the north.

The site is generally L shaped with plot 1 located to the rear of an existing cluster of dwellings and farm buildings that are separated from Denmead to the south by fields and woodland. To the north is The Grounds, Anthill Farm and Anthill Farmhouse. The settlement boundary is located approximately 88m from the application site to the north and approximately 50m from the settlement boundary to the south.

There is a patch of ancient woodland to the northwest of the site that forms part of Anthill Common SINC that lies adjacent to the east of the site. The ancient woodland is also covered by a TPO.

Proposal

The proposal is outline for two self-build dwellings, plot 1 would be located to the rear of Anthill Farm and accessed of a shared private driveway. Plot 2 would be accessed directly off Hambledon Road.

The application is in outline with all matters reserved except for access.

Relevant Planning History

78/01057/OLD - Erection of a dwelling and garage – refused 09.05.1978
78/01058/OLD - Erection of a dwelling and garage following demolition of existing dwelling – withdrawn 17.04.1978
79/00681/OLD - Erection of dwelling and garage following demolition of existing dwelling – refused 16.07.1979
87/01425/OLD - Residential development – refused 13.04.1987
14/01429/FUL - Erection of 1 no. two bedroom dwelling following demolition of existing workshops – refused 21.10.2014
15/00800/FUL - Demolition of existing former cow sheds and construction of new single storey two bedroom dwelling – refused, appeal dismissed 06.07.2015
18/02896/PNACOU - Conversion of barn into 2 bedroom dwelling – refused 09.04.2019
19/01090/FUL - Siting a caravan for use as a tea/rest room for private use (retrospective). - permitted 10.07.2019
20/00817/PNACOU - Conversion of existing barn to provide a single storey one bedroom dwelling. – refused, appeal dismissed June 2020

Consultations

Service Lead – Built Environment (Archaeology) -

- No objection

Service Lead – Built Environment (Urban Designer) –

- No objection

Service Lead – Engineering (Drainage) -

- No objection subject to condition

Service Lead – Sustainability and Natural Environment (Ecology) –

- Objection - Further information required.

Service Lead – Sustainability and Natural England (Landscape) –

- Concerns raised in regard to visual and physical impact of plot 2 and impact on hedge adjacent to plot 2 access.

Service Lead – Sustainability and Natural Environment (Trees) –

- Objection

Hampshire County Council (Highway Authority) –

- No objection subject to conditions

Natural England -

- None received

Southern Water -

- No objection

National Grid

- No objection

Portsmouth Water

- No objection subject to conditions

Representations:

Denmead Parish Council

Denmead Parish Council notes that on page 27 of the Planning Statement, it states that "the dwellings will be outside of the settlement boundary", and that there has been at least one previous planning application on the land, of which one was dismissed at appeal by the Planning Inspectorate. Lastly, the applicants have a right of access to the site to care for animals and no right of way to a potential dwelling (plot 1), which is a civil matter.

Denmead Parish Council raises A STRONG OBJECTION with a request that the application is put before the Winchester City Council Planning Committee on the following grounds if the Planning Officer is minded to approve the application:

- *The application is contrary to Policy MTRA4 of the Winchester District Local Plan Part 1 (2013) as it would result in new dwellings in a countryside location with no justification or operational agricultural need identified.*
- *The revised Denmead Neighbourhood Plan is looking to include self-build plots within the settlement boundary.*
- *A previous Planning Inspectorate report states that a proposed dwelling on plot 1 would be "an unwelcome intrusion".*
- *The Parish Council does not believe that both plots can be classified as self-build plots.*

2 Objecting Representations received from different addresses citing the following material planning reasons:

- Overbearing
- Not completely self build
- Plans not illustrative
- Increased traffic
- Poor layout

- Noise
- Loss of view
- Proximity to pylon
- Access to pylon
- Overshadowing
- Not in keeping with surrounding pattern of development
- Uncertainty of overall development
- Impact on SINC
- Land is agricultural not residential
- Enforcement issue on land
- Impact on TPO

7 Supporting representations received from different addresses within Winchester District citing the following material planning reasons:

- Would enhance character of the area
- Good reuse of brownfield land
- No adverse impacts on area or neighbours
- Beneficial for the farm
- Animal welfare

A further 6 supporting representations were received from outside the Winchester district regarding:

- Would enhance character of the area
- Good reuse of brownfield land
- No adverse impacts on area or neighbours
- Beneficial for the farm
- Animal welfare

Relevant Government Planning Policy and Guidance

National Planning Policy Framework (December 2024)

Achieving sustainable development

Decision- making

Delivering a sufficient supply of homes

Promoting healthy and safe communities

Promoting sustainable transport

Making effective use of land

Achieving well-designed and beautiful places

Meeting the challenge of Climate Change, Flooding and coastal change

Conserving and enhancing the natural environment

National Planning Practice Guidance

Appropriate Assessment

Climate Change

Consultation and pre-decision matters

Design: process and tools

Environmental Impact Assessment

Flood risk and coastal change

Light Pollution

Natural Environment

Open space, sports and recreation facilities, public rights of way and local green space

Planning Obligations

Use of planning conditions

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1)

- DS1 – Development Strategy and Principles
- MTRA1 – Development Strategy for Market Towns and Rural Area
- MTRA2 – Market Towns and Larger Villages
- MTRA4 – Development in the Countryside
- CP1 – Housing Provision
- CP2 – Housing Mix
- CP3 – Affordable Housing on Market Led Housing Sites
- CP7 – Open Space, Sport & Recreation
- CP8 – Economic growth and diversification
- CP9 - retention of employment land and premises
- CP10 – Transport
- CP11 – Sustainable Low and Zero Carbon Built Development
- CP13 – High Quality Design
- CP14 – Effective Use of Land
- CP15 – Green Infrastructure
- CP16 - Biodiversity
- CP17 – Flooding

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

- DM1 - Location of new development
- DM2 – Dwelling Sizes
- DM6 – Open Space Provision
- DM14 - Masterplans
- DM15 – Local Distinctiveness
- DM16 – Site Design Criteria
- DM17 – Site Development Principles
- DM18 – Access and Parking
- DM19 – Development and Pollution
- DM20 – Development and Noise
- DM21 – Contaminated land
- DM24 – Special trees, important hedges and ancient woodland
- DM26 – Archaeology

Denmead Neighbourhood Plan

- Policy 1 - A Spatial Plan for the Parish

- Policy 3 - Housing Design

Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

Residential Parking Standards December 2009

Affordable Housing SPD February 2008 with amendment 2012.

Other relevant documents

Climate Emergency Declaration, Carbon Neutrality Action Plan 2020-2023.

Nature Emergency Declaration.

Statement of Community Involvement 2018 and 2020

Winchester District Economic Development Strategy 2010-2020

Hampshire Economic Assessment

Landscape Character Assessment May 2022

Biodiversity Action Plan 2021

Waste Management Guidelines and Bin Arrangements

Position Statement on Nitrate Neutral Development – February 2020

Planning Considerations

Principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 48 of the National Planning Policy Framework (NPPF, 2024) require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The Regulation 19 Local Plan has been agreed by Full Council and the examination has completed. Therefore, the emerging policies can be given appropriate and increasing weight in the assessment of development proposals in advance of Adoption.

LPP1 Policy DS1 sets out the overarching Development Strategy for the district. Amongst various other requirements this policy states that development proposals will be expected to make efficient use of land within existing settlements and prioritise the use of previously developed land in accessible locations in accordance with the development strategies set out in Policies WT1, SH1 and MTRA1.

The application site is located outside of the settlement boundary of Denmead where countryside policies apply.

The Council published its Authorities Monitoring Report (AMR) in December 2024. This showed that a 9.3 year supply of housing land could be demonstrated for the 5-year period 2025-2030 (AMR 2024, para 4.1.3 and AMR Appendix 3.1).

This uses a Standard Method annual figure of 676 dwellings per annum, reflecting the fact that the existing Local Plan requirement is more than 5 years old. It also takes account of 'over-provision' against past requirements.

The NPPF was revised in December 2024 and advises that its 5-year land supply provisions apply with immediate effect (NPPF paras 78 and 231). The revised Standard Method published at the same time indicates a figure of 1,157 dwellings per annum for Winchester District (an increase of 481 dwellings per annum or 71%).

Winchester's new Local Plan 2040 is at an advanced stage with the Examination hearings having recently completed but the inspectors findings have not been released.

The Local Plan will be progressed in accordance with the NPPF's 'transitional arrangements', in particular paragraphs 234 and 235 (confirmed by Inspector's initial letter of 14 January 2025). These allow for a lower housing requirement to be included, and the Council expects to adopt the Local Plan on this basis in late 2025.

Therefore, it would not be appropriate to apply the NPPF Standard Method figure of 1,157 dwellings per annum for the full 5-year period, as there will be an up-to-date Local Plan in place from late 2025 with a lower housing requirement (773 dwellings per annum in the submitted Local Plan).

Taking account of the forthcoming adoption of the new Local Plan and housing requirement, the new Standard Method figure of 1,157 dwellings per annum should be only applied for the first year (2025-26), as it be replaced by the new Local Plan from the end of 2025. After this the new Local Plan will be in place for the remaining 4 years of the 5-year period, with an annual requirement of 773 dwellings per annum.

The NPPF normally requires a 'buffer' of 5% to be applied (NPPF para 78a). NPPF para 78b requires a 20% buffer where there has been 'significant under delivery', but this is not the case in Winchester where the latest Housing Delivery Test showed delivery of 171% of the requirement over the last 3 years. From July 2026 NPPF paragraph 78c applies a 20% buffer where Local Plans adopted in accordance with the transitional arrangements provide less than 80% of the new Standard Method figure (as in Winchester).

The appropriate calculation is set out in the table below which takes account of past 'over-provision' and applies a 5% buffer to the NPPF Standard Method figure for year 1 and a 20% buffer to the Local Plan requirement for years 2-5.

5 Year Period: 2025 - 2030			
a	2011- 2025 requirement (Local Plan trajectory & local housing need)		7,976
b	Completions to Apr 2025 (projected, incl. communal)		9,537
c	'Over-provision' at 2025	(a - b)	1,561

d	Remaining years of Plan		6 years
e	Annual 'over-provision' 2025-2031	(c / d)	260
f	5 Year over-provision	(e x 5)	1,300
g	Annual requirement 2025-26 (local housing need + 5%)	(1157 x 1 + 5%)	1,215
h	Annual requirement 2026-30 (Reg 19 Local Plan + 20%)	(773 x 4 + 20%)	3,710
i	Total 5 Year requirement with buffer	(g + h)	4,925
j	Minus over-provision	(i - f)	3,625
Therefore			
k	Average annual requirement for 5 years	(j/ 5)	725
l	Supply over 5 year period		3,888
m	District 5 year land supply	(l / k)	5.4 years

The Council can therefore demonstrate more than 5 years' housing land supply taking account of the position in Winchester regarding previous over-provision and the imminent adoption of a new Local Plan under the NPPF transitional arrangements.

As it stands, at this point in time, the City Council is able to demonstrate a five year housing supply and therefore there is no shortfall in housing to be rectified. Granting permission for the development at this stage would prejudice the outcome of the plan-making process contrary to the requirements contained within the NPPF. Specifically, this is because the soundness of the emerging plan has not yet been determined by the local plan inspector. However, it must be noted that the precise calculations may also be subject to change due to matters that are evolved throughout the Local Plan examination process.

The proposal includes two Self build dwellings. The Framework sets out that the needs of groups with specific housing requirements should be addressed and this includes people wishing to commission or build their own homes. Under Section 2A of the Self-Build Act and Custom Housebuilding Act 2015, local planning authorities are required to grant a sufficient number of permissions to meet the demand for self and custom-build housing within their area. This demand is to be measured by the number of new applicants entered on the local Self-Build Register in each base period; and that number must be matched by suitable new permissions granted within 3 years of the end of each relevant base period. Authorities must have regard to the Register when carrying out their planning functions, such as when deciding applications.

It is acknowledged that there is currently a requirement for 189 self build dwellings, as of October 2024. However, these are required to be located within the existing settlement boundaries in the first instance under the development plan. The Framework, published in December 2024, sets out that its new five year supply provisions should take immediate effect and include a revised standard methodology for calculating housing needs, along with the need for an appropriate buffer. As discussed above the council are meeting this need. As such it is not considered that the proposal would trigger paragraph 11(d) of the NPPF in this instance.

It is noted that the introduction of Self Build units would have a public benefit however due to the limited number this is given very limited weight.

Policy MTRA2 addresses larger settlements in the rural area including Denmead. This policy requires that development is located within the settlement boundary in the first instance. Development outside of the settlement boundary may be approved provided an assessment of capacity within the built-up area has been completed that demonstrates a need for this type of development within the area. This has not been completed.

The policy then allows for development that would meet a community need or realise local community aspirations. However, these would need to be identified through a neighbourhood plan or other process to demonstrate clear community support. The proposal is not within the existing Denmead Neighbourhood Plan and therefore it is not considered that the proposal would meet this need. The proposal therefore would not meet the requirements of policy MTRA2.

Policy 1 of the Denmead Neighbourhood Plan states that proposals outside of the Denmead Settlement Policy Boundary will be required to conform to development plan policies in respect of the control of development in the countryside. As such the proposal would not meet this policy.

Policy MTRA4 restricts development within the countryside to that which has an operational need, such as agriculture. The proposal is for new housing in the countryside for which there is not an operational need. The proposal would therefore not meet the requirements of MTRA4.

In summary, the proposal is for new dwellings outside the settlement boundary of Denmead. While it is acknowledged that there is a general need for self and custom build dwellings in the district it is not considered that paragraph 11d of the NPPF has been triggered. The proposal would not meet with the requirements of policies DS1, DM1, MTRA1, MTRA2 or MTRA4 of the Local Plan, nor with Policy 1 of the Denmead Neighbourhood Plan.

Assessment under 2017 EIA Regulations.

The development does not fall under Schedule I or Schedule II of the 2017 Environmental Impact Assessment Regulations, therefore an Environmental Impact Assessment is not required.

Impact on character and appearance of area

The application is for 2 dwellings within the countryside.

Illustrative layout plans have been submitted showing that there is ample space for 2 dwellings to be accommodated on the site. Further plans have been submitted in relation to the elevations and floor plans. However, as the application is outline with only access being considered these would require being considered under a reserved matters application.

Plot 2 would be located to the south of the existing line of development behind Anthill Farm and Anthill Farmhouse. The existing site is agricultural grazing land with an open character. The proposal would result in urban creep introducing built form into the countryside and constricting the gap between the 2 ends of the village and obstructing views into anthill common. The Denmead Neighbourhood Plan (page 45) identifies the application site as within a highly sensitive landscape area. Policy DM23 of the Local Plan Part 2 requires that development does not result in harmful visual and physical impacts. It is considered that the proposal would erode the limited countryside area and would further introduce physical and visual features into the countryside setting of the village. It is noted that the area to the north of the application site has a semi-rural character however this character changes at Anthill Common and the Farmlands to include more rural features including farm buildings, ponds and woodland.

In regard to plot 1 it is noted that this area of the site has existing farm buildings. Plot 1 would replace and remove a number of these structures. While it is acknowledged that this land would constitute previously developed land, it is considered that the existing farm buildings would be of a form and layout that would be expected within a countryside location. It is acknowledged that the details of design and layout would be considered under reserved matters however the introduction of residential uses would fundamentally change the character of this area. Given that the existing farm houses are evident in the street scene and wider views from Hambledon Road, the harm of replacing the existing buildings with residential development in this area of the site would not be to a degree that would, in itself, result in a reason for refusal.

In conclusion, it is considered that plot 2 would have an unacceptable harmful impact on the rural character of the area, however plot 1 would be screened from main views around the site and would replace existing buildings making use of previously developed land.

Therefore, the proposal fails to comply with policy DM15, DM23 and CP13.

Development affecting the South Downs National Park

The application site is located 480m from the South Downs National Park.

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) updated 2023. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 182 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

Due to the distance and intervening features, an adverse impact on the National Park and its statutory purposes is not identified.

Historic Environment

No Impact, the works do not affect a statutory Listed building or structure including setting; Conservation Areas, Archaeology or Non-designated Heritage Assets including setting.

Neighbouring amenity

The site is adjacent to 3 dwellings, The Grounds, Anthill Farm and Anthill Farmhouse.

As the application is in outline with the details of siting, design and layout reserved it is not possible to fully assess the impacts at this stage. However, it would be possible to design a scheme that is acceptable in relation to the residential amenity of neighbouring properties. Notwithstanding this, should the application have been considered acceptable in other ways a condition requiring a noise report would have been suggested to secure details at reserved matters stage, should air source heat pumps or mechanical ventilation be required.

Therefore the proposal complies with policy DM17 of the LPP2.

Sustainable Transport

The application site benefits from 2 existing accesses, one to the north which is a shared access to the 2 existing dwellings and an agricultural access to the south. The northern access would serve plot 1 and the southern access would serve plot 2 and provide access to the pylons for the national grid.

The lower access, serving plot 2, would require widening and the removal of a modest amount of hedge as well as cutting back the existing hedge to achieve the required visibility splays. It is noted that concerns have been raised from the Landscape architect in this regard however, as the trimming of the hedge would be minimal, this is not considered to be harmful to a degree that would warrant a reason for refusal under policy DM23.

Therefore the proposal complies with policy DM17 and DM18.

Ecology and Biodiversity

The proposal is for Development within, bordering or in close proximity to a European Protected Site (i.e. River Itchen SAC, The Solent SAC, SPAs, Ramsar Sites) and is for overnight accommodation affecting Nitrates.

The site is located adjacent to Anthill Common SINC. As such a preliminary roost assessment, bat survey and Greater Crested Newt Survey have been submitted. The GCN survey highlighted flaws with the methodology, with only 1 pond within the required buffer being tested for newts. A justification for this has been submitted, where the owners of the other ponds within a 250m radius were not responsive to requests for access. At this stage it is considered that this would be acceptable to justify the lack of surveys, however it is considered that further surveys and a precautionary approach should be taken should the application progress to reserved matters. As such should the application have been considered to be acceptable in other ways, further updates to the ecology and specifically Newts would have been considered appropriate.

Therefore the proposal complies with policy CP15 and CP16.

Appropriate Assessment.

The application will have a likely significant effect in the absence of avoidance and mitigation measures on European and Internationally protected sites as a positive contribution of **5.35 Kg/N/year** is made. The authority has concluded that the adverse effects arising from the proposal are wholly consistent with, and inclusive of the effects detailed in the Winchester City Council Position Statement on nitrate neutral development and the guidance on Nitrates from Natural England.

The authority's appropriate assessment is that the application coupled with a mitigation package secured by way of a Grampian condition complies with this strategy and would result in nitrate neutral development. It can therefore be concluded that there will be no adverse effect on the integrity of the designated sites identified above in this regard.

Should the application have been considered acceptable in other ways a condition requiring details of mitigation would have been proposed.

This represents the authority's Appropriate Assessment as Competent Authority in accordance with requirements under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Article 6 (3) of the Habitats Directive and having due regard to its duties under Section 40(1) of the NERC Act 2006 to the purpose of conserving biodiversity. Consideration of the Ramsar site/s is a matter of government policy set out in the National Planning Policy Framework (2023).

Under Reg 63(4) of the Habs Regs the Council considers that is not appropriate, to take the opinion of the general public, and have not therefore further advertised the Appropriate Assessment.

The development therefore complies with The EU Habitats Directive and Conservation of Habitats & Species (Amendment) Regulations 2011 and contains an Appropriate Assessment as Competent Authority.

Sustainability

Developments should achieve the lowest level of carbon emissions and water consumption which is practical and viable. Policy CP11 expects new residential developments to achieve Level 5 for the Energy aspect of the Code for Sustainable Homes and Level 4 for the water aspect. Should the application have been considered acceptable in other ways a condition to secure the submission of design-stage data prior to the commencement of development to ensure this is complied with.

The proposal therefore complies with policy CP11 of the Local Plan Part 1.

Sustainable Drainage

The application is located within flood zone 1 and therefore is considered to be at low risk of flooding via rivers and sea. No areas of surface water flooding have been highlighted on the EA flood maps.

No details of drainage have been submitted and therefore should the application have been considered acceptable in other ways a condition securing details of foul and surface water drainage would have been recommended.

Therefore the proposal complies with policy CP15 and DM15

Other Topics

Trees

There are a number of mature trees adjacent to the application site, as such a tree report has been submitted. The illustrative plans demonstrate that some development may be situated within the root protection areas of the trees. Trees 1 and 2 to the north of the site, located within the garden area of The Grounds, are already impacted by the existing development and access paths in and around the site. However, in regard to tree 7, located within the garden of Anthill Farm, the submitted report highlights this tree as a B class tree. It is considered that the age, health and visual prominence of this tree would warrant an A class rating for this tree. It is noted that the proposal would result in the removal of some existing buildings to accommodate the proposed development on site and that the final layout is reserved. As such should the application have been considered acceptable in other ways a condition requiring that no build should take place within the root protection area of T7 would have been recommended. In these circumstances the proposal is considered to comply with policy DM24 of the LPP2.

Equality

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the

other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of our duty.

Planning Balance and Conclusion

The application would see 2 self build dwellings located outside of the settlement boundary of Denmead. It is noted that there is currently a shortfall of self and custom build dwellings however, the council can demonstrate a 5 year housing land supply and therefore the tilted balance has not been triggered. The proposal is therefore contrary to policies MTRA2, MTRA3 and MTRA4 of the Local Plan Part 1 and policy 1 of the Denmead Neighbourhood Plan.

The proposal would result in visual and physical harm to the countryside and rural character of the area around Denmead contrary to policy DM23.

Recommendation

Refuse for the following reasons:

1. The application would be contrary to policies DS1, MTRA2, MTRA3, and MTRA4 of the Local Plan Part 1 and policy 1 of the Denmead Neighbourhood Plan, in that it would result in additional dwellings outside of the settlement boundary with no justification.
2. The proposal is contrary to policies DM15(i) and DM23 of the Local Plan Part 2 in that it would result in visual and physical harm to the rural character of the area specifically in relation to plot 2 resulting in encroachment into the countryside.

Informatives

1. In accordance with paragraph 39 of the NPPF, Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

- offer a pre-application advice service and,
- update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

2. This permission is refused for the following reasons:

The development is not in accordance with the Policies and Proposals of the Development Plan set out above, and other material considerations have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be refused.