

PLANNING STATEMENT

BIGHTON BOTTOM FARM, GUNDLETON
MR & MRS CHARLES GONSZOR



Rural Solutions

PLANNING STATEMENT

LOCATION

BIGHTON BOTTOM FARM, GUNDLETON

PROPOSAL

REPLACEMENT DWELLING

APPLICANT

MR & MRS CHARLES GONSZOR

ISSUE DATE

22/04/2021

DRAFTED BY

MICHAEL GORDON
MRTPI, SENIOR PLANNER

REVIEWED & AUTHORISED BY

JAMES ELLIS
MRTPI, ASSOCIATE DIRECTOR

CANALSIDE HOUSE
BREWERY LANE
SKIPTON
NORTH YORKSHIRE
BD23 1DR

01756 797501
INFO@RURALSOLUTIONS.CO.UK
WWW.RURALSOLUTIONS.CO.UK
REGISTERED IN ENGLAND NO. 6839914
VAT REGISTRATION NO. 972 8082 90

| AUTHOR | VERSION | DATE |
|--------|--------------|------------|
| MG | VERSION 1.01 | 14/04/2021 |
| JE | VERSION 1.02 | 15/04/2021 |
| MG | VERSION 1.03 | 16/04/2021 |
| MG | VERSION 1.04 | 20/04/2021 |
| MG | VERSION 1.05 | 22/04/2021 |

CONTENTS

| | |
|---|----|
| 1. INTRODUCTION AND APPROACH | 6 |
| 2. SITE AND SURROUNDINGS | 8 |
| 3. THE APPLICATION | 11 |
| 4. LOCAL AND NATIONAL PLANNING POLICY | 26 |
| 5. ASSESSMENT OF PROPOSED DEVELOPMENT AGAINST POLICY | 31 |
| 6. BENEFITS | 39 |
| 7. CONCLUSIONS | 41 |

I. INTRODUCTION AND APPROACH

- I.1: This Planning Statement is submitted on behalf of Mr & Mrs Charles Gonszor in support of a full planning application for a new replacement dwelling at Bighton Bottom Farm, Bighton Lane, Gundleton.
- I.2: The proposed dwelling is of a very high quality design and will enhance its existing setting, and bring about a range of environmental benefits.
- I.3: On the site at present are a number of buildings, including a farmhouse, an ancillary storage building, a barn with extant consent for conversion into three dwellings (permitted under Class Q Prior Approval), and additional barns which have until recently been in agricultural use.
- I.4: The intention is that the proposed dwelling, that is designed to a very high level of quality and will represent a far more sustainable dwelling than that which is currently on site, will replace the existing buildings, and the new dwelling will raise the standard of design and sustainability on the site.

DESCRIPTION OF DEVELOPMENT

- I.5: The proposed development seeks the following:

Demolition of all existing buildings and the construction of a new farmstead comprising of a new house with a walled garden, access drive and associated landscaping, and the construction of a replacement land management building with yard and stable block.

CONTEXT

- I.6: Submitted in support of this application are the following documents:

- Completed application forms, Certificates and CIL forms.
- Planning Statement.
- Design and Access Statement.
- Drawings package.
- Landscape Design Statement and accompanying plans.
- Landscape and Visual Impact Assessment.
- Preliminary Ecological Assessment and Biodiversity Net Gain Calculations.
- Energy Statement.
- Drainage Statement.

- Lighting Plans.
- Nitrates Assessment.
- Estate Solutions Farm Report.

1.7: This Planning Statement is structured as follows:

- Section 2 details the site and its surroundings, including details of designations and the site's planning history.
- Section 3 provides further detail on the proposed development.
- Section 4 summarises both the local and national planning policies pertinent to the consideration of this application.
- Section 5 assesses the material planning considerations when assessed against policy.
- Section 6 sets out the benefits associated with the development which weigh significantly in favour of the proposed development.
- Section 7 concludes this report.

2. SITE AND SURROUNDINGS

LOCATION

- 2.1: Bighton Bottom Farm is located within the Parish of Bishop's Sutton, c.300m to the southwest of the village of Gundleton and c.1km to the northeast of the village of Bishop's Sutton as shown in the image below.



Figure 1: Aerial image of Bighton Bottom Farm landholding

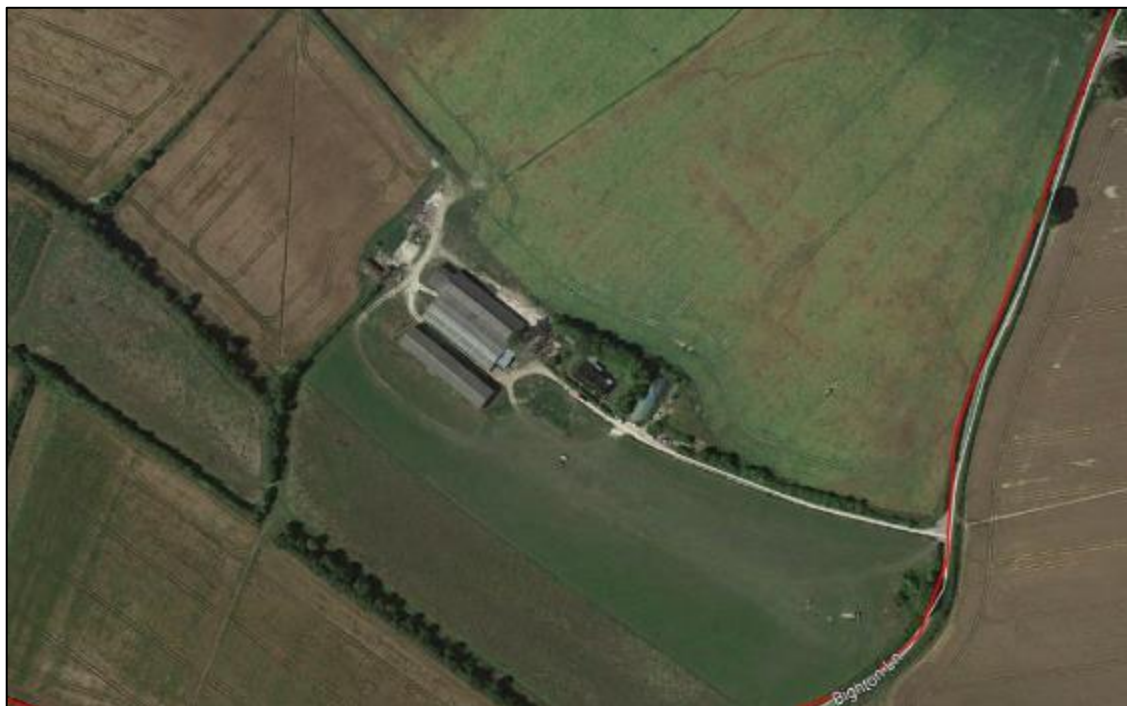


Figure 2: Aerial image of Bighton Bottom Farm

- 2.2: The site consists of the following buildings: detached farmhouse (1), ancillary storage building (2), a barn with extant consent for conversion into three dwellings (permitted under Class Q Prior Approval) (3), and additional barns which have until recently been in agricultural use (4). These are identified on the aerial photograph at Figure 3 below.



Figure 3: Existing buildings on site

- 2.3: The total site area is 82 acres (33 hectares) and the fields surrounding the buildings comprise of meadow grass/pasture and arable land.
- 2.4: Access to the site will be taken via the existing access from Bighton Lane to the east. Bighton Lane links the settlements of Bishop's Sutton to the south with Gundleton to the north. This access was recently considered to be acceptable for use by an additional 3 dwellings at the site approved via a prior notification application (ref: 20/02577/PNACOU) in February 2021.



Figure 4: Existing access point off Bighton Lane (Source: Google Earth, 2021)

DESIGNATIONS

- 2.5: The site lies within a rural location east of Alresford, outside of any defined settlement boundary. The site is not located within the National Park, Area of Outstanding Natural Beauty (AONB) or the Green Belt.
- 2.6: There are no listed buildings within or adjacent to the site and the nearest area of ecological importance is Alresford Ponds Site of Special Scientific Interest (SSSI) c.1.3km to the west of the site.
- 2.7: The site is located in Flood Zone 1, with a low probability of flooding by sea and rivers. The site includes an area identified as being at high risk of surface water flooding.
- 2.8: A public footpath crosses the land holding (south to north) and runs to the west of the main building complex.

PLANNING HISTORY

- 2.9: A review of the Winchester City Council website (accessed April 2021) provides a planning history for the landholding as follows:

| LPA Reference | Description of Development | Decision |
|-----------------|--|--|
| 20/02577/PNACOU | Change of use of agricultural building to form 3 dwellings: 2 smaller and 1 larger | Prior Approval Required APPROVED 01/02/2021 |
| 96/03133/FUL | Extension to grain store | APPROVED 27/01/1997 |
| 96/02580/AGA | Grain Store Extension (See also 96/02792/APN) | WITHDRAWN 11/11/1996 |
| 96/02792/APN | Grain store extension (PLANNING PERMISSION REQUIRED SEE WAG/63/01) (See also 96/02580/AGA) | WITHDRAWN 16/03/1998 |

3. THE APPLICATION

- 3.1: Following the granting of the Prior Approval application in February 2021, the Applicant has decided to bring forward an application for a single replacement house for their own use on the site. The barn that was the subject of the prior approval will be removed from the site.
- 3.2: It is now the Applicant's desire to replace the barn conversion and existing dwelling at Bighton Bottom Farm with a contemporary new house. The house will provide a more energy efficient and sustainable property than either the existing house or the three houses approved under Class Q. The house has been designed specifically for their needs as long term owners.

PROPOSED DEVELOPMENT

- 3.3: The proposed development seeks the demolition of all existing buildings at the site and the construction of a new farmstead comprising of a new house with a walled garden, access drive and associated landscaping, and the construction of a replacement land management building with yard and stable block. The dwelling is to meet the current needs of the applicant.
- 3.4: The design of the proposed dwelling has been brought forward by the Architect, Landscape Architect and Sustainability Advisor working in tandem. The result is a dwelling that is to be built to the highest design standards, both architecturally and with regards to energy efficiency, for the building fabric and its construction incorporates a number of sustainable design features.
- 3.5: The new farmhouse is a contemporary design that enhances its immediate setting, reflects the highest standards of architecture, and is sensitive to the defining characteristics of the local area. It is forward-looking in its environmental and biodiversity credentials.
- 3.6: The project is not simply about building a new home. It is about delivering an appropriate setting in which the applicant can enjoy the health and wellbeing benefits of living in the countryside and maximise their exposure to the natural landscape around them by creating a sensitive and open environment. The applicants are passionate about regenerating a farm that has had no investment over recent years and creating what is perhaps best described as an ecologically sensitive modern farm.

CONCEPT

- 3.7: The design approach has taken its steer from a document titled Historic Farmsteads and Landscape Character in Hampshire produced by English Heritage. This document advises that in Hampshire the predominant farmstead plans are either (i) linear plans, farmsteads with farm buildings attached to and in-line with the house, or (ii) by the 19th Century most farmsteads had a courtyard arrangement in different forms - farmhouses in open landscape were typically detached from the other buildings with elevations facing away from the yard and with its own gardens. In the Hampshire Downs the farmhouse is typically sited away from the yard and occasionally set at right angles.
- 3.8: Working conceptually with the development patterns highlighted above, the relationship between the proposed farm yard orientation, access and land around

them, the aim was to position the house in a more central position, sitting it down into the lowest part of the site to help minimise impact and enhance its connection to the landscape by offering views from within and down through the valley.

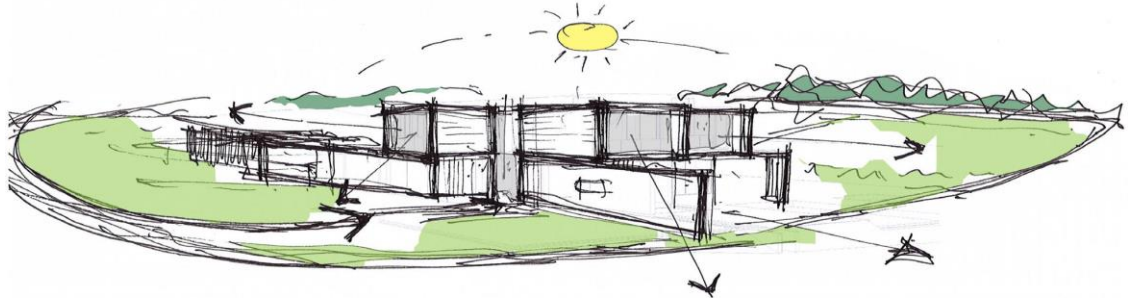


Figure 5: Concept sketch of the new farmhouse

- 3.9: The dwelling is orientated to utilise the natural warmth and light offered by the sun's path. It has been designed to emerge sensitively from the natural contours of the surrounding landscape.
- 3.10: The building's linear appearance seeks to represent and emphasise the horizontal feature of the valley running from east to west through the bottom of the site. It is intended to be an embedded, low lying horizontal form in harmony with the landscape.

DESIGN

- 3.11: As shown within the supporting Design Statement, the aim of the development is to position the house in a more central position, embedded into the lowest part of the site to help minimise impact and enhance its connection to the landscape by offering views from within and down through the valley. To achieve this, the homestead and farmyard have swapped locations. The new farmhouse is located on the site of the existing barns and the new farmyard will be located in the area currently occupied by the existing homestead.



Figure 6: Aerial of proposed development

- 3.12: The new dwelling is orientated to utilise the natural warmth and light offered by the sun's path. It has been designed to emerge sensitively from the natural contours of the surrounding landscape.
- 3.13: The building's linear appearance seeks to represent and emphasise the horizontal feature of the valley running from east to west through the bottom of the site. It is intended to be an embedded, low lying horizontal form in harmony within the landscape.



Figure 7: Sketch perspective of proposed development viewed from the south

- 3.14: The use of full height glass at ground floor and the cantilevered first floor projections create a feeling that the building has emerged from the landscape and setting to look out over the surrounding fields and immediate landscaping around the property. The clean lines and considered material palette help to unify each element of the building and conserve its setting.
- 3.15: The application is supported by a Landscape and Visual Impact Assessment (LVIA) prepared by UBU Design. The landscape and visual effects of the

proposals have been assessed and found to result in a combination of neutral and beneficial post construction and residual effects.

- 3.16: Overall, the visual assessment showed that the development site is visible from limited local viewpoints in the wider countryside, principally the footpath to the south-east of the site, apart from at close range within or at the boundary of the site.
- 3.17: The post construction visual effects comprise a major neutral effect to the public footpath crossing the site, a moderate neutral effect to the public footpath to the south-east of the site, and slight neutral effects to Bighton Lane to the east of the site and Northside Farmhouse.
- 3.18: Following 15 years' growth of embedded mitigatory planting, the residual visual effects will comprise significant moderate beneficial effects to the public footpath crossing the site and the public footpath to the south-east of the site, a slight beneficial effect to Northside Farmhouse and a neutral effect to Bighton Lane to the east of the site.
- 3.19: These beneficial visual effects result from the maturing tree and hedgerow planting which will embed the development in the landscape and predominantly screen views of the homestead and farm buildings.
- 3.20: There will be no significant adverse residual effect on the landscape, or on views from a public or private location, caused by the proposals.
- 3.21: The new house is a contemporary design but traditional building materials and techniques will be used to honour local history but in a modern idiom. The proposed brick is longer and thinner than a conventional brick and the colour tone and texture references the local flint and historic use of Malmstone within the Hampshire area. The brick has been chosen as it has a lifespan unmatched by other traditional building materials and is manufactured to the highest sustainability standards. The palette is intended to be muted and represent the natural tones seen through the site to sensitively locate the building within its context.



Figure 8: Proposed materials

- 3.22: The majority of the roof of the new house will be covered in an extensive green roof system. The area not covered by this blanket will house solar PV panels. The green roof is a key part of the design, as the roof will be visible at various points from within the farm.
- 3.23: In addition to the aesthetic benefits, a green roof will provide a rainwater buffer, purify the air, reduce the ambient temperature, regulate the indoor temperature, save energy and encourage biodiversity.
- 3.24: The timber clad features are a reference to the traditional weatherboarding commonly found within the area and on sites of this nature. Only sustainable timber cladding from FSC certified forests will be used.
- 3.25: Lighting associated with the proposed dwelling has been carefully considered as part of the application and a Lighting Plan is submitted as part of the submission. The lighting levels have been kept quite low to ensure the new homestead respects the existing countryside setting and mitigates the risk of disturbing the wildlife. The driveway for instance has 'marker' lighting (minimum emergency lighting levels) rather than lit city pathway levels and will be controlled using motion sensors.
- 3.26: To minimise the effect of obtrusive light coming from the new house, various design decisions have been adopted. These decisions include the position of the most habitable rooms, the feature roof overhangs, location of strategically placed planting, selection of materials with a low surface reflectance, and the use of low light transmittance glass.

- 3.27: In addition, the amount of obtrusive light will be reduced further by locating the homestead within the lowest part of the site. This will limit views of the property and restrict routes from light sources to neighbouring properties.
- 3.28: It is acknowledged that lighting can be controlled by way of a suitably worded condition should the application be approved, giving the council control over this element of the development in perpetuity.
- 3.29: As noted, the site currently benefits from approval for the conversion of an existing barn to provide three additional residential dwellings (ref: 20/02577/PNACOU). Significantly, this recent approval does not include any conditions that control potential lighting on the site. Should this consent be implemented in future this could result in a considerably greater impact upon the setting through the effect of uncontrolled light-spill that would be made possible by the proposed development.

AMENITY SPACE AND LANDSCAPING

- 3.30: It is not uncharacteristic for farms around Hampshire to have their own gardens and, in this instance, this requirement will be served by carefully positioned terraces, a more formal grass lawn around the building and the proposed walled garden. The edges of this 'garden area' have been designed to seamlessly disperse into the pasture beyond with the use of careful planting and prairie grasses. The most 'residential' aspects are located on the western side of the new house where there are very limited opportunities for public views into the core of the site.
- 3.31: The proposed walled garden has been carefully located to act as a buffer between domestic life and the needs of a modern sustainable farmhouse, the practical requirements of a working farm, and the need for a land management facility. It also enhances the common and traditional farmyard principles.
- 3.32: The proposed brick will also be used to construct the retaining walls around the yard and the walled garden.
- 3.33: The farmyard and the building contained within will be dropped into the ground to utilise the existing cut in the ground in this location and the level ground being left behind by the removal of the existing farmhouse and polytunnel structure which currently sit in this location. Brick retaining walls will ensure that the yard is 'flat' and that the natural contours of the surrounding landscape can be appropriately managed. The brick walls will seamlessly attach themselves to the walls surrounding and forming the walled garden as well as form the base on which the new buildings will be constructed.
- 3.34: The new land management building and stable block will also be clad in timber and left to weather naturally.
- 3.35: The proposals outlined for the wider landscape demonstrate how the farm will be managed in the future, the types of activities to be undertaken, and how they can be designed to ensure they are capable of accommodating greater diversification. The proposals include lavender fields, the introduction of vines and wildflower meadows, as shown in the image below.



Figure 9: Emerging Farm Wide Masterplan

3.36: The LVIA has been used to inform the master planning of the site which in turn has resulted in a number of embedded mitigation measures. These include:

- Design of the proposed buildings, including heights, massing and layout of the homestead dwelling and farm buildings, as well as materials comprising pale grey brick, cast stone edging and some sections of timber cladding with flat living green roof and solar panels to the main dwelling; walled garden in matching brick; and farm buildings in grey brick plinth with timber cladding.
- Siting of the main homestead dwelling in a more central position in the lowest part of the development area to sit it low in the topography and minimise impact.
- Design features also include extended roof overhangs and deeply recessed glazing which contribute to creating shade on the glazing, reducing reflection and thereby diminishing the visual impact of the building.

- Surfacing materials of tarmacadam, blocked paving and resin bound gravel complement the rural character.
- Existing field hedgerows to be reinforced with mixed native species where intermittent or where gaps are apparent, as required.
- New hedgerow trees to be planted along existing hedgerows to enhance local biodiversity, using native, locally distinctive species.
- New native hedgerow to be planted along access track to workshops.
- Fields to be managed with a more diverse range of crops which will enhance biodiversity, including apple orchards, lavender field, sunflowers and vineyard.
- Increased areas of permanent pasture including wildflower meadows.

3.37: Simple landscape framework around dwelling comprise pleached trees, amenity and species rich grasses, and ornamental shrubs and perennials which will further enhance potential biodiversity value.

SCALE OF DEVELOPMENT

3.38: The proposed development will replace the existing buildings that exist on site. The location of the proposed dwelling has been chosen so that it benefits from being at the lowest part of the site so that the dwelling is 'embedded' into the landscape. This will limit the impact from views of the property and ensure privacy to the occupants. The position is such that the house will be further away from albeit distant neighbouring properties (the nearest neighbour is some 375m away), which not only benefits the neighbours amenity, but allows the dwelling to be orientated to enjoy the expansive views whilst benefitting from the solar gain.

3.39: The table below sets out the existing floorspaces of the existing buildings and that of the proposed dwelling.

Table 1: Existing and Proposed Floorspace

| Existing floorspace | GEA (sqm) | GIA (sqm) |
|--|--------------|--------------|
| Existing Dwelling | 297 | 232 |
| Barn with consent for three dwellings. | 661 | 601 |
| Existing barns | 1,558 | 1,120 |
| Total Existing Floorspace | 2,516 | 1,953 |
| Proposed floorspace | | |
| House including garage and plant room | 992 | 804 |

| | | |
|---------------------------------|-------------------------|----------------------|
| Land management building | 294 | 279 |
| Stable building | 71 | 65 |
| Total Floorspace Proposed | 1,357 | 1,148 |
| Difference in floor area | -1,159 (-46.07%) | -805 (-41.2%) |

- 3.40: As demonstrated above the reduction in floorspace over and above the existing floorspace of existing buildings is -1,159sqm (GEA). The total floorspace sought by the development represents a significant decrease of 46.07% across the site.
- 3.41: Based solely on approved residential floor area, the proposed development proposes an uplift of floorspace of 34sqm (GEA). The uplift represents an increase of 3.5%. In this instance the proposed property, whilst being sited a little further south than the existing buildings, is set within a large area of 82 acres and therefore the scale of the development will not dominate the landscape.
- 3.42: As well as replacing the floor area of the approved barn conversion, four potential dwellings (existing farmhouse and three barn conversions) will be replaced with one house). This will result in fewer cars, less lighting, reduced domestic curtilage across the site and less domestic activity. Also, conditions can be attached to any potential permission that will provide the council with control regarding landscaping and lighting across the site.

ACCESS

- 3.43: Access onto the farm from Bighton Lane will remain as existing. No significant changes are being proposed for the entrance to the site which provides appropriate visibility and width to accommodate all traffic associated with the site. Improvements to the quality and management of the hedging on the eastern boundary is included which will improve the visual appearance as well as the biodiversity values along Bighton Lane in the future.



Figure 10: Proposed access arrangement

- 3.44: Once within the site, the track splits to provide a separate access track to the new dwelling and the farmyard. The farmyard access will use the existing track. This route will be resurfaced in tarmac and widened to provide a continuous 4m width. Hedges along this route will be revitalised through a combination of management improvement and replanting. The track will therefore be less visible to views in the landscape due to improved hedgerow screening on either side of it.
- 3.45: The access to the new dwelling will be via a new driveway. The drive will wind through the edge of the northern fields and sweep down into the 'bottom' to reveal the front elevation of the new farmhouse. This new access drive has been designed to work with existing levels on the site.
- 3.46: The practical reasons for the segregation of residential and farm traffic are the opportunity to reduce conflict and provides greater flexibility for large farm vehicles/machinery with reduced manoeuvring capacity.
- 3.47: The residential driveway is to be surfaced in a bound gravel. This gives a clear visual clue of the change of tone of this area and the increasingly private nature of the area. This material is also appropriate because it offers the benefit of being more permeable than tarmac. This is suitable in this area where the weight requirements of the farm access are not required.
- 3.48: The residential driveway is to be bordered by pleached trees which are set at a right angle to the driveway and break up the view of the northern frontage of the residence, from both those moving along the driveway and longer views from the north. As shown in Figure 10, vineyard planting will be located to the north of the access drive providing screening / a backdrop to the track.

3.49: The existing public footpath running through the site will be retained but restored to its historical alignment as it will better assist with the Applicant's management plans for the farm. This has a number of benefits including:

- Allowing the creation of an enclosed lane feature which will improve biodiversity and reduce ground water run-off in this area; and
- Creating a quieter and less confusing route through the centre of the site by segregating walkers from farm vehicles.



Figure 11: Current route of footpath in yellow, restored route of footpath in red.

3.50: For context, it is noted that the Applicant is very keen to bring about a landscape enhancement by putting two overhead power lines running across the site underground. At the time of the application it is not possible, due to ongoing technical discussions and feasibility work to confirm these works, which it is understood would not require planning consent (as permitted development). However, the following points all confirm the client's commitment to bringing this forward if feasible:

- The Applicant took advice before deciding to purchase the property on removing overhead powerlines.
- On 30th July 2020 Waterfox, consulting engineers, approached SSE, the owners of the overhead lines, and applied to divert/underground the two lines. This was two months before the applicants acquired the property in September 2020.
- In December 2020 the Applicant had further direct discussions with SSE.

- The Applicant contacted SSE in February 2021 to advance the matter and a response from SSE regarding the issues associated with removing the powerlines was received in March 2021.
- The Applicant then commissioned a Quantity Surveying firm, Synergy LLP, with significant expertise and experience in the undergrounding of LV and HV lines to undertake a quick quantum survey of the costs.
- The Applicant has engaged Gosschalks LLP, a law firm with considerable expertise in this area to provide advice and act for him to seek to ultimately deliver the removal of the overhead powerlines.

3.51: The Applicant is therefore confident that it will be possible, post-planning consent, to remove the powerlines. This would enhance their own amenity and enjoyment of the proposed property and also provide a further landscape enhancement, in addition to those proposed as part of the planning application.

SUSTAINABILITY

3.52: Sustainable design principles are fundamental to the ethos of the proposed replacement house at Bighton Bottom Farm. These sit in tandem with sustainable proposals for the landscape, which brings ecological and nitrate benefits. The environmental strategies and sustainable technologies that form part of the proposal include:

- Ground Source Heat Pumps.
- Solar Photovoltaic Panels.
- Wall Construction (natural insulation).
- Daylight and Solar Shading.
- Rainwater Harvesting.
- Natural Ventilation.

3.53: The application is supported by an Energy Statement which confirms that the proposed dwelling reduces CO₂ emissions over building regulations by approximately 44% and reduces energy consumption by approximately 26%.

PRECEDENT DEVELOPMENT

3.54: A review of recent planning decision made by Winchester City Council for replacement dwellings confirms that a range of modern designs have been approved within the district.

3.55: A recent decision at Windrush Cottage, Compton (ref: 20/02336) approved the replacement of a cottage of some 165sqm with a contemporary 2-storey dwelling of some 661sqm.

3.56: In approving this application, the officer report states that 'whilst the replacement house will be more visually prominent than the one it will replace (due to its size, design and position) the particular circumstances of the site means that visual impact will not be significant. In any event, the house if of a high quality design, using high quality materials'.



Figure 12: Approved layout/landscape plan at Windrush Cottage

3.57: Only a short distance away from Bighton Bottom Farm is Hawthorns, Barnetts Wood Lane, Bighton a very modern and substantial replacement dwelling (reference 16/03523). The scheme involved the demolition of an existing 3 bedroom dwelling and garage (127sqm) and its replacement with a 5 bedroom dwelling and detached triple garage (in excess of 380sqm).

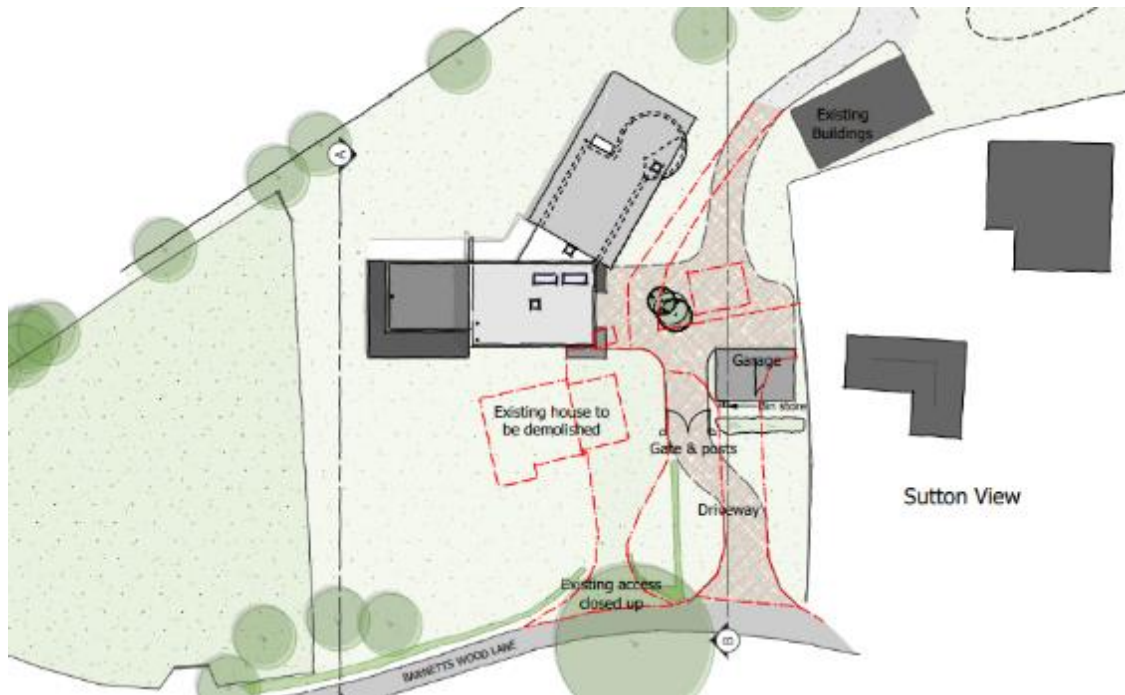


Figure 13: Approved layout/landscape plan at Hawthorns

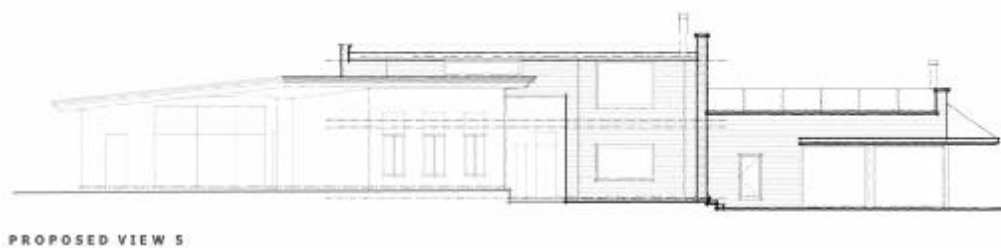
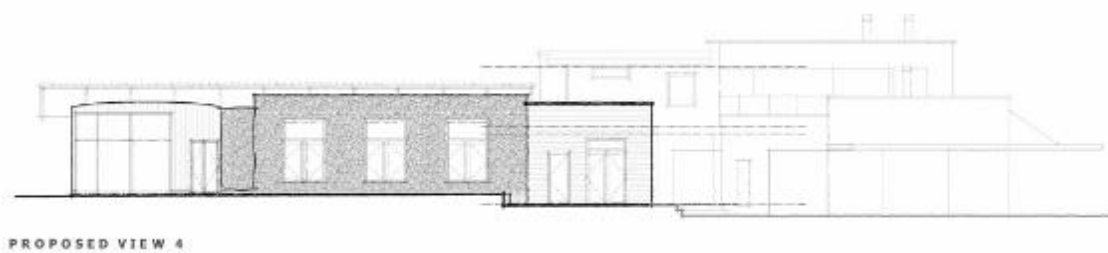


Figure 14: Approved elevations at Hawthorns

- 3.58: In approving the replacement dwelling at Hawthorns, the officer report is silent on the contemporary design approach taken as part of this scheme.
- 3.59: Keepers Cottage, Drove Lane (ref: 12/02103/FUL), is another contemporary dwelling that has been approved by the council replacing a traditional dwelling. The officer report acknowledges that 'whilst the approach is contemporary in terms of form and articulation, the design is actually very contextual. More specifically, the horizontality constitutes a response to the landscape context.'



Figure 15: Sketch perspective of approved replacement dwelling at Drover House

- 3.60: It is clear from the above examples that contemporary design can be acceptable where it takes reference from the local context, as is the case at Bighton Bottom Farm, from the positioning within the site through to the use of materials that reference flint and Malestone that are typical to the local area.

4. LOCAL AND NATIONAL PLANNING POLICY

4.1: Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and Paragraph 2 of the National Planning Policy Framework (NPPF) explain that the starting point for the determination of planning applications is the development plan and the determination of an application must be made in accordance with the plan unless material considerations indicate otherwise. Paragraph 2 also qualifies that the NPPF is a material consideration in determining applications.

THE DEVELOPMENT PLAN

The Development Plan for Winchester City Council includes:

- Local Plan Part 1 – Joint Core Strategy (adopted 2013).
- Local Plan Part 2 – Development Management and Allocations (adopted 2017).
- Supplementary Planning Document – High Quality Places (2015).

4.2: There is no known (adopted or emerging) Local Neighbourhood Plan for the area.

4.3: LPP1 Policy MTR4 Development in the countryside essentially defines what is considered as open countryside and what development exceptions would be permitted in open countryside. The policy is, however, silent on replacement dwellings. Despite this, the policy advises that 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.

4.4: LPP2 Policy DM23 Rural Character advises that 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.

4.5: The policy references that replacement dwellings should not be disproportionately larger than the one being replaced when read in conjunction with Policy DM3.

4.6: The supporting text to Policy DM23 also confirms that the use of modern materials and styles is not ruled out provided the character of the area is maintained and enhanced and the visual impact is carefully considered.

4.7: LPP2 Policy DM3 specifically seeks to retain the stock of existing smaller dwellings in the countryside. Smaller dwellings are defined as those with gross external floorspace of up to 120 sqm. on the date of the adoption of this the Plan, or as originally constructed – whichever is the later. The policy advises that

any such dwelling will be permitted to be extended or replaced by up to 25% of its original size.

4.8: As the existing dwelling at Bighton Bottom Farm exceeds the 120sq.m. threshold in policy DM3, the issue of disproportionality does not arise and that the issue of appropriateness of the new dwelling will be considered against the considerations set out in Policy DM23.

4.9: LPPI Policy CPI3 High Quality Design states that new development will be expected to meet the highest standards of design and qualifies by criteria how this will be demonstrated. The supporting text to this policy states that the following objective (amongst a number) should be achieved:

New development (which includes hard and soft landscaping) should connect seamlessly to surrounding development in terms of layout, scale, form, enclosure, space and materials and, where appropriate, take the opportunity to enhance the public realm.

4.10: This design policy, again at the supporting text, specifically references contemporary design:

New development should complement but not seek to mimic existing development and should be of its time. The Council will encourage a contemporary approach to new designs which respect and respond positively to the context, local distinctiveness and sense of place in terms of layout, scale, form, space and materials

4.11: This policy approach is therefore highly of key reference when assessing the proposed development at Bighton Bottom Farm.

4.12: Similarly, LPP2 Policy DM15 Local Distinctiveness advises that development should respect the qualities, features and characteristics that contribute to the distinctiveness of the local area.

4.13: LPPI Policy CPI1 Sustainable low and zero carbon built development states that that development should achieve the lowest levels of carbon emissions and water consumption which is practical and viable.

4.14: LPPI Policy CPI6 Biodiversity states that the Local Planning Authority will support development which maintains, protects and enhances biodiversity across the District, delivering a net gain in biodiversity.

'High-Quality Places ' (2015) Supplementary Planning Document

4.15: Winchester City Council has adopted a Supplementary Planning Document titled 'High-Quality Places' (2015) to support the decision taking exercise.

4.16: The SPD identifies design criteria against which planning applications in the area will be assessed and provides further detailed design guidance to encourage high

quality design which takes into account local distinctiveness and sustainable design principles.

4.17: At paragraph 1.10 this document states:

This SPD does not attempt to impose architectural styles or particular tastes, nor does it seek to stifle innovation, originality or initiative. Rather it seeks to provide a clear framework to support both traditional and contemporary design solutions which are high quality and respond positively to local distinctiveness (paragraph 60 of the NPPF).

4.18: Whilst acknowledged that paragraph 60 of the NPPF has been deleted, this objective must be given high significant weight by the council in the determination of such applications.

4.19: At paragraph 2.7 the document reviews site context and positively states that:

There are nearly always various design solutions, based on either traditional or contemporary design principles. However, whatever design solution is proposed, this needs to be contextual in its approach and high quality.

4.20: At paragraph 3.4 the SPD states:

Opportunities nearly always exist to incorporate high-quality contemporary design. This helps to provide added visual interest, vitality and legibility. However, the design needs to be heavily informed by the context.

4.21: The SPD includes a section on contemporary materials which states that modern materials can be very effective when used as part of contemporary design solutions, utilising either modern or traditional building forms.

4.22: It is clear from the SPD that the council encourages high-quality design that is contemporary in nature, providing it is informed by the context.

THE NATIONAL PLANNING POLICY FRAMEWORK

4.23: Whilst it is acknowledged that the Development Plan is the starting point for the determination of any planning application, the NPPF is a material consideration which must be taken into account in planning decisions.

Presumption in Favour of Sustainable Development

4.24: The NPPF is clear, at paragraph 10, that suitable development should be pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

4.25: The presumption of sustainable development is outlined in paragraph 11 which states:

- Plans and decisions should apply a presumption in favour of sustainable development.
- For decision taking, this means approving development proposals that accord with the development plan without delay.

4.26: There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for a planning system to perform a number of different roles.

- An economic role – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity and by identifying and coordinating the provision of infrastructure.
- A social role – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
- An environmental role – to contribute to protecting and enhancing our natural, built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change, including moving to a low carbon economy.

4.27: It is evident that the proposed development will result in a number of such benefits, as highlighted in a later section of this submission, that will be a material consideration in the determination of the application.

Design

4.28: The importance of good design in the planning system is clearly outlined in paragraph 124 of the NPPF:

The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

4.29: Significant consideration has been given to paragraph 131 of the NPPF which states:

In determining an application, great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise

the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

4.30: It is evident from the plans package and Design Statement submitted that the proposed dwelling has been designed to the highest standard, utilising locally referenced materials and features to help blend the development with the existing landscape setting. Sustainable design principles will be applied across the scheme to develop a low impact proposal that is appropriate to both the demands and setting of the dwelling. Great weight should therefore be apportioned to the high quality design of the proposed redevelopment in the determination of the forthcoming application.

The Natural Environment

4.31: It is important to note from the outset that the NPPF does not, unlike previous National Planning Policy 'protect the countryside for its own sake'.

4.32: Rather than the blanket protection of the countryside offered by previous National Policy, the NPPF seeks to protect the greenbelt, valued landscapes (paragraph 170), networks of biodiversity (paragraph 170), green infrastructure (paragraph 171), landscape and scenic beauty in National Parks and Areas of Outstanding Natural Beauty (paragraph 172), and priority habitats and priority species (paragraph 174).

4.33: Whilst the site is not located within a designated landscape, particular care has been taken by the client to ensure that the design of each structure will result in an enhancement to the landscape setting.

4.34: The application proposes landscape and ecology strategies that shall work in tandem to provide a significant biodiversity net gain across the landholding, as referenced in the following section.

5. ASSESSMENT OF PROPOSED DEVELOPMENT AGAINST POLICY

5.1: This section sets out the key planning considerations that are material in the determination of this application.

PRINCIPLE OF DEVELOPMENT

5.2: The application site is outside any settlement boundary, on land defined as countryside where residential development is generally resisted. LPP1 Policy MTRA4 - Development in the Countryside does not specifically reference replacement dwellings in the types of development which will be permitted in a countryside location.

5.3: Whilst LPP1 Policy MTRA4 does not cover replacement dwelling, this form of development is assessed in LPP2 Policy DM23 - Rural Character.

5.4: Policy DM23 seeks to protect the character of rural areas by resisting development which will be visually intrusive, introduce incongruous features or destroy characteristic rural assets.

5.5: The policy also indicates that, in the context of LPP2 Policy DM3, replacement dwellings should not be disproportionately larger than those being replaced. The Council's assessment as to whether the replacement is disproportionately larger than that which is replaced takes place in the context of LPP2 Policy DM3 which seeks to protect the existing supply of small dwellings in the countryside - i.e. those under 120sqm.

5.6: In order to retain the stock of smaller dwellings in the district policy DM 3 state that replacement dwellings can only increase by up to 25% of their original floorspace.

5.7: Because the existing dwelling at Bighton Bottom Farm is in excess of the 120sqm threshold in Policy DM3, the policy provides no restriction on the potential % increase in floor area that may be considered acceptable.

5.8: As such the issue of disproportionality in terms of the proposed floor area does not arise. The Council's assessment of the appropriateness of the new house is against the other consideration set out in DM23 specifically the visual, physical and tranquillity effects of any development upon the rural character of an area must be considered.

5.9: In conclusion, the proposed replacement of the existing dwelling is acceptable in principle provided it meets the requirements of other local plan policies.

FALLBACK POSITION

5.10: The starting point for any decision maker is the development plan. If a proposal is contrary to the development plan then the decision maker must determine

whether there are any material considerations which outweigh that conflict. In the present case, it would appear that the grant of planning permission is acceptable to policy because there is an existing permanent dwelling. There is also a Class Q consent which provides additional residential footprint across the site.

- 5.11: The Court of Appeal in *Mansell v Tonbridge and Malling Borough Council* (2017) EWCA Civ1314 has clarified when a fallback development may be a material consideration for an alternative development scheme.
- 5.12: The case referenced above concerned an appeal of the first instance decision of Garnham J in dismissing a claim for judicial review of a planning permission granted by Tonbridge and Malling Borough Council. The development being the demolition of a barn and bungalow and the construction of four detached dwellings.
- 5.13: In this case, Class Q in the Town and Country Planning (General Permitted Development) Order 2015 ("GPDO") authorised the barn to be converted into up to three residential units subject to a combined floorspace of up to 450sqm. The resultant effect being there could be four residential dwellings (i.e. the converted barn into three dwellings and an existing bungalow) on the site pursuant to this GPDO planning route. Such four dwellings being the same number of units for the proposed re-development of the site.
- 5.14: The challenge by the appellant concerned whether there was a 'real prospect' of development under the Class Q GPDO rights on the lack of contemporaneous evidence that the landowner had contemplated such development.
- 5.15: Lindblom LJ confirmed the legal considerations in determining the materiality of a fallback position as a planning judgement were:
- The basic principle is that for a prospect to be a "real prospect", it does not have to be probable or likely: a possibility will suffice.
 - There is no rule of law that, in every case, the "real prospect" will depend, for example, on the site having been allocated for the alternative development in the development plan or planning permission having been granted for that development, or on there being a firm design for the alternative scheme, or on the landowner or developer having said precisely how he would make use of any permitted development rights available to him under the GPDO. In some cases that degree of clarity and commitment may be necessary; in others, not. This will always be a matter for the decision maker's planning judgment in the particular circumstances of the case in hand.
- 5.16: He then concluded that the clear desire of the landowner to develop and maximise the value of the site was sufficient to demonstrate there was a real
-

prospect to the Class Q GPDO fallback position in this case. Therefore, the council made no error in law in giving material weight to such a fallback position.

5.17: The City Council has recently handled an appeal on application reference 19/02107/FUL concerning a replacement dwelling at The Tree Nursery, Shedfield. The applicant was seeking to trade solely from a Class Q approval (17/01939/PNACOU).

5.18: The appeal (ref: APP/LI765/W/20/3247307) was allowed in December 2020 with the appointed Inspector acknowledging that:

“The principle established by the grant of prior approval represents a genuine ‘fallback’ position and there is every prospect that the building would be converted to a dwelling should this appeal fail.”

5.19: In allowing the appeal the Inspector noted that:

“The proposal would conflict with the development plan taken as a whole. However, there is a genuine ‘fallback’ position and one which is greater than theoretical. I have attached this significant weight in the planning balance. The proposal would be similar to the fallback in impacts of traffic generation and the additional visual impact of a larger building and residential curtilage would be capable of being mitigated through high quality landscaping. I therefore conclude that there are material considerations sufficient to outweigh the conflict with the development plan. The site is a suitable location for a dwelling and the proposal would not be materially detrimental to planning interests.”

5.20: The differences between this case at Shedfield and the subject site are significant in that:

- There is an existing dwelling at the site.
- The existing dwelling is very poor in its environmental performance.
- The development at Bighton Bottom Farm proposes to significantly enhance the visual quality of the whole farm in terms of landscaping and removal of buildings.
- A development at Bighton Bottom Farm would bring significant investment in the enhancement of biodiversity.
- The intention is to bring forward a house and associated landscape of outstanding or innovative design which promotes high levels of sustainability, help raise the standard of design more generally in the area.

5.21: As part of the recent Shedfield appeal, the council appeared to accept that prior approval under Class Q is a valid a material fallback position and subsequently

went on to assess the detail of the application e.g. landscape impact of the conversion and replacement schemes.

- 5.22: It is clear that all of the existing buildings at Bighton Bottom Farm have an impact upon the landscape setting, both through their poor quality (visually) and potential lighting across the site, even as farm buildings.
- 5.23: There is also the fall-back position of the approved Class Q conversion on site which, when implemented, would bring forward greater levels of uncontrolled impact though the introduction of more cars and vehicle movements, a greater level of lighting, increased domestic curtilage across the site and more domestic activity.
- 5.24: The Applicant has a strong desire to develop a dwelling on the site, incorporating the 'theoretical' footprint of the dwellings as consented by the Prior Approval on site, but considers that a well-designed new dwelling will give rise to far greater social and environmental benefits, than could be achieved by the conversion scheme. Furthermore, the proposed development would allow the LPA to apply conditions to an approval controlling the above matters.

DESIGN

- 5.25: It is evident from the plans package and Design Statement submitted that the proposed dwelling responds positively to Policy CPI3 in that it has been designed to the highest standard, utilising locally referenced materials and features to help blend the development with the existing landscape setting. It is considered that the design responds positively to Policy CPI5.
- 5.26: The arrangement and layout of the farmstead in relation to the farmyard and buildings has been carefully considered to reflect typical 19th Century farmstead arrangements in Hampshire. The development proposals are proportionate to the nature and scale of the site, replacing the existing farm buildings whilst representing a reduction in overall massing.
- 5.27: The new house is a contemporary design but traditional building materials and techniques will be used to honour local history but in a modern idiom. The proposed brick is longer and thinner than a conventional brick and the colour tone and texture references the local flint and historic use of Malmstone within the Hampshire area. The palette is intended to be muted and represent the natural tones seen through the site to sensitively locate the building within its context.
- 5.28: Located on the western side of the proposed farmyard and to the north of the walled garden is a large compost area and a stable block. Across the yard and on the eastern side will be a new land management building. The scale of this building and its appearance will replicate a modern agricultural barn.

LANDSCAPE

- 5.29: As has been referenced throughout this submission, there are great ambitions for the management and enhancement of the site's landscape, ecology and biodiversity.
- 5.30: The Applicant is of the opinion that the farm in its current format does not work either as a viable agricultural business or as a way of successfully managing the land. Consequently this, along with a need to demonstrate how the architectural elements of this application will be seen in context with the wider vision for the farm.
- 5.31: Beyond the proposed buildings, the Applicant plans to move away from basic arable farming and develop a more forward-looking and ecologically sensitive farm with vines, lavender, wild flower fields, etc, with significant new planting to assist biodiversity and sustainability resulting in a biodiversity net-gain of 43.67% across the landholding and a 16.82% betterment of hedgerows across the site. Details of the wider land management are provided in the submitted Landscape Design Statement which accompanies this application.
- 5.32: The design of the property and its landscape context is such that the house should sit within its surroundings not upon it. The landscape design is intended to sweep up to the property and there will be very little by way of formal gardens, the proposed curtilage retaining a close relationship with the proposed dwelling.
- 5.33: As noted, the application includes a Landscape and Visual Impact Assessment. The landscape and visual effects of the proposals have been assessed and found to result in a combination of neutral and beneficial post construction and residual effects.
- 5.34: Overall, the visual assessment showed that the development site is visible from limited local viewpoints in the wider countryside, principally the footpath to the south-east of the site, apart from at close range within or at the boundary of the site.
- 5.35: The LVIA concludes that there will be no significant adverse residual effect on the landscape, or on views from a public or private location, caused by the proposals and that overall, the landscape proposals for the site will enhance the landscape assets, local distinctiveness, sense of place and setting of the local area.
- 5.36: It is noted that the public footpath which runs through the site will be returned to its historical alignment on the opposite side of the hedgerow. This historically has a number of benefits;
- Allowing the creation of an enclosed lane feature which will improve biodiversity and reduce groundwater run-off in this area; and

- Creating a quieter and less confusing public route through the centre of the site by segregating walkers from farm vehicles.
- 5.37: The development proposals have carefully considered the Local Plan policies in relation to landscape related policies, specifically Policies MTRA 4, CPI3, CPI5, CPI6, and CP20.
- 5.38: It is of significance that the site currently has permission for the conversion of an existing barn for use as three dwellings, each with an approved residential curtilage to the east of the barn. Should the proposed application to redevelopment the site not be accepted by the council, the fallback option of converting the barn will take place. It is considered that this development will result in wider landscape impacts, through the design of the dwellings and their use, as well as through the introduction of a significant level of lighting upon the landscape setting. Furthermore, the change of use of this building will not result in the significant benefits associated with the proposed landscape and ecological development proposed.

SUSTAINABILITY

- 5.39: Sustainability is at the heart of the underlying design ethos. The building is designed to be very energy efficient. By adopting improvements associated with the building fabric and construction techniques, along with the introduction of a PV array and heat pump technologies, the new dwelling reduces CO₂ emissions over building regulations by approximately 44% and reduces energy consumption by approximately 26%.
- 5.40: Every effort will be made during the detailed design and construction of the house to reduce any negative impact on the environment and the health and comfort of building occupants, thereby improving building performance. The primary aim is to reduce the regulated CO₂ emissions beyond Building Regulations following the energy hierarchy:
- Be lean; use less energy.
 - Be clean; supply energy efficiently.
 - Be green; use renewable energy.
- 5.41: The new house will adopt a fabric first approach when it comes to energy consumption. This will be achieved by increasing the amount of insulation used, airtight detailing and appropriately selected materials.
- 5.42: The homestead has been orientated to make the most of the natural sunlight and carefully positioned overhangs will help to control solar gain.
- 5.43: Low energy lighting will be used throughout, both inside and outside.

- 5.44: Water consumption will be carefully controlled and a sustainable drainage design has been proposed, including the reuse of water runoff and the inclusion of a borehole water supply.
- 5.45: It is considered that the proposed development will exceed the requirements set out within LPPI Policy CPI I resulting in an extremely sustainable dwelling and an exemplar for the district.

ECOLOGY AND BIODIVERSITY

- 5.46: A Preliminary Ecological Assessment has been carried out across the wider site ownership. The site visit was undertaken in July 2020.
- 5.47: The report found that the farmhouse and wider farm complex did not offer the roosting potential for bats due to ambient light and internal construction plus the presence of rodents within the roof void. The farm buildings do, however, offer scope for birds to nest within it especially commensal species such as Hirundines and wrens.
- 5.48: To mitigate any potential impact upon bird species it is proposed that any demolition/construction activities should take place outside the nominal bird breeding season. If this is not achievable then the ecologist will provide advice and potentially a watching brief.
- 5.49: The PEA confirms that no further survey work is required with respect to bats or barn owls.
- 5.50: From the outset, the proposed new house has been designed to have no adverse impact and instead to create ecological enhancements. As custodians of this site and nature lovers, in addition to the built alterations, the applicants are very keen to encourage biodiversity. The applicants have worked with the ecologist and Landscape Architect to develop a series of ecological and biodiversity enhancements that can be implemented across the landholding, in accordance with Policy CPI 6. These enhancements include:
- Management regime for existing hedgerows to create standard trees within the hedge structure.
 - Planting of new native hedgerows across the landholding.
 - Inclusion of a green roof.
 - Extensive new crop planting* across the wider landholding to provide an ecologically sensitive modern farm. At present the crops being considered are as follows:
 - Vineyard
 - Apple orchard

- o Sunflowers
- o Lavender
- o Wildflower meadows

*The choice of crop planting referenced above have been identified by the applicant and design team that would specifically improve the biodiversity of the site, improve the landholdings financial viability and make a positive impact upon the landscape setting.

5.51: Having considered the proposed landscaping and biodiversity enhancements across the landholding, a Biodiversity Net Gain calculation has been undertaken and is submitted with this application. The calculation confirms that the proposed development can result in a 43.67% biodiversity enhancement across the landholding and a 16.82% betterment of hedgerows across the site, both of which should be afforded significant weight in the determination of this application.

6. BENEFITS

6.1: The proposed development will bring with it a number of benefits in environmental, social and economic terms, as outlined below.

Environmental Role

- A high-quality development to enhance the vernacular character of the local landscape.
- The design of the proposed dwelling will enhance the visual amenity of the landscape setting and raise the level of architecture within the district.
- The proposal shall retain views to the wider rural landscape due to its low profile, respecting views of the wider landscape.
- The dwelling has been designed to a high environmental standard and will incorporate a number of sustainable energy sources and can result in an exemplar development for the district.
- Significant opportunities for the development to be accompanied by wider landscaping schemes to provide additional visual amenity and wildlife habitat resulting in biodiversity net gain across the site. The proposed development will result in a biodiversity net-gain of 43.67% and a 16.82% betterment of hedgerows across the site.
- Regeneration of the farmland which has fallen into disrepair in recent years through the planting of new varieties, e.g. vines, lavender, wildflowers, which would move the landscape away from traditional arable agriculture to a contemporary and environmentally sensitive modern farm.

Social Role

- Creation of a new dwelling to meet accommodation needs of the applicant's family.
- The house is designed for and to enhance its immediate setting, reflects the highest standards of architecture and is sensitive to the defining characteristics of the local area

Economic Role

- Construction spend into local economy. A study undertaken on behalf of the UK Contractors Group (2009) found that a £1 investment in construction results in £2.84 in terms of benefits to the wider economy. While an indicative appraisal of the development cost for the proposed dwelling has not been undertaken at this stage, it is considered that the construction costs associated with the high-quality development will be significant (likely to be multi-million pounds) and will deliver a contribution to the local and regional economy.

- Job creation during the construction period.

6.2: The above demonstrates how the proposed development would bring about a number of economic, social and environmental benefits which are to be weighed heavily in the planning balance.

7. CONCLUSIONS

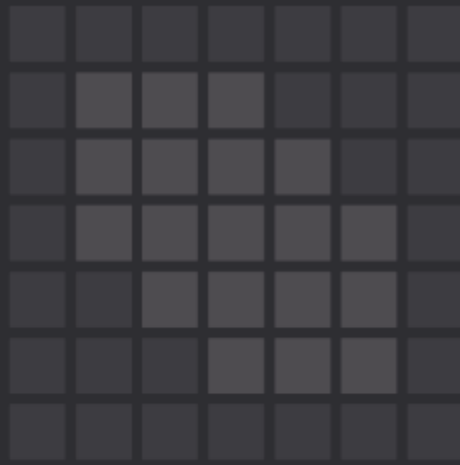
- 7.1: The proposed development of a high-quality replacement dwelling on the site will replace a dwelling of unremarkable architecture and poor energy efficiency and will make a significant and positive contribution to the architectural quality of the area.
- 7.2: Currently located on the site are 3 large barns and a rundown farmhouse. One of the barns currently has permission to be converted into three separate dwellings which, combined with the existing farmhouse, would mean that there would be 4 separate dwellings on the site.
- 7.3: The intention is that the proposed dwelling, which is designed to a very high level of quality and will represent a far more sustainable dwelling than that of which is currently on site, will replace the existing buildings, and the new dwelling will raise the standard of design and sustainability on the site.
- 7.4: The proposed development is designed to a very high standard and incorporates a number of sustainable design features, both in its construction and daily operation.
- 7.5: The proposed development will better the existing site and the approved fall-back position of Class Q conversion to the existing barn in terms of visual impact, lighting, sustainability and biodiversity, across the landholding. The LPA can include conditions to control this matter.
- 7.6: The quality of the dwelling and the sustainability benefits that it can deliver outweigh any harm arising from the increased scale and positioning of the building.
- 7.7: There are a number of benefits arising from the development including:
- Enhancing the appearance of the site by replacing the existing mix of relatively poor quality buildings.
 - The dwelling will be sustainably built and incorporate a number of energy efficiency measures.
 - Use of contemporary materials that reference local flint and Malmstone, both of which are used historically within the Hampshire.
 - Extensive landscaping scheme and land management.
 - A 43.67% increase in biodiversity across the landholding and a 16.82% betterment of hedgerows across the site.
- 7.8: The proposed development complies with the relevant policies contained in the Winchester City Council Local Plan. On that basis, there is a presumption in

favour of sustainable development. There are no impacts arising from the development which can be considered significant, and the development proposal should be approved without delay.

Disclaimer: The information, analysis and recommendations within this document are made by Rural Solutions Limited in good faith and represent our professional judgement on the basis of the information obtained from others. No statement made within this document may be deemed in any circumstance to be a representation, undertaking or warranty and we cannot accept any liability should you rely on such statements or such statements prove to be inaccurate. In particular the achievement of particular goals depends on parties and factors outside our control. Any illustrations and otherwise in this report are only intended to illustrate particular points of argument.

This document and its contents are confidential and will remain confidential until we waive confidentiality or the document is published by a Local Planning Authority.

Copyright © Rural Solutions Limited April 21
Any unauthorised reproduction or usage is strictly prohibited.



WE ARE RURAL