

PLANNING STATEMENT

Planning Application REF: PP-09201714

Replacement of Stables and Construction of New Riding Arena

1. Site Planning History

Consent for the original erection of the stables was applied for and granted in 1980 - Application Number: 1/E/80/000431 - Site Address: WHITE GATES, GROVE LANE, PORTESHAM, WEYMOUTH, DT3 4HJ - Proposal: ERECT STABLE BLOCK ADDITION - Application Type: Full - Decision: Conditionally Approved - Decision Date: 06/06/1980

2. National Planning Policy

National Planning Policy Framework 2018 confirms the key priorities of: achieving sustainable development; requiring good design and conserving rural landscape character. The application subject to this appeal was considered and determined under NPPF 2012. NPPF 2018 completely replaces that earlier version for the purpose of considering and determining this appeal. Development plans are now meant to accord with NPPF 2018 but there are transitional arrangements in place for plans already adopted and/or in the process of preparation/adoption in accordance with NPPF 2012 such as the current Development Plan for the area. The key paragraphs of most relevance from the current NPPF include:

- 9. Achieving sustainable development
- 14. Presumption in favour of sustainable development
- 15. Conserving and enhancing the natural environment
- 16. Conserving and enhancing the historic environment
- 17. Always seeking to secure high quality design

3. Local Planning Policy

West Dorset, Weymouth & Portland Adopted Local Plan is the current relevant local plan for the area. Accordingly, the policies of most direct relevance to the current proposal include:

ECON10. EQUESTRIAN DEVELOPMENT

- i) Equestrian developments, including extensions to existing premises, will be permitted where:
 - Schemes would not, individually or cumulatively, harm the landscape character or rural amenity of the countryside; and
 - The scale of development is appropriate to the proposed use and the number of horses to be kept; and
 - Adequate supervision can be provided without the need for new or additional on-site residential accommodation; and

- In the case of substantial built development proposals, a satisfactory independent assessment is submitted regarding the long-term economic viability of the enterprise.
- ii) Development should make use of existing buildings where possible and must otherwise relate well to existing development.

ENV1. LANDSCAPE, SEASCAPE AND SITES OF GEOLOGICAL INTEREST

- i) The plan area's exceptional landscapes and seascapes and geological interest will be protected, taking into account the objectives of the Dorset AONB Management Plan and World Heritage Site Management Plan. Development which would harm the character, special qualities or natural beauty of the Dorset Area of Outstanding Beauty or Heritage Coast, including their characteristic landscape quality and diversity, uninterrupted panoramic views, individual landmarks, and sense of tranquillity and remoteness, will not be permitted.
- ii) Development should be located and designed so that it does not detract from and, where reasonable, enhances the local landscape character. Proposals that conserve, enhance and restore locally distinctive landscape features will be encouraged. Where proposals relate to sites where existing development is of visually poor quality, opportunities should be taken to secure visual enhancements.
- iii) Development that significantly adversely affects the character or visual quality of the local landscape or seascape will not be permitted.
- iv) Appropriate measures will be required to moderate the adverse effects of development on the landscape and seascape.
- v) Development should maintain Regionally Important Geological and Geomorphological Sites (RIGS) for their scientific and educational value. Development that significantly adversely affects local geological features will not be permitted unless comparable sites can be identified or created elsewhere, or the impact adequately mitigated through other measures.

4. Other Material Considerations

- i. Highway Safety: The proposal would have no potential for adverse impact in highway safety terms as it is simply replacing two existing structures of similar capacity and developing an outdoor riding surface. The existing highway access requires no improvement and the current arrangement allows all vehicles sufficient space to ensure they are parked clear of the highway. Within the site manoeuvring and parking facilities for all vehicles are currently sufficient to ensure all may enter and leave the site safely without prejudicing the safety and function of the existing highway fronting the site.
- ii. Noise Impacts: The stables are for private use to accommodate personally owned horses and thus no noise conflict potential exists for the nearest residential property to the north.
- iii. Contamination Risks: No potential existing contamination has been identified (such as asbestos, oils etc.) due to the historic use of the site as stables and yard associated with adjoining open agricultural pasture. All waste from the site will be collected daily and stored as a muck heap away from the proposed development on the agricultural pastureland as a temporary measure before either removal from site or natural composting. There will be no potential for adverse impact on nearby residential amenity.
- iv. Flood Risk: The site does not lie within any area of identified, potential flood risk. Rainwater from the roof of the proposed stables will continue to run-off to the pasture in the same manner as for the existing stables. All liquor generated from within the stables will continue to be absorbed by bedding. Both the riding arena and additional concrete yard area proposed include a soak-away system which run underground, downhill following the existing natural contours of the land. Accordingly, there would be no material increase in surface water run-off from the site as a result of the current proposal.

- v. Landscape Impact, Ecology & Archaeology: The proposed stable location replicates that of the existing, meaning that the existing established hedge to the West of the site provides the maximum potential visual screening and solid backdrop when viewed from open countryside. The floor levels proposed for the new stables will match those of the existing and ensure that the stables will sit as low as possible into the site and thus minimise potential visual impact within the wider landscape. The stables themselves will be 2980mm in height, very similar to the current construction and due to its surroundings, it is anticipated the stables will have no visual impacts whatsoever.
- vi. The precise positioning of the stables mean that they will not adversely impact upon existing, established field boundaries. Visual examination of the roadside hedgerow and agricultural pasture showed no evidence of any protected species. The site does not contain any protected or known features of archaeological interest.
- vii. Sustainability: The proposed stables position against the existing dwelling's domestic garden/curtilage ensures there is no need for the applicants to use the private motor car to maintain the stables and look after the horses they will accommodate. Translucent panels have been incorporated within the proposed roof to ensure the natural daylight within the building is maximised, reducing any demand on electricity for internal lighting. The use of timber framing and cladding from sustainable forests ensures no material environmental detriment from the building's construction. Any external lighting that may be installed will be set into the roof overhang and recess mounted so that light only falls downwards, back towards the stable doors and not out beyond to the wider landscape.

5. Policy Compliance

In assessing the current proposal against the relevant policy criteria, it must be recognised that, in terms of 'Design, Character & Landscape Impact', all existing roadside hedges will remain untouched as will any other aspect of the boundary treatments and/or frontage to the property.

The location for the proposed stables is over the footprint of those which presently exist with the exception of the concrete yard area required for horses to loaf to prevent soil structure damage. The proposed stables incorporate the use of traditional, natural timber to exterior walls and are of a traditional style of design which is typical of other, existing, similar, private, equine developments throughout the area and minimises potential visual, landscape and environmental impact.

The use of natural timber to all exterior walls with dark tone, low profile natural grey roofing will allow a natural weathering, ageing/silvering of external finishes, increasing the settled character of the new structure within the rural setting. The chosen site for the arena relates closely and well to the existing dwelling house its domestic garden/curtilage and the siting of the stables. It is located within existing field boundaries and takes advantage of the relatively ground levels available in the most discreet position possible.

6. Pre-application Engagement

No discussions have taken place with the Local Planning Authority or Parish Council due to the discreet and low-key nature of the access, private stable and equine development proposed.