

## **PLANNING STATEMENT**

**CHANGE OF USE OF AGRICULTURAL LAND TO EQUESTRAIN USE  
INCLUDING CREATION OF MENAGE AND ERECTION OF STABLE  
AND ALL ASSOCIATED WORKS.**

**LAND ADJOINING 'PANORAMA', FOXES LANE, MENDHAM,  
SUFFOLK, IP20 0PE.**

**FOR  
MRS D ELLIS.**

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## **SUPPORTING PLANNING STATEMENT**

### **1.0 INTRODUCTION**

- 1.1 This Planning Statement analyses both local and national planning policy pertinent to this site and the proposed development.
- 1.2 The application site is located on an area of existing agricultural land which immediately adjoins the applicants residential property known as 'Panorama' on Foxes Lane, Mendham. The proposed equestrian use is for the personal use of the applicant.

### **2.0 LOCALITY AND PROPOSED DEVELOPMENT**

- 2.1 The site is located within a rural locality and as noted adjoins the applicants property – 'Panorama'. The area is characterised by sporadic residential and farm property, outbuildings and agricultural land. The application site forms part of the south eastern corner of an agricultural field which is now laid to grass. The eastern boundary with Foxes Lane consists of mature shrubs which effectively screen the proposed stables from the highway. A mature tree line exists to the southern site boundary where the site adjoins 'Panorama' which again effectively shields the site from wider public views. Other open farmland exists to the north and west of the site but there are no public views of the site from those directions. In effect the proposed stables will sit against the backdrop of existing mature trees and planting to the eastern and southern site boundaries.
- 2.2 The development consists of an L shaped stable block set to the south east corner of the site, consisting of a traditional timber framed stable block, with stained shiplap boarding to external walls and dark grey roof cladding. The building takes the appearance of a traditional rural building and as noted is well screened from public view.

- 2.3 The proposed menage measures some 40m x 20m and is located to the west side of the site. The menage is to be enclosed with a 1.2m post and rail fence with the menage surface provided with a sand finish. The applicant also wishes to provide low level lighting to the menage for the rare occasions where the menage would be in use outside daylight hours.
- 2.4 Access into the site will be direct from the applicants land to the southern side of the application site (see site plan).

### 3.0 PLANNING POLICY

- 3.1 The planning policy considerations relating to this application derive from Government advice contained in the National Planning Policy Framework and the Waveney Local Plan 2019.

#### NATIONAL PLANNING POLICY FRAMEWORK 2019

- 3.2 Paragraph 8 of the NPPF identifies three overarching objectives to achieving sustainable development stating:

*“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

- a) **an economic objective** – 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;*
- b) **a social objective** – 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; and*

*c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, help 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”.*

3.3 In this case the provision of both the stable block and menage will provide some benefit to the local economy in terms of building work and sourcing of required materials, as well as contributing to diversification of agricultural land uses. The proposed use meets a social role in enabling the stables and menage to be located in close proximity to the applicants home, ensuring that horses kept at the site can be properly cared for in a secure location. The site is well screened ensuring that impact on the character of the locality is minimised. The site is not covered by any ecological or wildlife designations and development of the site would not cause any environmental harm.

3.4 Paragraph 127 sets down criteria for achieving good design. It states:

*“Planning policies and decisions should ensure that developments:*

*a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

*f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”.*

- 3.5 In this case the proposed development is relatively small scale and deliberately sited in a manner which minimises impact on the wider locality. The site is well screened and is typical of development found in similar locations in rural areas. The stable design is traditional in nature and will not adversely affect any neighbouring property. The development in terms of scale, site layout and design is appropriate for this location.

#### MID SUFFOLK LOCAL PLAN 1998 SAVED POLICIES

- 3.6 The saved policies of the Mid Suffolk Local Plan include policy CL21 which relates specifically to horse riding related development. It states:

##### *FACILITIES FOR HORSE RIDING POLICY CL21*

*THE USE OF LAND AND BUILDINGS FOR KEEPING HORSES AND FOR OTHER EQUESTRIAN ACTIVITIES WILL BE ACCEPTABLE PROVIDED THERE IS NOT ADVERSE EFFECT ON LANDSCAPE, WILDLIFE HABITAT, ROAD SAFETY OR RESIDENTIAL AMENITY. PROPOSED BUILDINGS SHOULD BE SITED, AND OF A SIZE AND DESIGN, TO COMPLEMENT THEIR SURROUNDINGS. PARTICULAR CARE SHOULD BE TAKEN IN THE DESIGN OF JUMPS AND OTHER EQUIPMENT TO AVOID UNSIGHTLINESS IN EXPOSED LANDSCAPES. THE DISTRICT PLANNING AUTHORITY MAY IMPOSE PLANNING CONDITIONS FOR THE REMOVAL OF JUMPS AND OTHER EQUIPMENT.*

*WHERE NEW STABLES OR AN EQUESTRIAN CENTRE ARE PROPOSED APPLICANTS WILL NEED TO DEMONSTRATE THAT RIDING OR OTHER ACTIVITIES CAN TAKE PLACE:-*

- ON THEIR OWN LAND; AND/OR*
- ON OTHER LAND BY LEGAL AGREEMENT ON A LONG TERM BASIS; AND/OR*
- ALONG NEARBY DEFINED BRIDLEWAYS OR BYWAYS.*

*NEW DWELLINGS CONNECTED WITH EQUESTRIAN ACTIVITIES WILL NOT BE PERMITTED IN THE COUNTRYSIDE.*

- 3.7 In this case the site is well screened from public view, will have no known impact on wildlife habitat, is located on private land and will not affect highway safety. The riding activity will take place within the owners land. The design of the proposed stables is traditional in style and design and impact on the locality is minimal. The proposed scheme is considered to comply with policy CL21.

JOINT LOCAL PLAN PRE-SUBMISSION DOCUMENT NOVEMBER 2020

- 3.8 The emerging Joint Local Plan 2020 contains the most up to date Local Plan policy relevant to the proposed development. Policy LP19 relates to landscape stating:

*"1. To protect and enhance landscape character development must:*

- a. Integrate positively with the existing landscape character of the area and reinforce the local distinctiveness and identity of individual settlements.*
- b. Proposals must be sensitive to their landscape and visual amenity impacts (including on dark skies and tranquil areas); subject to siting, design, lighting, use of materials and colour, along with the associated mitigation measures;*
- c. Enhance and protect landscape character and values and heritage assets such as; locally characteristic landscape features, for example by use of materials which complement the local individual landscape character, archaeological and historic patterns of settlement and land use and designations; being demonstrably informed by local guidance, in particular the Council's Joint Landscape Guidance, the Suffolk Landscape Character Assessment and Settlement Sensitivity Assessment.*
- d. Consider the topographical cumulative impact on landscape sensitivity.*

*2. Where significant landscape or visual impacts are likely to occur, for example for larger development proposals, a Landscape and Visual Impact Assessment (LVIA) or Landscape Appraisal should be prepared. It should identify ways of avoiding, reducing and mitigating any adverse effects and opportunities for enhancement".*

3.9 In this case impact on the existing landscape has been carefully considered with the stables located in a position which is well screened by existing mature boundary treatments. As previously noted the proposed stable block is of traditional design and materials and of a style regularly found in a rural locality. The effect of the development is considered to be minimal in terms of landscape impact and an LVIA is not considered necessary for this scale of development. The scheme is considered to comply with policy LP19.

3.10 Policy LP22 relates specifically to equestrian development stating:

*“LP22 – Change in Land Use for Equestrian or Other Animal/ Rural Land Base Uses*

*1. Change in use of land for equestrian uses or other animal/rural land based uses in the countryside, including the erection of buildings and equipment for equestrian or other animal husbandry/rural land based uses may be permitted subject to:*

*a. There must be clearly established existing functional\* need which relates to a full time worker or one who is primarily employed in equestrian or other animal/rural land based uses.*

*b. The location, size and scale of the site must be appropriate and necessary for the proposal in question.*

*c. The site must be sensitively sited to protect the amenity of the locality from an environmental and social perspective.*

*d. The layout, size, scale, design, materials and siting of any proposed building or equipment (including lighting and means of enclosure) must not create serious adverse impact on the natural and local environment or the appearance of the locality. Proposals should re-use existing buildings where appropriate and any new buildings should be located in or adjacent to an existing group of buildings to have minimal impact within the landscape.*

*e. There being no significant detriment to amenity in terms of noise, odour, light or any other forms of pollution and disturbance.*

*f. The proposal must include a satisfactory scheme for the disposal of waste (if appropriate).*

*g. The proposal must integrate with existing features and respect and enhance the character of the surrounding landscape/area through sensitive integration.*

*h. The proposal must protect and enhance any existing heritage assets and their settings.*

*i. The proposal must not adversely affect or damage any significant trees and hedgerows that contribute to the environmental quality and visual amenity benefits of the rural location;*

*j. The proposal must not create significant detriment to biodiversity, geodiversity or the interlinked surroundings;*

*k. The proposal should not result in the loss of best and most versatile agricultural land and it can be demonstrated to the satisfaction of the Local Planning Authority that there are no suitable alternative sites on lower grade land.*

*l. The proposal must not cause any adverse impacts to highways safety”.*

- 3.11 In this case it is not proposed to erect any new dwelling but is for the recreational activity of the applicant and landowner of ‘Panorama’. As previously stated the siting of the development has been carefully chosen to minimise the impact on the locality and wider landscape. The site cannot be easily viewed from public vantage points and the visual impact of the development is negligible. The development is sited sufficient distance from other residential property and will not cause adverse impacts in terms of noise, odour or other disturbance. The development will have no adverse impact any protected heritage or biodiversity/wildlife sites. In addition it is not proposed to remove any existing trees, hedging or shrubs. The site area is relatively small at just 0.22ha and is considered an acceptable level of agricultural diversification resulting in a small



loss of agricultural land. Finally as noted the site is accessed directly from the applicants land at Panorama and no new vehicular access is proposed.

#### **4.0 CONCLUSION**

- 4.1 The proposed development is considered to comply with planning policy contained within the saved policies of the 1998 Mid Suffolk Local Plan, the emerging Joint Local Plan and the National Planning Policy Framework. The development is considered sustainable development utilising an area of vacant agricultural land which enables the applicant to keep horses close to their residential property for both recreational and security reasons. The Council are requested to support this application.