

SUPPORTING STATEMENT

with

Design & Access Statement and Planning Statement

for

the development of a 2-furlong gallop ring with post & rail fence to outside

at

**Land associated with Dorton Place, Dorton Park Farm, Wotton Road,
Brill HP18 9NR**



April 2021

1.0 INTRODUCTION

1.1 This statement is written in support of a planning application for the development of a 2-furlong gallop ring, with a simple post and rail fence to the outside, on land opposite Dorton Place.

1.2 The gallop ring is wanted by the applicant for exercising his own horses already at the site.

2.0 SITE LOCATION AND DESCRIPTION

2.1 The application site comprises a reasonably level field used for horse grazing, with a stable block in the eastern corner. It is reached via a private road, off Wotton Road, near Brill. The site is located within the countryside and within a defined Area of Attractive Landscape (AAL) for planning policy purposes.

2.2 The site is not within the Green Belt, or within an Area of Outstanding Natural Beauty. It does not affect any heritage assets. It is within flood zone 1 and in an area of low risk from surface water flooding. There are no trees or hedgerows within or adjacent to the site. There are no public right of ways through or adjacent to the site.

3.0 THE PROPOSED DEVELOPMENT

3.1 The proposal comprises the development of 2m wide and 2-furlong (approximately 400m) long gallop ring. The ring will require the lifting of turf, installation of drainage (stone), a membrane, then an eco-friendly sand/fibre sand topping. The ring will be built to make use of an existing post and rail fence to the north-north/east long side and a simple post and rail fence will surround the other outer sides of the ring.

3.3 The gallop is for the personal use of the applicant who owns the site and lives opposite at Dorton Place. The site is already used for equestrian purposes.

4.0 DESIGN & ACCESS

4.1 The proposal comprises a standard design gallop ring. Equestrian facilities and uses are not an uncommon feature in a rural area. In this instance, the development is minimalistic and not visible from any public views, tucked away along a private access road.

4.2 It will be used by the applicant and as such would not generate any additional traffic movements, parking or turning requirements.

5.0 PLANNING CONSIDERATIONS

5.1 In accordance with the Planning and Compulsory Act 2004, the determination of planning applications must have regard to the Development Plan unless material considerations indicate otherwise. The relevant Development Plan documents in this instance consist of the saved policies of the Aylesbury Vale District Local Plan (AVDLP) 2004. The emerging Vale of Aylesbury Local Plan (VALP) is at an advanced stage and although it remains adopted, relevant policies can be given substantial weight. The National Planning Policy Framework (NPPF) is a material consideration.

5.2 The relevant planning policies are AVDLP policy GP77 on horse related development and policy RA8 on development in AAL. Emerging VALP policy NE5 which is like policy RA8 and policy C2 on equestrian development. These are consistent with the aims of the NPPF, in particular part 15 Conserving and enhancing the natural environment.

Principle of the proposed development

5.3 The preamble to AVDLP policy GP77 states that equestrian development is an acceptable use in principle, providing there are no detrimental effects on either the surroundings or local residents. The policy sets out 6 criteria for consideration. These are responded to in order:

a) Effect on character and appearance of the surrounding area: The proposal has a minimalistic impact as the only structure will be a simple post and rail fence, except where an existing fence will be used; and the groundworks are only in respect of a 2m wide ring.

b) Maintenance of the open nature and rural character of the land: Similar to above, the nature of the proposed works is acceptably minimal to ensure that the open nature and rural character of the area is not unacceptably harmed.

c) Impact on land of high agricultural or ecological value and farm units: The site is not a part of a farm unit, nor will it affect land of high agricultural or ecological value.

d) Suitability of access, parking and vehicle turning: The use is personal to the applicant who lives opposite the site, it will not generate vehicle movements, it will not require vehicle parking or turning facilities.

e) Environmental effects: The use is located where it will not impact on the amenity of neighbours, nor will it generate unacceptable levels of noise or smell.

f) Location suitability: The site is not close to any public highway or public rights of way, let alone a busy road. It is on a site already associated with equestrian uses.

- 5.4 Emerging VALP policy C2 has similar criteria. Therefore, the proposal complies equally with existing and emerging policy in respect of equestrian development.

Impact on Character and Appearance of the Area

- 5.5 AVDLP policy RA8 and emerging VALP policy NE5 seek to ensure that the district's landscape character is maintained. The site lies in the designated Brill-Wichendon Hills AAL, formed of wooded rolling lowlands, Landscape Character Type 7 (LCT 7). The settlement pattern in the area reflects the wooded nature of the landscape and is composed primarily of farm clusters and isolated farmsteads.

- 5.6 As already said, the proposed development is minimal; it is on level ground; it has no impact on trees or hedgerows; it would not affect settlement form or field pattern; no lighting is associated with the proposal; it is therefore not visually prominent in the landscape and would not harm the landscape character of the AAL.

6.0 SUMMARY & CONCLUSION

- 6.1 The proposal is for a 2-furlong gallop ring for the personal use of the applicant at Dorton Place. It will not generate any vehicle movements, as the horses are already located and cared for on the site. The principle of the equestrian use in this location should be acceptable and the proposal would not harm the intrinsic landscape character and appearance of the AAL. As such it complies with the aims of the Development Plan, the emerging Local Plan and the NPPF.

- 6.2 Consequently, the Council is asked to grant planning permission.