

# PLANNING STATEMENT

LAND AT NORTH RYE HOUSE, DONNINGTON  
MR & MRS REDWOOD





# Rural Solutions

## PLANNING STATEMENT

### LOCATION

LAND AT NORTH RYE HOUSE, DONNINGTON,  
GLOUCESTERSHIRE

### PROPOSAL

ERECTION OF AN EQUESTRIAN ARENA PLUS ASSOCIATED  
FACILITIES AND ACCESS TRACK, AND RELOCATION OF  
AGRICULTURAL BARN

### APPLICANT

MR & MRS REDWOOD

### ISSUE DATE

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## EXECUTIVE SUMMARY

This planning application seeks consent for an equestrian arena with associated facilities and surfacing of access track, and repositioning of an agricultural barn, on land at North Rye House, Donnington, near Moreton-in-Marsh.



### POLICY

*“In the setting of the AONB, great weight will be given to the conservation and enhancement of the natural beauty of the landscape, its character and special qualities.”*

Policy EN5, Cotswold District Local Plan 2011-2031

*“Development should conserve and enhance biodiversity, providing net gains where possible. Proposals that create, restore and provide for beneficial management of ecological networks, habitats and features, will be permitted.”*

Policy EN8, Cotswold District Local Plan 2011-2031

*“Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for health and well-being.”*

Paragraph 98, National Planning Policy Framework

*“The planning system should support the transition to a low carbon future in a changing climate...It should help to...support renewable and low carbon energy and associated infrastructure.”*

Paragraph 152, National Planning Policy Framework



### PLANNING BALANCE

This proposal seeks planning permission for an equestrian arena with associated facilities for the private use of the owners of North Rye House. The arena building has been designed to achieve an agricultural aesthetic that is appropriate to its rural setting. It has been sensitively sited to ensure it is well screened in the wider landscape, with the submitted Landscape Appraisal of Key Views confirming the site is only partially visible from one distant receptor location. The proposal preserves landscape character, visual amenity and key views of the Area of Outstanding Natural Beauty (AONB) setting and Special Landscape Area.

A comprehensive landscaping scheme has been prepared for the wider landholding which offers a significant opportunity to enhance and increase the ecological value

of the wider site and achieve a significant biodiversity net gain of 30.51%, through creating a range of new habitats and improving ecological connectivity.

The facility will enable the applicants to pursue their passion for horses sustainably and lead a healthy and active lifestyle, as is advocated by the NPPF. The proposals will also secure the generation of renewable electricity to power the development and contribute toward the applicants' desire for net zero across their wider landholding.

There are no impacts arising from the development which can be considered significant; therefore, the development proposal should be approved without delay in accordance with paragraph 11 of the NPPF.

## I. INTRODUCTION

- I.1: This application seeks full planning permission for a new building to house an equestrian arena and associated facilities, plus resurfacing of the access track, on land at North Rye House. It also seeks the repositioning of an agricultural barn.
- I.2: The arena and facilities will be for the private use of the owners of North Rye House, who farm the land and are keen equestrians.

### DESCRIPTION OF DEVELOPMENT

- I.3: The description of development is as follows:

*Creation of a private equestrian arena with associated facilities, reinstatement and surface treatment of access track plus repositioning of agricultural barn (approved under LPA ref: 22/02335/AGFO).*

### CONTEXT

- I.4: Submitted in support of this application are the following documents:

- Completed application forms, certificates and CIL forms;
- Drawings package (Yiangou Architects);
- Design & Access Statement (Yiangou Architects);
- Landscape Appraisal of Key Views (Rural Solutions);
- Landscape Masterplan (Rural Solutions);
- Energy & Sustainability Statement (BBH Energy); and
- Preliminary Ecological Appraisal and BNG calculations (Wildwood Ecology).

- I.5: This Planning Statement is structured as follows:

- Section 2 details the site and its surroundings, including details of designations and relevant planning history;
- Section 3 provides further detail on the proposed development;
- Section 4 outlines the local and national planning policies pertinent to the consideration of this application;
- Section 5 assesses the principle of the development and other material planning considerations; and
- Section 6 concludes.

## 2. SITE AND SURROUNDINGS

### LOCATION

- 2.1: The application site is within the agricultural landholding of North Rye House. The site itself is a field located to the north of the main dwelling, North Rye House.
- 2.2: The site is approximately 1.2km northeast of Broadwell. An aerial view of the site is provided at Figure 1 and the wider site context is shown at Figure 2.



Figure 1 – Aerial view of the site. Source: Google Maps.





Figure 2 – Wider site context. Site denoted by red dot. Source: Google Maps.

## DESIGNATIONS

- 2.3: The proposed arena is located outside of, but adjacent to, the Cotswolds AONB. The access to the equestrian arena crosses land within the AONB. The site is not within the Green Belt. The site is within the Moreton-in-Marsh Surrounds Special Landscape Area.
- 2.4: The site is located in Flood Zone I, with the lowest probability of flooding.

## SITE ACCESSIBILITY

- 2.5: North Rye House is accessed via a private road taken off the A429. This application seeks the reinstatement and surfacing of the access track to serve the new arena and adjacent barn. The building will utilise an existing field access to the north of the main house.

## PLANNING HISTORY

- 2.6: There is no planning history for the application site itself. However, there are relevant applications within the wider landholding.
- 2.7: LPA ref: 22/02335/AGFO – this Prior Approval consent falls within the application site. It was determined on 26<sup>th</sup> July 2022 that Prior Approval was not

required for the erection of a stone-built agricultural storage building. The approved location is shown in Figure 3.

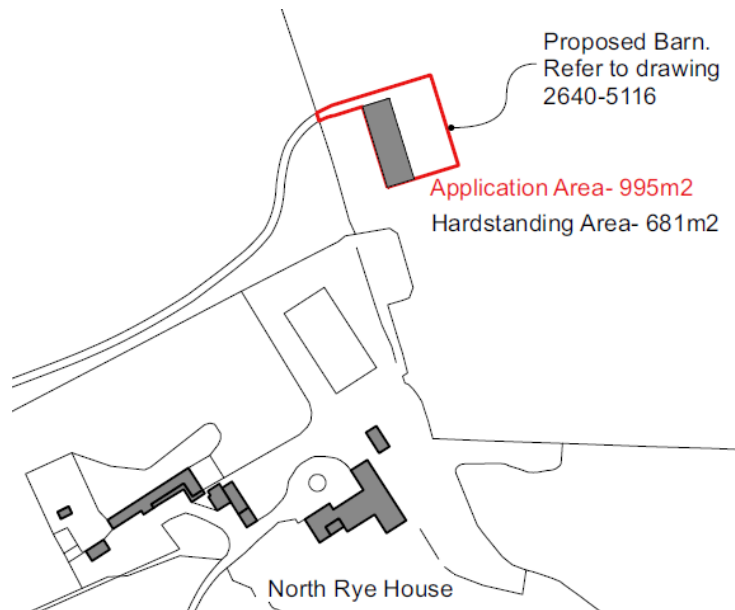


Figure 3 – Approved location of agricultural storage barn.

2.8: LPA ref: 22/01275/FUL – this application was approved on 22<sup>nd</sup> June 2022 and permitted demolition of the existing dwelling and erection of a replacement dwelling with associated leisure building. The approved site layout (to the south of the application site) is shown at Figure 4.



Figure 4 – Site layout approved under application ref. 22/01275/FUL.

- 2.9: LPA ref: 21/04074/FUL – this application was approved on 10<sup>th</sup> February 2022 and consented to the conversion and extension of an existing barn, known as Lemell Hooks Barn, to a two-bedroom dwelling. This small, single-storey barn was built in the late 19<sup>th</sup> or early 20<sup>th</sup> century and is no longer suitable for modern agricultural use. Its conversion to a dwelling will ensure viable use of this non-designated heritage asset.
- 2.10: LPA ref: 21/03370/FUL – this application was approved on 17<sup>th</sup> November 2021 and permitted a two-storey and single-storey rear, two-storey side and two-storey front extensions and associated alterations to the main house.
- 2.11: LPA ref: 90.00623 – this application was approved on 5<sup>th</sup> October 1990 and allowed the dismantling of the lorry garage, its repair and re-erection on a nearby site, and the erection of three new loose boxes. No documents are available online for this application to ascertain the location of these proposals.



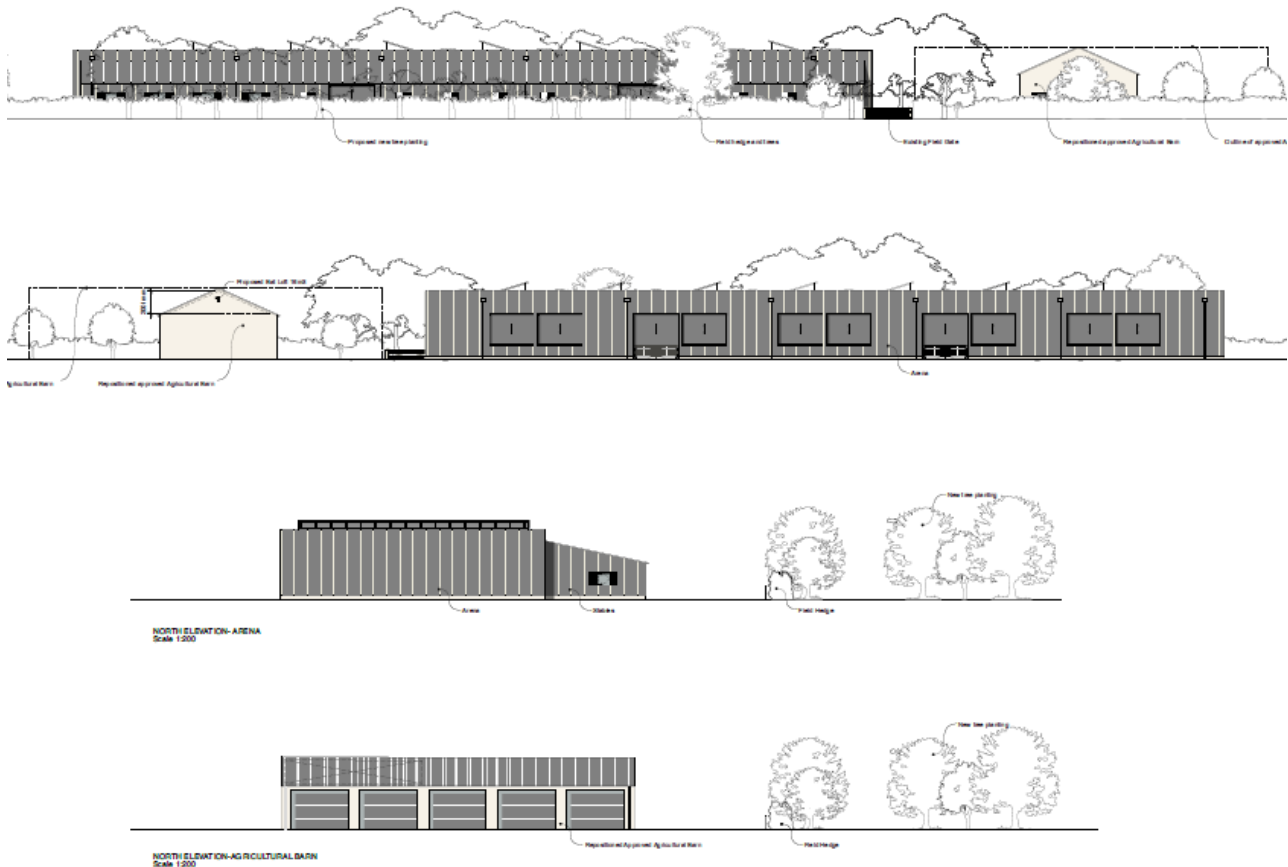


Figure 6 – Proposed contextual elevations.

- 3.5: The building is steel framed and clad with vertical boarded timber cladding with large openings with roller shutters to allow generous cross ventilation through the building.
- 3.6: The barn is to be reorientated to enclose the area of proposed hardstanding so that it can serve both buildings. The barn will be clad in stone as approved under Prior Approval application ref. 22/02335/AGFO. This application seeks 5 no. modest allow slit windows to the south-facing elevation of the approved barn to provide natural light internally.
- 3.7: This application also seeks to resurface the access track to serve the arena and adjacent barn, taken off the existing private driveway which serves North Rye House. This will be a 3.5m wide twin-track with central grass verge constructed from a permeable type I sub-base. The proposed construction is indicated at Figure 7.





*Figure 7 – Indicative image of access track.*

## 4. PLANNING POLICY CONTEXT

### Local Development Plan

- 4.1: Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that 'if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise'.
- 4.2: The adopted Local Development Plan for the area is the Cotswold District Local Plan 2011-2031, adopted in August 2018.
- 4.3: The policies most relevant to the determination of this application are set out below.
- Policy EN1 – Built, Natural and Historic Environment – new development should protect, conserve and enhance the natural environment by, *inter alia*, ensuring the protection of natural assets, contributing to provision and enhancement of multi-functional green infrastructure, and ensuring designs complement the character of an area.
  - Policy EN4 – The Wider Natural and Historic Landscape – development must not have a significant detrimental impact on the landscape (including tranquillity). Proposals should take account of landscape and historic character, visual quality and local distinctiveness. Proposals are also expected to enhance, restore and better manage the landscape, and any significant features and elements, including key views.
  - Policy EN5 – Cotswolds AONB – in the setting of the AONB, great weight will be given to the conservation and enhancement of the natural beauty of the landscape, its character and special qualities.
  - Policy EN6 – Special Landscape Areas – development here should not have a significant detrimental impact on the special character and key landscape qualities of the area, including tranquillity.
  - Policy EN7 – Trees, Hedgerows and Woodlands – development should conserve and enhance trees and hedgerows of high landscape, amenity, ecological and historical value.
  - Policy EN8 – Biodiversity and Geodiversity: Features, Habitats and Species – development should conserve and enhance biodiversity, providing net gains where possible. Proposals that create, restore and provide for beneficial management of ecological networks, habitats and features, will be permitted.
  - Policy INF7 – Green Infrastructure – development proposals must contribute, depending on their scale, use and location, to the protection and

enhancement of existing Green Infrastructure and/or the delivery of new Green Infrastructure.

### National Planning Policy Framework

4.4: The relevant policies from the National Planning Policy Framework (NPPF) 2021 are outlined below:

- Paragraph 8 outlines the economic, social and environmental objectives of sustainable development.
- Paragraph 10 confirms the presumption in favour of sustainable development.
- Paragraph 11 explains that the presumption in favour of sustainable development means approving proposals that accord with up-to-date development plans without delay.
- Paragraph 92 advocates development that enables and supports healthy lifestyles. Paragraph 98 acknowledges how opportunities for sport and physical activity are important for health and well-being.
- Paragraph 126 states that the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve, and that good design is a key aspect of sustainable development.
- Paragraph 130 outlines design criteria for development, including, *inter alia*: should be visually attractive as a result of good architecture; be sympathetic to local character and history, and create places which promote health and well-being.
- Paragraph 152 confirms the planning system should support the transition to a low carbon future, while paragraph 154 states that new development should help reduce emissions through considerations such as orientation and design.
- Paragraph 159 directs development toward areas at the lowest risk of flooding, and paragraph 167 requires that development does not increase flood risk elsewhere.
- Paragraph 174 outlines the requirement to protect and enhance valued landscapes and provide net gains for biodiversity.
- Paragraph 176 confirms that development in the setting of an AONB should be sensitively located and designed to avoid or minimise adverse impacts on the designated area.



## 5. ASSESSMENT OF KEY PLANNING ISSUES

5.1: The key planning issues of relevance to this proposal are considered to be the following:

- Principle of development;
- Landscape impact;
- Ecology;
- Landscape enhancements and Biodiversity Net Gain;
- Design;
- Sustainability; and
- Access and highways.

5.2: These are discussed in turn in this section.

### Principle of Development

5.3: The proposed equestrian arena will be for the private use of the applicants, who live at North Rye House. The owners of North Rye House, who took ownership in 2021, are passionate about horses. They have consent to build their new home at North Rye and wish to move their horses to the site also. Equestrian use is an appropriate form of rural development.

5.4: The arena will provide the applicants with high-quality facilities to enable them to pursue their passion for horses within their own landholding. Caring for, training and exercising horses is demanding of time and resources. Having such a facility close to home will enable the applicants to give their horses the best possible care and be on hand when required.

5.5: Locating the facility close to the applicants' home is a choice made with sustainability in mind, to remove the need for them to drive by private car to a livery several times per day to care for and exercise the horses, as is the current situation.

5.6: Seven loose box stables have been included in the design – one for each of the applicants' existing horses. Modest-sized essential ancillary uses have also been included – a feed store, tack room, rug room, equipment store and a wash bay. The covered arena will allow for training and exercising to take place in all weather conditions and the viewing gallery will allow the applicants to observe and monitor each horse's developmental and training progress.

5.7: The development will enable the applicants to pursue a healthy lifestyle and enhance their well-being by spending time with their horses and partaking in physical activity, which is supported at paragraphs 92 and 98 of the NPPF.

- 5.8: The arena building and stables have a footprint of 2,205sqm and the barn building is 314sqm (as previously deemed acceptable). Therefore, the overall area of built forms is 2,519sqm (0.25ha). The floorspace proposed technically reaches the size threshold of 'major' development.
- 5.9: Footnote 60 of the NPPF considers the point of major development, which should not normally be permitted within AONBs. It makes clear that "for the purposes of paragraph 176 and 177, whether a proposal is 'major development' is a matter for the decision-maker, taking into account its nature, scale and setting and whether it could have a significant adverse impact on the purposes for which the area has been designated".
- 5.10: It is important to note that the buildings and floorspace proposed do not sit within the AONB itself. Therefore, the scale and location of development do not trigger Footnote 60 and major development is not unacceptable. Only the resurfacing of the access track crosses over land within the AONB.
- 5.11: Notwithstanding this matter, full consideration has been given to the visibility of the arena building within its setting in close proximity to the AONB. This is considered further within this section.
- 5.12: It is also important to note that the site benefits from the Prior Approval consent granted under ref. 22/02335/AGFO. Therefore, the principle of a building in this location has already been established. This application seeks to reposition the barn to sit perpendicular to the arena.
- 5.13: The approved barn and the arena building will sit adjacent to one another, positioned in the corner of the field adjacent to the vegetated boundary, to minimise the visual impact on the landscape.
- 5.14: The barn will be used predominantly for agricultural storage associated with the wider landholding. A small proportion will be used for plant associated with the solar panels on the arena and the wider decarbonisation of the landholding. The applicants strive for their landholding to achieve net zero carbon in the future, in line with local and national policy objectives to transition to a low carbon future. The sustainability of the development is discussed in more detail later in this section.

### Landscape Impact

- 5.15: A Landscape Appraisal of Key Views (LAKV) has been prepared to inform this planning application, due to the site's location in a Special Landscape Area adjacent to the Cotswolds AONB.
- 5.16: This document summarises the key views of the site from the surrounding landscape to understand the visual relationship of the proposal with the wider landscape.

- 5.17: Of the 10 receptor positions identified, there is only one which allows for a partial glimpsed view of the site. The site is not visible from the other nine receptor points due to variations in topography, intervening field boundaries and vegetation buffers including woodland blocks and spinneys.
- 5.18: The one viewpoint from which the site is partially visible is a public footpath 1.4km away to the southwest. The LAKV confirms that this visibility is only seasonal, and the site will not be visible at all times of the year. The view is also only a partial glimpse, with the majority of the proposed building located out of view behind a large group of mature trees which provide a good level of screening.
- 5.19: The LAKV confirms that from this single receptor where the site is partially visible, the site is a small component of the view and neither the focus nor the primary experience. Users of this public footpath will continue to enjoy broader distant views containing scattered settlements, isolated dwellings, agricultural structures and other established rural uses.
- 5.20: The appraisal concludes that the proposals combined with a sensitive package of enhancements are not likely to form a dominant or significant element within the landscape. Overall, taking the high level of visual sensitivity and the negligible magnitude of visual effect, it is considered that the development at year 1 would give rise to slight adverse visual effects. However, it is considered that appropriate enhancement measures such as suitable landscape proposals will combine to significantly reduce the overall nature of visual effects at year 10, to neutral and of no significance.
- 5.21: It has therefore been demonstrated that the special character and key landscape qualities of the Special Landscape Area will not be harmed and the natural beauty, character and special qualities of the AONB setting will be conserved, in accordance with policies EN5 and EN6, and paragraph 176 of the NPPF.
- 5.22: Further details on landscape enhancements and biodiversity net gain are set out below.

### Ecology

- 5.23: A Preliminary Ecological Appraisal (PEA) for the site has been undertaken to assess the baseline ecological status of the application site and wider landholding.
- 5.24: This confirms that the application site comprises mostly improved grassland/arable land, which is heavily grazed by sheep. A section of the site in the north comprises semi-improved neutral grassland. These habitats are of site-level ecological importance. There are no designated, priority or protected habitats that would be affected by the development.
- 5.25: The wider site is known to have bats and a Bat Licence will need to be obtained to carry out the approved replacement dwelling scheme. The arena scheme provides the opportunity for an additional bat loft to be provided within the roof
-

space of the approved agricultural building. The ecologists have identified this building as being ideally located to better meet the needs of bats than all other buildings on the estate.

- 5.26: Furthermore, although the development will cause loss of grassland suitable for foraging by bats, these habitats are in abundance in the surrounding landscape. Bats will be able to continue commuting on and off-site as there will be no loss of hedgerows or trees as a result of the development. In the absence of mitigation, there is unlikely to be an impact on bats as a result of lost foraging habitat. Without mitigation, there is potential for increased light disturbance, therefore if lighting is required a sensitive lighting plan will be prepared to ensure dark corridors are maintained. Enhancements are proposed for bats both on and off-site in the form of a new bat loft in the approved barn, bat boxes on nearby trees, and habitat enhancement and creation throughout the estate.
- 5.27: The PEA confirms that dormice, otter, great crested newts and invertebrates are unlikely to be negatively impacted by the development. Precautionary working methods during vegetation clearance and construction will be sufficient to address any potential impact on amphibians, reptiles, nesting birds, badgers and hedgehogs. Suitable measures are outlined in the PEA. A Precautionary Working Method Statement will be prepared to detail how impacts on amphibians and reptiles can be avoided.
- 5.28: Overall, the PEA concludes that following the implementation of the measures outlined, the development can be undertaken without long-term impacts on the key protected species at the site.
- 5.29: Ecological enhancement measures and Biodiversity Net Gain are discussed further below and in the PEA.

#### Landscape Enhancements and Biodiversity Net Gain

- 5.30: Through consultation between the project ecologist and landscape architect, significant enhancements to the landscape have been identified which will create real opportunities to increase the biodiversity value of the land. Cotswold District Council declared an ecological emergency in July 2020 and therefore the enhancement proposed will go some way to assisting the council in tackling this issue.
- 5.31: The proposed building has been carefully sited to ensure that all existing trees and hedgerows can be retained, in line with policy EN7.
- 5.32: A comprehensive landscaping scheme has been prepared to ensure this proposal achieves significant biodiversity net gain and wider landscape enhancements. A Landscape Masterplan is submitted with this application, with a summary of the proposals outlined below:
- Native scrub and tree planting are proposed along the northern, eastern and southern field boundaries, underplanted with fruiting, flowering and nut-

bearing species. Along these boundaries, there will also be a herb-rich ground layer.

- Two woodland blocks are also proposed, one on the northern boundary of the field and the other in the middle of the eastern boundary, to provide suitable habitat for bats.
- The open spaces within the field will be planted with native wild grasses.
- An orchard is proposed to the south of the new building and barn, providing an ecologically rich new habitat in an appropriate location that will also provide a pleasant outlook from the main dwelling.
- Adjacent to the Fosse Way, a woodland belt will be planted to promote north-south ecological connectivity and enhance the wider landscape character of the area.
- Where required, broken or dilapidated hedgerows within the wider land ownership will be enhanced with additional planting of native species including fruiting and flowering varieties. All hedgerows will also be fenced with stock-proof post and wire fencing to protect quality and promote ecological corridors and connectivity.
- Existing post and rail fences within the landholding will be replaced with native species including fruiting and flowering varieties to promote ecological corridors and north-south connectivity.
- Hedgerow trees will be subject to managed decline in the large quantities of ash experiencing dieback within the site. This method of management provides excellent habitat compared to removing trees at the outset.
- A programme of next-generation tree planting is proposed, using a variety of native deciduous species. This will preserve landscape character and futureproof the green infrastructure offer of the landholding in terms of resilience to climate change and disease.

5.33: The comprehensive landscaping scheme proposed will ensure this development makes a significant contribution to biodiversity net gain of 30.51% in accordance with Policy EN8 and NPPF paragraph 174. Green infrastructure including valuable landscape features will also be enhanced in line with policies EN1 and EN7.

5.34: A wide variety of habitats and native species will be introduced, and green infrastructure networks will be created to enhance the ecological connectivity of the wider landholding, to provide for beneficial management of ecological networks, habitats and features in line with policies EN1, EN8 and INF7.

5.35: The applicants would be amenable to a condition to secure the wider landscape enhancements beyond the redline boundary, and their future management, via a suitable phasing plan.

### Design

5.36: Full details of the proposed design are included within the Design and Access Statement, and it is not intended to repeat these here. In summary, the arena building has been designed to achieve an agricultural aesthetic appropriate for the rural location. The flat roof design ensures the building is only 6m tall, in line with other private equestrian arenas approved within the Cotswold District Council area (for example, LPA ref: 21/00466/FUL).

5.37: The choice of timber cladding will help the building to sit well against the backdrop of mature trees along the field boundaries and will weather over time, further reducing the visual impact. Timber window shutters and timber gates with steel roller shutters above have been chosen to achieve the look of an agricultural building.

5.38: Roof lights have been incorporated to provide plenty of natural light, thus reducing requirements for artificial lighting. The flat roof design also allows for solar PV panels to be installed to provide electricity from renewable sources for the building.

### Sustainability

5.39: The proposals have been designed with sustainability as a key consideration. In July 2020, Cotswold District Council declared a climate emergency and as such, there is a strong focus on developments achieving net zero status. The applicants share this goal and are therefore seeking to utilise renewable technologies that not only provide power to the equestrian facilities but also the main house (which has consent to be replaced).

5.40: The arena building itself will feature solar PV panels on the roof, to provide for the electricity needs of the building. An air source heat pump will also be installed.

5.41: Sustainable materials have also been chosen for the construction in timber cladding and a steel frame. NPPF paragraph 152 is supportive of the transition to a low-carbon future and paragraph 154 advocates development that helps to reduce emissions through considered orientation and design.

5.42: An Energy & Sustainability Statement has been prepared by BBH Energy in support of this application. This calculates that the provision of solar panels on the arena roof could generate sufficient electricity to enable heat and potable hot water across the whole estate to be considered net zero carbon. By installing air source heat pumps across the estate, an estimated 80% reduction in carbon emissions will be achieved compared to using typical boilers.

- 5.43: Overall, the statement concludes that if all of the envisaged renewable technology systems are deployed across the estate, a total of 77,840kg in equivalent CO<sub>2</sub> emissions will be saved, compared to burning kerosene as the primary fuel. This is the equivalent of removing 44 average family cars from the roads, permanently. In doing so, the estate will be transitioning away from fossil fuels well in advance of the potential legislation to do so, as currently proposed. The air quality impact will also be positive because the deployment of heat pump systems and solar PV generation will completely remove emissions of NO<sub>x</sub>, SO<sub>x</sub> and particulates across the estate. This is all in accordance with paragraphs 152 and 154 of the NPPF which are supportive of the transition to a low carbon future.
- 5.44: Rainwater harvesting will also be incorporated to reduce surface water run-off and ensure flood risk is not increased elsewhere (in line with NPPF paragraph 167); the collected water will then be used to water the wider field. The site is within Flood Zone 1, where the risk of flooding is lowest, thus according with NPPF paragraph 159.

#### Access and Highways

- 5.45: The existing field access will be utilised, and the track will run southwest-northeast for approximately 200 metres to where it will meet the existing driveway. The track will be constructed from a permeable type 1 compacted sub-base (twin track with grass centre) to ensure that its visual impact is minimal and that no unnecessary impermeable hardstanding is introduced. A section drawing of the proposed track is submitted with this application.
- 5.46: The proposed route has been carefully positioned to ensure it sits close to the field boundary whilst remaining a sufficient distance from tree root protection areas, in the interests of visual amenity and tree preservation.
- 5.47: No alterations are proposed that would affect the public highway. The arena will be for the private use of the applicants, therefore will not generate additional vehicle movements or traffic on the local highway network.

## 6. CONCLUSIONS

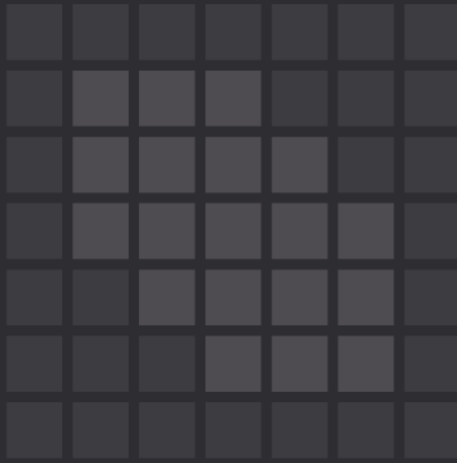
- 6.1: This proposal seeks planning permission for an equestrian arena with associated facilities for the private use of the owners of North Rye House. The facility will enable the applicants to pursue their passion for horses sustainably and pursue a healthy and active lifestyle as is advocated by the NPPF.
- 6.2: The proposed development is designed to a very high standard and incorporates a number of sustainable design features, both in its construction and for its intended daily operation.
- 6.3: The arena building has been designed to achieve an agricultural aesthetic that is appropriate to its rural setting. It has been sensitively sited to ensure it is well screened in the wider landscape. The submitted LAKV confirms the site is only partially visible from one distant receptor location. The proposal preserves landscape character, visual amenity and key views of the AONB setting and Special Landscape Area.
- 6.4: A comprehensive landscaping scheme has been prepared for the wider landholding which offers a significant opportunity to enhance and increase the ecological value of the wider site and achieve a significant biodiversity net gain of 30.51%, through creating a range of new habitats and improving ecological connectivity.
- 6.5: The proposal will significantly enhance the ecological and sustainability credentials of the wider landholding, by providing new habitats and allowing renewable energy to be generated. This in turn will assist the council in tackling the ecological and climate crisis declared over the past two years.
- 6.6: The proposed development complies with the relevant policies contained in the Cotswold 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 we request the development be approved without delay.



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