



**USE OF LAND FOR
EQUESTRIAN PURPOSES
AND ERECTION OF
STABLES AND A
STORAGE BARN
Revised application**

Land to the rear of The Roost

**DESIGN, ACCESS AND
PLANNING STATEMENT**

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1.0 INTRODUCTION

1.1 Southern Planning Practice Ltd is instructed by Mr Mandair to prepare an application for the use of land for equestrian purposes and erection of stables and a barn on land to the rear of The Roost which is on the north side of the A36 at Ower. This is a resubmission following a previous refusal for the same development.

1.2 The development is shown on the following plans:

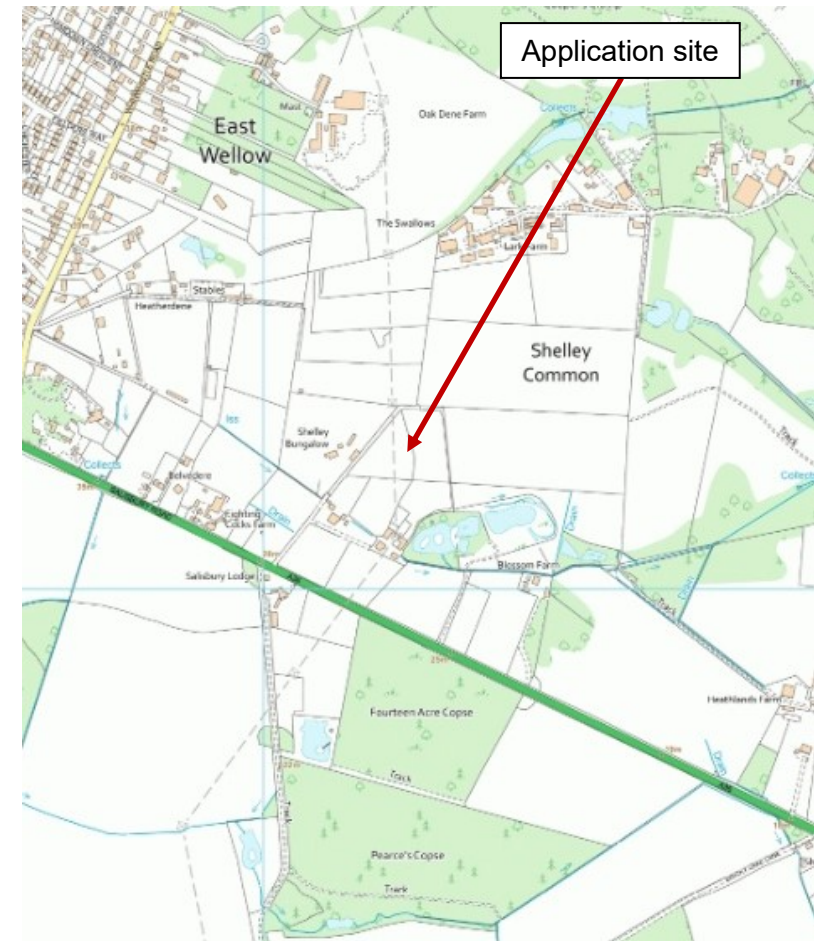
- Site Location Plan
- Block Plan
- Plans and Elevations

1.3 This statement will begin by describing the site and its surroundings; it will then review the proposal before looking at the planning history of the site. It will then proceed to analyse policy before setting out the justification for the proposal, in the context of policy, following a summary and conclusion.

Site Context

1.4 The application site is situated within open countryside to the north-east side of the A36 at Ower. The site is comprised of an open field to the north side of the residential property 'The Roost'. 'The Roost' itself is accessed by a gravel access drive

onto the A36 that also serves an adjacent residential dwelling Shelley Bungalow.



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2.0 SITE

- 2.1 The site consists of a paddock which measures 1.34ha.
- 2.2 It is bounded by mature hedging. Access to the site is via an existing gateway off the track to Shelley Bungalow.
- 2.3 The land rise from north to south with the lowest part being the south east corner



Planning History

- 2.4 Planning application 22/10951 for the *Use of land for equestrian purposes; erection of stables & storage barn* was refused on 4 November 2022 for the following reasons: -

1 - The proposed development would introduce two new buildings into an area of open countryside in a position that is isolated from other existing buildings or structures. The proposed barn would constitute a relatively large building in the countryside, the need for which has not been sufficiently justified in connection with the proposed keeping of horses for recreational purposes on the land. Due to the excessive size and scale of the proposed barn, and due to the position of the buildings - being set somewhat incongruously at the end of a long new access track, the proposal would result in an unacceptable impact on the rural character of the area, contrary to the provisions of Local Plan policies ENV3 and ENV4, saved local plan policy DM25 and the aims and objectives of the National Planning Policy Framework.

2 The proposed new access track which would cross the field, at approximately 130 metres in length, would be excessive in length. Jutting in a long straight line away from the field's southern boundary, it would constitute an unnecessary and anomalous new feature within the landscape, with a

consequent unacceptable impact on the rural character of the area, contrary to the provisions of local plan policies ENV3 and ENV4, saved local plan policy DM25 and the aims and objectives of the National Planning Policy Framework.

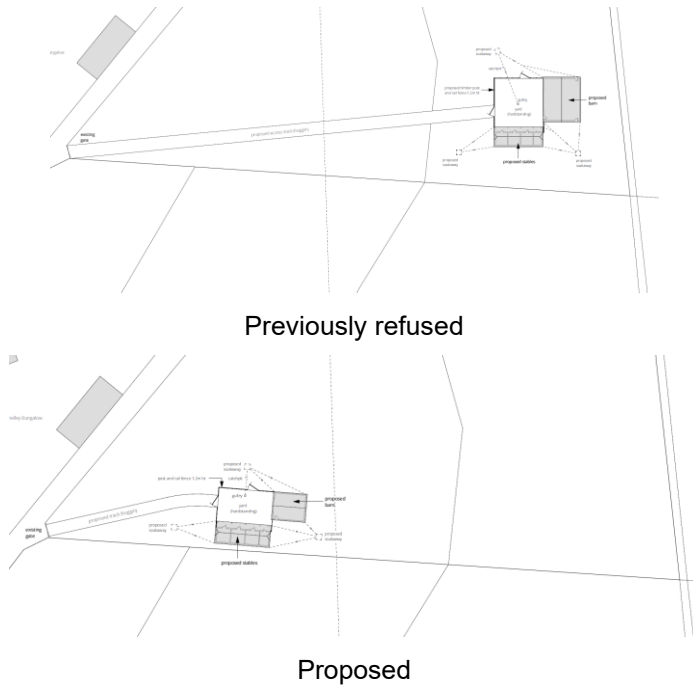
- 2.5 Informal discussion with the planner, following the refusal, indicated that a development closer to the access with a smaller barn could address the reasons for refusal.

3.0 PROPOSAL

3.1 The application is for the use of land for equestrian purposes and the erection of stables and storage barn for machinery and equestrian paraphernalia.

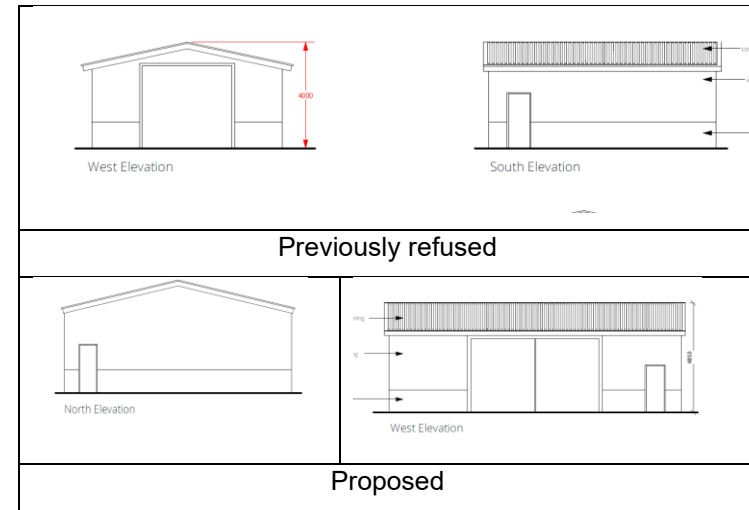
Layout and Design

3.2 The stables and barn would be located, approx. 45 mts east of the entrance to the site and are sited in an 'L' shape in the south east corner. Previously the buildings were located 140 mts from the access.

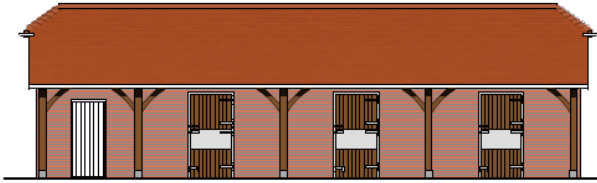


3.3 Size of the buildings would be as follows: -

- Barn – 9 x 7.5 with a height of 4mts. Previously the barn was 13m x 11m with a height of 4.75. Materials would be the same timber boarding with metal sheeting on the roof.



- Stables. There would be no change to the stable size from the previous application. There would be three stables plus a tack room. The size would be 4.15m x 14.25m with a ridge height of 4.5m. Materials would be timber with a tiled roof.



- 3.4 An area of track would lead from the existing access gate to the stables and barn with a small area of hardstanding to the front. The track would consist of hoggin.

Access

- 3.5 Access into the field will be from the track. In the south west corner. Access onto the A36 already exists and provides good visibility in both directions



- 3.6 There were no highway objection to the previous application subject to private use

Landscaping

- 3.7 The application site is well screened from the A36 and there are no public footpaths nearby. None of the existing hedges will be affected/removed. The applicant would be prepared to carry out further landscaping around the proposals if required and this could be subject to control by planning conditions.

The need for the barn

- 3.8 The equestrian use of land brings a requirement for storage of larger vehicles such as horse boxes, horse trailers, tractors and maintenance equipment and the proposal would allow for such valuable machinery to be stored safely and securely as well as large quantities of hay/straw and associated foodstuffs. Together with tools and saddles.
- 3.9 There is only small storage space within the stable building (tack room) which is insufficient to accommodate the above.

4.0 POLICY

National

4.1 The following paragraphs of the revised National Planning Policy Framework are considered to be relevant:

2. Achieving Sustainable Development

Para.	Description
7	The purpose of planning is to achieve sustainable development
8	<p>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):</p> <p>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.</p> <p>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</p>

	<p>needs and support communities' health, social and cultural well-being; and</p> <p>c) an environmental objective – 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.</p>
10	So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).
11	<p>Plans and decisions should apply a presumption in favour of sustainable development.....For decision-taking this means:</p> <p>c) approving development proposals that accord with an up-to-date development plan without delay; or</p> <p>d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:</p> <p>i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or</p> <p>ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.</p>

4. Decision Making and Determining Applications

Para.	Description
38	<i>Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.</i>

11. Making Effective Use of Land

Para	Description
117	<i>Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions</i>

4.2 The following sections of the **National Planning Policy Guidance** are relevant to the consideration of the application:

Para	Design
001	<i>Good quality design is an integral part of sustainable development. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well and will adapt to the needs of future generations. Good design responds in a practical and creative way to both the function and identity of a place. It puts</i>

	<i>land, water, drainage, energy, community, economic infrastructures and other resources to the best possible use, over the long as well as the short term.</i>
007	<i>When thinking about new development the site's land form should be taken into account. Natural features and local heritage resources can help give shape to a development and integrate it into the wider area, reinforce and sustain local distinctiveness, reduce its impact on nature and contribute to a sense of place. Views into and out of larger sites should also be carefully considered from the start of the design process.</i>

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Development Plan

4.4 The Development Plan comprises:

- Local Plan 2016-2036 Part one:
- Local Plan Part 2 Sites and Development Management Development Plan Document

Local Plan Part 2016 – 2036

4.5 The following policies are relevant: -

- STR1 Achieving sustainable development
- STR2 Protection of the countryside
- ENV3 Design Quality

Local Plan Part 2 Sites and Development Management

4.6 The following policies are relevant: -

- DM2: Nature conservation, biodiversity and geodiversity
- DM25: Recreational uses in the countryside - including horse-keeping/riding

Relevant supplementary planning guidance and documents

- SPG - Landscape Character Assessment
- SPD - Mitigation Strategy for European
- Sites SPD - Parking Standards

5.0 RATIONALE FOR THE DEVELOPMENT

Introduction

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. Where there are other material considerations, the development plan should be the starting point and other material considerations must be taken into account in reaching a decision. In other words, the system is designed such that it can be applied flexibly where policy conflict arises if those material considerations are sufficient to override policy.

5.2 Indeed, the NPPF is of itself an important material consideration to which significant weight should be attached provides a presumption in favour of sustainable development. In this context it mentions that good planning is a positive and proactive process and makes clear that decision makers should not be rigid in their approach to considering applications.

Principle

5.3 Local Plan Part 2 Policy DM25 is applicable in this case and relates to recreational uses in the countryside including horse keeping and riding. The policy states that development

associated with recreational uses will be permitted where it will:

- a) help meet a local recreational need; and/or
- b) will assist in the diversification of an agricultural enterprise; and/or
- c) will assist in relieving harmful pressures on a sensitive part of the New Forest National Park.

provided that there will not be unacceptable impacts on the amenities of local residents, the rural character of the area, local roads or other environmental or agricultural interests (including nearby parts of the New Forest National Park and coast).

The policy goes on to state that development related to recreational horse keeping and riding will be permitted provided the scale is appropriate to the rural setting and character and it will not result in harmful increases in riding pressures on sensitive parts of the New Forest (in particular those subject to international nature conservation designations) or otherwise have unacceptable impacts on neighbouring uses, the rural landscape, local roads or on road safety.

5.4 In assessing the proposal against the policy, it is considered that policies are generally supportive of recreational uses including horse keeping and riding, together with agricultural diversification and benefits to the rural economy. It is considered that the proposal can take pressures off the New Forest National Park. The principle of development is therefore acceptable within the countryside. Local and national planning

policies are generally supportive of stables and equestrian use and as such, the proposal would accord with current planning policy.

- 5.5 Consideration of Issues of the effect on character, residential amenity and public highway safety are addressed in detail below.

The effect on the rural character and appearance of the area

- 5.6 The revised location of the stables and barn has addressed the previous reasons for refusal in that:

- Barn is now smaller with a reduced footprint and height
- The access road barns and stable have been located at the lowest part of the field as such would not be visible in the wider landscape.

- 5.7 It is considered therefore that the proposal is now compliant with Local Plan policies ENV3 and ENV4, saved local plan policy DM25 and the aims and objectives of the National Planning Policy Framework

The effect on the living conditions of the adjoining neighbouring properties

- 5.8 The site is located away from neighbouring residential properties. The nearest dwellings are at the Roost and Shelley Bungalow. It is not considered that the proposal will impact on their living conditions or have wider amenity impacts.

Access and highway Safety matters

- 5.9 Access to the site is gained via the track from the A36. Visibility is good both east and west. Access into the field is via an existing gate from the track and would not result in highway issues for Shelley Bungalow

6.0 **CONCLUSION**

- 6.1 The revised proposal meets the requirements of national and local planning policy. It would have no adverse consequences for the landscape character, planning permission should therefore be granted subject to appropriate conditions.