

PLANNING STATEMENT

CHANGE OF USE OF AGRICULTURAL LAND TO EQUESTRAIN USE
INCLUDING CREATION OF MENAGE AND ERECTION OF STABLE
AND ALL ASSOCIATED WORKS – PROPOSED MENAGE LIGHTING
SCHEME.

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 Planning Permission was issued by Mid Suffolk District Council under application DC/21/03475 for the change of use of agricultural land to equestrian use, including erection of a stable block, menage and associated works on the 8th October, 2021. Condition 4 of the Planning Permission restricted the siting of any external illumination on the site unless planning permission to do this was established.
- 1.2 This application is for a Variation of Condition seeking to alter the plan details to allow lighting columns to be provided which as noted from the detail provided below will only have minimal impact on the locality.

2.0 LOCALITY AND PROPOSED DEVELOPMENT

- 2.1 The site is located within a rural locality and as 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. The site is relatively well enclosed but as noted below additional planting is proposed.
- 2.2 The proposed lighting poles will be retractable in nature and can be lowered to a height of no more than 2.75m in height (see Appendix C). The colour is a matt ark green colour and visually have no impact on the appearance of the site. As shown on plan reference 21/252/01 Rev C it is proposed to have just four lighting poles in total – two on either side of the north and southern boundaries of the menage. Each pole/light is fitted with an EQ back shield

(see appendix A) which ensures that light is directed down into the menage only with minimal light spill beyond that.

- 2.2 In addition it is proposed to provide a new mixed species hedge to the north and west boundaries of the menage consisting a mix of Hawthorn and Field Maple (see also plan re 21/252/01 Rev C). As well as providing further shielding to any light spill it does of course assist in providing a net biodiversity gain. In addition LED lights will be used which are instantaneous in terms of operation, avoiding any warm up period for the lights.
- 2.3 It should be noted that the use of the lights will only take place during the mid-winter months from beginning of November to the end of February. This would occur on only two or three evenings per week for approximately one hour – less if the weather proved to be particularly inclement. This would equate to the lights actually being switched on for no more than 0.1% of the time each year.

3.0 PLANNING POLICY

MID SUFFOLK LOCAL PLAN 1998 SAVED POLICIES

- 3.1 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.*

- 3.2 As noted at the time of submitting the original planning application the site is already well screened from view and with the additional proposed hedge planting will have even less impact on the wider area as well as preventing light spill from the proposed lights. As noted below impact on biodiversity and wildlife is considered negligible from the introduction of the proposed lights.

JOINT LOCAL PLAN PRE-SUBMISSION DOCUMENT NOVEMBER 2020

- 3.3 Policy LP22 of the emerging Local Plan 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”.

3.4 As previously noted the additional hedge planting will further mitigate the impact of the proposed lighting scheme on the wider area and will ensure the light and any light spill is contained within the site.

3.5 In terms of biodiversity impacts it should be noted that the time of the year when the lights will be in use i.e. November – February tend to be times when bat species for instance either migrate or hibernate, as such use of the lights will

have minimal impact on Bats. With regard to Barn Owls it is acknowledged that they take little notice of artificial lights and in some cases use artificial light as an aid to hunting. For the relatively short time that the lights would be in operation it is considered that there would be no adverse impact on wildlife.

4.0 CONCLUSION

- 4.1 The proposed lighting scheme is considered to comply with planning policy and will have no adverse impact on neighbouring property, the wider landscape or on wildlife. The use of the lighting will be very limited and solely for the essential exercise of the applicants horses during the winter period. The Council are requested to approve this application.

Appendix A – Anti Glare Shield example

Appendix B – Proposed LED lighting unit

Appendix C – Proposed Retractable Column details.

Appendix D – Lighting technical specification.