



PLANNING POLICY, DESIGN AND ACCESS STATEMENT

IN SUPPORT OF

THE ERECTION OF NEW STABLES BUILDING

AT

HARTWOOD HOUSE SEALE LANE SEALE FARNHAM

GU10 1LE

Reference: GBC/002/23/JC

August 2023



Jesse Chapman
Chartered Town Planner

ENVIRONMENTAL IMPACT STATEMENT

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ENVIRONMENTAL IMPACT STATEMENT

In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (2017 No. 571) Part 2 4(3), the development scheme has been 'self-screened' to ascertain whether the proposed development comprises a project subject to EIA Regulations 2017.

The proposed development does not comprise of development within Schedule 1 of the EIA Regulations 2017. The development could be considered to comprise of development contained within Schedule 2 Column 1 10B development contained namely Infrastructure Projects and "Urban Development Projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas". However, the development does not meet the applicable thresholds and criteria within Column 2 of Schedule 2 as amended within The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (2017 No. 571):

The development includes more than 1 hectare of urban development which is not dwellinghouse development; or

The site does not include more than 1 hectare of urban development that is not a dwelling / housing development.

The development includes more than 150 dwellings; or

The development comprises a new stables building and hardstanding.



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The overall area of the development exceeds 5 hectares.

N/A.

The proposal would represent a modest development and is considered not to result in a significant effect upon the environment and does not meet criteria contained within Schedule 3 of the EIA Regulations 2017 or result in a variation/amendment to a previous EIA development nor taken in conjunction with other development is it likely to have a significant environmental effect.

On this basis, the proposal would not represent EIA development in accordance with the Regulations 2017.



1.0 INTRODUCTION

- 1.1 I act on behalf of Mr and Mrs Mann in respect of the above site and have received instructions to prepare and submit the enclosed application for your consideration and determination.
- 1.2 The proposal seeks planning permission for the erection of a new stable building at Hartwood House, Seale Lane, Seale, Farnham GU10 1LE.
- 1.3 The applicants wish to create an attractive, comfortable home environment whilst ensuring that the overall appearance and setting of the house and site is enhanced and having respect for the character of the rural area.
- 1.4 The property is endowed with a grazing paddock area which extends to some 0.4 hectares.
- 1.5 Having now lived in the property for some time, the applicant is keen to move their horses to the site. However, the land is not afforded with any permanent stabling.
- 1.6 The statement should be read in conjunction with the documents submitted with this application, as set out below:
- Planning Application Forms with relevant Certificates duly completed;



- Block Plan and Location Plan;
- Proposed Elevations, Floor Plan and Roof Plan;
- Planning Policy, Design and Access Statement;
- Biodiversity Checklist duly completed;
- Appropriate fee payable to Waverley Borough Council.

1.7 This carefully considered proposal can be constructed in strict accordance with the policies set out within Guildford Borough Local Plan: Strategy and Sites (2015 – 2034) (2019) and the Guildford Borough Local Plan: Development Management Policies (2023).

1.8 As will be discussed, given the use, nature, scale, appearance and setting of the new stables building, and associated works, it is submitted that the proposal represents an appropriate form of development within the area.



2.0 SITE AND SURROUNDING AREA

- 2.1 The application site is located on the southern side of Seale Lane, accessed via a metalled access track.
- 2.2 The land within the ownership of the applicant extends to some 1.02 hectares or 2.5 acres.
- 2.3 The paddock area where the horses will be grazed will be situated to the north of the application property and extends to around 0.4 hectares or 1 acre. The proposed stables will be located within a clearing in a mostly wooded area, adjacent to the paddock, to the north.
- 2.4 The area is rural in character and is located outside of any identified settlement, within the Metropolitan Green Belt, Surrey Hills Area of Outstanding Natural Beauty (AONB) and an Area of Great Landscape Value (AGLV).



3.0 PLANNING POLICY

3.1 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. Section 38(3) states that the Development Plan includes the Regional Spatial Strategy and any other Development Plan documents.

3.2 The South East Plan 2009 was the Regional Spatial Strategy (RSS) for the region. The Plan was revoked in March 2013 except for Policy NRM6 that relates to the Thames Basin Heaths Special Protection Area. This policy remains in force but does not apply to the application proposals.

3.3 The site is subject to the following planning constraints/opportunities:

- Green Belt outside defined settlement areas
- Surrey Hills Area of Outstanding Natural Beauty (AONB)
- Area of Great Landscape Value (AGLV)
- 400 metre – 5-kilometre Thames Basin Heaths Special Protection Area buffer

3.4 The site does not fall within or lie adjacent to a Conservation Area and is not covered by any Tree Preservation Orders.



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Local Development Plan

- 3.5 The approved Development Plan for this site comprises the Guildford Borough Local Plan: Strategy and Sites (2015 – 2034) (2019) and the Guildford Borough Local Plan: Development Management Policies (2023).

2019 Local Plan

P1 – Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value

P2 – Green Belt

P3 – Countryside

S1 – Presumption in favour of sustainable development

S2 – Spatial development strategy

D1 – Place shaping

D2 – Sustainable design, construction and energy (updated 2023)

ID4 – Green and Blue Infrastructure

E5 – Rural Economy

2023 Local Plan

D4 – Achieving High Quality Design and Respecting Local Distinctiveness

D5 – Protection of Amenity and Provision of Amenity Space

D7 – Public Realm



D12 – Light Impacts and Dark Skies

D14 – Sustainable and Low Impact Development

D15 – Climate Change Adaptation

D16 – Carbon Emissions from Buildings

P6 – Protecting Important Habitats and Species

E10 – Animal related Development

- 3.6 The above policies generally reiterate the need to achieve sustainable development in accordance with the NPPF and to direct new development to sustainable locations with the need for less reliance on the private car. In terms of the Council's Spatial Strategy this essentially seeks to direct new development (particularly housing) to the four main urban settlements and to avoid 'major' development on land of the highest amenity and landscape value, such as the Surrey Hills Area of Outstanding Natural Beauty (AONB) and to safeguard the countryside.
- 3.7 Of particular relevance to the application, are policies P1 and P2 relate to Green Belt and Landscape Character, and P3 which discusses development within the countryside. Policies D1 and D4 seek to require development to have a high-quality design and to be well related in size, scale and character to its surroundings, whilst policy E1 is concerned with animal related development, which includes stabling.



Neighbourhood Plan

3.8 At present, there are no plans for the Parish Council to produce a neighbourhood plan for this area.

Other Policy Documents

3.9 These comprise the following:

- Surrey Hills AONB Management Plan (2014 – 2019)
- Surrey Hills Design Guidance
- Surrey Landscape Character Assessment (2015: Waverley Borough)

National Planning Policy Framework 2021

3.10 The National Planning Policy Framework (NPPF) was first introduced in March 2012 and replaced planning policy statements (PPSs) and planning policy guidance notes (PPGs). The NPPF sets out national planning policy to be taken into account by Councils when preparing new local plans and when taking decisions on planning applications.



- 3.11 The NPPF has recently been updated with a revised version published in 2021. This has effectively replaced the NPPF 2012. There continues to be a strong presumption in favour of sustainable development and at paragraph 3 it advises the Framework should be read as a whole.
- 3.12 Paragraph 7 states the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 states achieving sustainable development means that the planning system has three overarching objectives (economic, social and environmental), 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). However, paragraph 9 states these are not criteria against which every decision can or should be judged. Decisions should also take local circumstances into account, to reflect the character, needs and opportunities of each area.
- 3.13 The most relevant sections of the NPPF in relation to this proposal are 9 (Promoting sustainable transport); 11 (Making effective use of land); 12 (Achieving well-designed places); 13 (protecting Green Belt Land); 14 (Meeting the challenge of climate change); 15 (Conserving and enhancing the natural environment) and 16 (Conserving and enhancing the historic environment).

Salient Policy Analysis

- 3.14 Policy P2 discusses development within the Green Belt and, among other things says:



- 3.15 Certain other forms of development are also considered not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it, and these are listed in the NPPF.
- 3.16 Paragraph 147 of the NPPF out lines that that Local Planning Authorities should regard the construction of new buildings as inappropriate in Green Belt.
- 3.17 Paragraph 149 says:
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it*
- 3.18 As such, not only is the proposed development essential for outdoor sport and recreation, but the provision of stables on the land will not result in any change of use to the site occurring.
- 3.19 The land within the ownership of the applicant measures some 1.02 hectares or 2.5 acres with the paddock area measuring some 0.4 hectares or 1 acre.
- 3.20 Accordingly, the principle of a new, private stables building within this location is appropriate development.



- 3.21 The site is located within the Surrey Hills Area of Outstanding Natural Beauty (AONB) and an Area of Great Landscape Value (AGLV).
- 3.22 Notwithstanding that the proposed stable building is of a size, scale and design commensurate within this rural setting, and within an 'equestrian site'; the impact of the building upon the character and setting of the landscape is mitigated by way of the fact that it will be located close to the belt of trees that encompass the site.
- 3.23 The proposed stables will be screened from most wider views from outside of the application site and only able to be properly viewed once one is inside the site and within close proximity to the proposed equestrian building.
- 3.24 New native hedging could be planted to further mitigate any views from outside of the site.
- 3.25 The 'L' shaped arrangement of the stables negates the need for a large central hardstanding area of a 'U' shaped arrangement.
- 3.26 The proposed stables will not prejudice the special rural landscape character of the AONB and AGLV and is therefore in accordance with policy P1 of the 2019 Local Plan. Indeed, traditional stable building are a common site within the English countryside and represent a form of development that one would expect to see within rural locations.
- 3.27 With regard to policy P3 of the 2019 Local Plan, it is essential for the proposal to be situated within this countryside location.



3.28 The relevant section of policy E10 deals with animal related development and says:

- 1) *Development proposals for private and/or commercial animal-related developments are required to:*
 - a) *be of a scale, location, design and layout that is acceptable in relation to its intended use and in terms of its impact on the character of the built environment and surrounding landscape;*
 - b) *have no unacceptable impact on the nature conservation or biodiversity value of the site and the quality of pasture;*
 - c) *re-use existing buildings where feasible, or, in the case of a new facility, be satisfactorily integrated with existing buildings, avoiding isolated or otherwise visually prominent locations;*
 - d) *have no unacceptable impact on the amenity of neighbouring or nearby properties by reason of noise, smell, overlooking, lighting of external areas or other general disturbance; and*
 - e) *in the case of equine-related development, provide adequate stabling, fencing and land for grazing and exercise to ensure the proper care of the animals, in compliance with the latest Government-published guidelines and standards.*
- 2) *Particular consideration will be given to the cumulative adverse impacts of animal-related development proposals in the vicinity of the proposed site and the wider area and conditions may be imposed to control these where necessary*



- 3.29 The proposed stables building is of a traditional 'stable' design and incorporates two number loose boxes, tack room, feed room, a covered area and a hardstanding area that will be used as a farrier / clinical area (to take place under the covered walkway), wash area (to take place under the covered walkway).
- 3.30 The proposed stables building is of a commensurate scale within this setting.
- 3.31 The stables building is single storey in nature, clad with dark stained shiplap timber and sits under a slate-tile, gable roof.
- 3.32 It is submitted that its scale, design and materials are in-keeping with the character and appearance of the rural area.
- 3.33 There is also more than sufficient land is available for grazing and exercising the applicant's horses.
- 3.34 The scale, use and location of the stables ensures that it will have no adverse effect on trees, the nature conservation value of the site.
- 3.35 It is also worth noting that no longer is the test that the proposed building has to be small scale but under the NPPF the development must be appropriate for the given outdoor use, albeit it has to preserve the openness of the Green Belt. Citing this aspect of the NPPF does not prejudice the fact that the proposal, nevertheless, is indeed small scale (but also in line with the NPPF is appropriately sized) as well as being located appropriately on the site, and suitably designed whilst ensuring that it is fit for purpose.



- 3.36 With regard to the character of the area, we reiterate that the proposed new stable building with two number loose boxes, tack room, feed room, farrier / clinical area and wash area (to take place within the covered walkway) will ensure the character and appearance of the landscape maintained.
- 3.37 Turning to the matter of neighbour amenity; this is not considered to be an issue in this instance as the nearest residents are located a substantial distance away from the proposed stable building and the existing structures have not generated complaints relating to noise and disturbance that the applicant is aware of.
- 3.38 It is again contended that the proposal fully accords with National and Local planning policy and planning policy guidance and is, therefore, appropriate development within the Green Belt.



4.0 MERITS OF THE PROPOSAL

- 4.1 As stated above, the proposal seeks the erection of a stables building (two number loose boxes, tack room, farrier / clinical area and wash area (to take place within the covered walkway) and feed room (located within the corner box)).
- 4.2 The new stables will be fit for purpose in that the building will be placed upon proper foundations with impermeable membrane to ensure the new stables do not suffer damp, will not leak and, in accordance with good horse keeping practice, will keep the horses dry, even during inclement weather.
- 4.3 The proposed stables building is not considered excessive, but is of a size required to enable the applicants and their family look after their horses as well as store the relevant and necessary feed and equipment related to keeping horses.
- 4.4 The stables building is of a traditional design, and thus a type of stables which are common within a rural setting and the 'L' shaped arrangement provides an arrangement of stabling than if one were to opt for a 'U' shape arrangement with a central open, hardstanding courtyard.
- 4.5 The proposed stables building will be located within close proximity to the existing dwelling, but its proposed location means that it will be close to the existing paddock and do not have to be led close to the house, which not only creates a mess within the garden, but the risk of the horses kicking the applicants' children and dogs is ever present).



4.6 With regard to the different elements of the stables building and how they are used, this is set out below.

Wash Area (Covered Walkway)

4.7 This area is important to clean horses after exercising them and will give the applicant and her family a chance to check the horses for any injuries after exercise within a dry area.

Farrier / Clinical Area (Covered Walkway)

4.8 This area will allow for farrier to work under a covered area when there is a requirement to visit the property or even a veterinarian if it requires the animals to be examined outside of the loose boxes.

4.9 Having the two open areas (wash and the farrier / clinical areas) means that the stables building will be flexible enough to allow the farrier to work on more than one animal or if the farrier and veterinarian are present at the same time.

4.10 Having an overlapping eaves of 2.438 metres (see proposed drawings) gives greater flexibility by providing additional covered areas and as the covered area will also be used by the chiropractor, physiotherapist and horse dentist, all of whom attend to the horses regularly. A covered area is also necessary for clipping the horses in the winter.



Feed Room (Corner Box)

- 4.11 It is essential that the animals feed is kept dry and free from vermin and thus this aspect of the proposal is acknowledged as an important requirement of a building for an equestrian use.
- 4.12 This area will be where the horse rugs will be stored, but given that the animals would normally wear these items during inclement weather, the rug bay will allow ample space for the rugs to be cleaned, mud brushed off and allowed to dry.
- 4.13 This designated area to keep the rugs also means that expensive tack will not become damaged through wet and muddy rugs being kept with saddles etc.
- 4.14 Hay and other bedding can also be kept within this part of the stable building.

Tack Room

- 4.15 The tack room is of a modest size and it will house all the applicants' tack, including saddles. A tack room has to be fit for purpose and provide the necessary security for expensive items, such as saddles.



Loose Boxes

- 4.17 The applicants have two horses and, as such, require two loose boxes.
- 4.18 Notwithstanding this, loose boxes are required on site to help protect horses at particular times of the year from inclement weather, and indeed some horses do suffer from sunburn. In addition, when horses are unwell, they are best treated in a controlled environment, such as a stable, where appropriate levels of medicine, as well as feed, can be administered.
- 4.19 The proposed stables building would be constructed from timber shiplap weatherboarding and the roof clad in a suitable and in-keeping slate. However, samples of the proposed materials will be given to the appointed case officer during the course of the application.
- 4.20 As discussed previously, the applicant has given careful consideration to the proposed siting of the stables and placing it within an area of the site which ensures that it is not possible to be seen from public viewpoints.
- 4.21 Given the proposed building's traditional appearance and sympathetic 'L' shaped arrangement; the impact the stables building has on the character, appearance and setting would be acceptable within the wider landscape.
- 4.22 The new building will not be within a remote part of the site and with the sturdy construction and orientation of the stables, this helps ensure that the applicants will be able to provide surveillance of the horses, which in turn helps ensure the animals' safety.



5.0 ACCESS

Vehicular Access, Egress and Parking

5.1 The proposal does not have any impact upon vehicular access and parking at the site.

Inclusive Access

5.2 The current proposal has been designed to fully comply with the relevant sections of Part M of the Building Regulations and is also designed to ensure that the access to the new stables building is level.

5.3 The level surface around the new stables building ensures easy access for wheelchair users and for people with mobility issues.



6.0 CONCLUSION

- 6.1 The proposal represents a low-key form of development, but one which is essential to the requirements of the applicants for the keeping of their own, private horses, and is also essential for the safety and wellbeing of the animals.
- 6.2 The proposed development represents appropriate development in Green Belt terms and will not have a detrimental impact upon the character, appearance and setting of the site and wider AONB and AGLV.
- 6.3 In the light of the information contained within this statement and the carefully considered plans and other documentation submitted as part of this application, I trust the Council will agree that the proposal is fully compliant with both National and Local planning policy and planning policy guidance and will therefore support the application.