



PLANNING STATEMENT

FULL PLANNING APPLICATION

SITE

KINGS LANE FIELD

COLDWALTHAM

PULBOROUGH

RH20 1LE

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Introduction

- The Plan Hub is the planning agent managing this planning application.

- They have been instructed by Greg Payne to submit a full planning application for the change of use of arable/ agricultural land to equestrian use to include stables, sand school and associated landscaping work.

Site Context

- The proposed work will take place at Kings Lane Field, Coldwaltham, Pulborough, RH20 1LE.
- This application is submitted following pre-application advice (SDNP/23/00888/PRE).

Proposed Works

- It is proposed to convert a piece of arable/agricultural land for equestrian use which will include a stable, sand school and associated landscaping work.
- The proposed equestrian use is for personal use. The applicant plays Polo on horseback and in doing so requires more than one horse. There is no plan to use the site for business purposes. The applicant has the intention of buying more horses in the future with the understanding that the horses will be able to be kept on site to house and graze on the land at Kings Lane.
- The proposed sand school will measure 60000mm wide x 30000mm deep.
- The proposed stable will have a U-shaped design. It will be a wooden structure. The stable will surround a lawn area. The area consisting of the stable and lawn will measure 17250mm deep and 27300mm wide. There will be 8x stables, a wash area, a tack room and a feed room. Each stable and feed room will open out onto the lawn area.
- The proposed work will include landscaping work. The parking and access area will be of permeable gravel material. This will be for the personal vehicles and horse trailers. There will be new fence post and rail fencing that will be reinforced with native hedge. There will be the retention of trees/ shrubs/ flowers and the addition of more native species (see site plan).

Local Planning Policy

– Policy SD1 of the Local Plan is regards to sustainable development. When considering development proposals, the authority will take a positive approach that reflects the presumption in favour of sustainable development. It will work with applicants to find solutions to ensure that those development proposals can be approved without delay, unless material planning considerations indicate otherwise. The national park purposes are to i) conserve and enhance the natural beauty, wildlife and cultural heritage of the area and ii) to promote opportunities for the understanding and enjoyment of the special qualities of the national park by the public. Where it appears that there is a conflict between the national park purposes, greater weight will be attached to the first of those purposes. When determining any planning application, the authority will consider the cumulative impacts of development. Planning permission will be refused where development proposals fail to conserve the landscape, natural beauty, wildlife and cultural heritage of the national park, unless, exceptionally:

- The benefits of the proposals demonstrably outweigh the great weight to be attached to those interests and
- There is substantial compliance with other relevant policies in the development plan

– Policy SD4 of the Local Plan is regards to landscape character. Development proposals will only be permitted where they conserve and enhance landscape character by demonstrating that:

- They are informed by landscape character, reflecting the context and type of landscape in which the development is located
- The design, layout and scale of proposals conserve and enhance existing landscape and seascape character features which contribute to the distinctive character, pattern and evolution of the landscape
- They will safeguard the experiential and amenity qualities of the landscape and
- Where planting is considered appropriate, it is consistent with local character enhances biodiversity, contributes to the delivery of GI and uses native species, unless there are appropriate and justified reasons to select non-native species

– Policy SD5 of the Local Plan is with regards to design. It states that development proposals will only be permitted where they adopt a landscape led approach and respect the local character, through sensitive and high quality design that makes a positive contribution to the overall character and appearance of the area. The following design principles should be adopted as appropriate:

- Integrate with, respect and sympathetically complement the landscape character by ensuring development proposals are demonstrably informed by an assessment of the landscape context
 - Achieve effective and high quality routes for people and wildlife
 - Contribute to local distinctiveness and sense of place through its relationship to adjoining buildings, spaces and landscape features
 - Create high-quality, clearly defined public and private spaces within the public realm
 - Incorporate hard and soft landscape treatment which takes opportunities to connect to the wider landscape
 - Utilise architectural design which is appropriate and sympathetic to its setting in terms of height, massing, density, roof form, materials, night and day visibility, elevational and, where relevant, vernacular detailing
 - Provide high quality, secure, accessible, and where possible, integrated storage for general and recycling waste, heating fuel, and transport related equipment
 - Provide high quality outdoor amenity space appropriate to the needs of its occupiers or users
 - Ensure development proposals are durable, sustainable and adaptable over time, and provide sufficient internal space to meet the needs of a range of users
 - Give regard to improving safety and perceptions of safety, and be inclusive and accessible for all and
 - Have regard to avoiding harmful impact upon, or from, any surrounding uses and amenities
- Policy SD8 of the Local Plan is regards to dark night skies. It states that development proposals will be permitted where they conserve and enhance the intrinsic quality of dark night skies and the integrity of the dark sky core. Development proposals must demonstrate that all opportunities to reduce light pollution have been taken, and must ensure that the measured and observed sky quality in the surrounding area is not negatively affected, having due regard to the following hierarchy:
- The installation of lighting is avoided and
 - If lighting cannot be avoided, it is demonstrated to be b=necessary and appropriate, for its intended purpose or use:
 - Any adverse impacts are avoided or
 - If that is not achievable, then adverse impacts are mitigated to the greatest reasonable extent

– Policy SD19 of the Local Plan is regards to transport and accessibility. It states that development proposals will be permitted provided that they are located and designed to minimise the need to travel and promote the use of sustainable modes of transport. Development proposals that are likely to generate a significant number of journeys must be located near existing town and village centres, public transport routes, main roads and where relevant, cycle network. Development proposals must demonstrate the continued safe and efficient operation of the strategic and local road networks.

– Policy SD20 of the Local Plan is regards to walking, cycling and equestrian routes. Development proposals will be permitted provided they contribute to a network of attractive and functional non-motorised travel routes, with appropriate signage, through the national park.

– Policy SD22 of the Local Plan is regard to parking provision. Development proposals for new, extended or re-located public parking will be permitted provided that they are located in or adjacent to the settlements, or have a strong functional link to an established cultural heritage, wildlife or landscape visitor attraction, provided that:

- There is evidence that overriding traffic management or recreation management benefits can be achieved
- It is a component of a strategi traffic management scheme which gives precedence to sustainable transport and
- The site is close to and easily accessible from main roads by appropriate routes and well connected to the PRoW network

– Development proposals will be permitted if they provide an appropriate level of private cycle and vehicle parking to serve the needs of that development.

– Policy SD24 of the Local Plan is with regards to equestrian development. It states that proposals for equestrian development would only be permitted where they satisfied the following criteria:

- Are of a scale and/or an intensity of equestrian use compatible with the landscape and the special qualities
- Demonstrate good design which is well located and responds to local character and distinctiveness
- Re-use existing buildings where feasible and viable
- Locate new buildings, stables, yard areas and facilities adjacent to existing buildings provided they respect the amenities and activities of surrounding properties and uses

- Are well located to existing utilities and transport infrastructure, including vehicular and field accesses, tracks and bridleways
 - Provide new or supplementary landscape features including hard and soft treatments and planting, consistent with local character and
 - Demonstrate a conservation based land management approach
- The Draft Equestrian Development Technical Advice Note states that any new development should have a sensitive approach to lighting which conforms to the institute of Lighting Professionals guidance for lighting. Consider environmental zones and aim to achieve zero upwards light spill in all respects. In terms of design principles, it states where development proposals involve an existing yard, positive design principles include:
- Reconfigure/re-use/consolidate buildings to reduce the amount of built form and overall developed area
 - Site new buildings characteristically. Often this means close to existing buildings or in a cluster around a yard, rather than multiple structures spread across the land
 - Use locally appropriate materials characteristic of the area to reduce the visual impact of new buildings
 - Maximise ecosystem services by: rainwater harvesting, restoring or enhancing native hedgerows, allowing scrub and trees to regenerate and increasing the diversity of grasslands
 - Keep parked cars and hard surfacing to a minimum
 - Avoid external lighting, but where necessary include on a motion sense and timer.
 - Keep it simple
 - Reinforce or restore hedgerows along historic field boundaries
 - Keep access tracks narrow and informal

Conclusion

- The proposal is for the change of use of arable/ agricultural land to equestrian use to include stables, sand school and associated landscaping work.
- This application is submitted following pre-application advice (SDNP/23/00888/PRE).
- In the pre-application report, it was said that there would be landscape impact concerns. It was said that the erection of a new stable block, a barn, horse walker and a sand school would impact upon the landscape character due to the remote location unless there is sufficient landscape mitigation. This planning application in response to this point has included a site plan with information on proposed landscaping matters which includes retention of existing trees/shrubs/flowers as well as the introduction of more native tree species to increase wildlife and biodiversity around the peripheral of the site. This application has omitted the barn and is focused on the sand school and stable block. The omission of the barn will scale back the potential impact the development will have on the landscape character of the national park. Both the sand school and stable block are kept to one side of the site with planting around the peripheral to minimise impact on the landscape.
- There was concern that the introduction of equestrian use would potentially increase vehicle movements. In response to this, the applicant is proposing this equestrian use for personal purposes only and will not be operating an equestrian business. As a Polo player, the applicant has more than one horse with the intention of purchasing more in the future. Traffic to and from the site, from personal vehicles and horse trailers, will not significantly increase to the point of impacting the highway in terms of a buildup of traffic. To minimise impact to landscaping, the parking and access area will be covered using loose stone chipping rather than using hard surfacing.
- It was said that details regarding the disposal and storage of manure be submitted with the application. In response to this point, all stable waste will be removed from the site. There will be temporary storage away from grassland and a minimum of 10m away from open water courses to prevent potential contamination (see site plan).
- There was a point regarding lighting. The stable block will include low impact LED lighting. There will be a LED downlighter under the stable canopy. There will be 6x LED warm white floodlights within the courtyard cowed downwards to avoid upward or horizontal light leakage and 3x PIR controlled warm white, downward cowed LED floodlights for entrance and compound areas. Use of lighting is kept to where needed and does not impact policies regarding dark skies.

- The above points were raised as points of concern. In response to the advice, the scale of buildings have been scaled back and the retention of and introduction of native species around the site would mitigate any impact to the landscape.
- The report states that subsequent information was required if an application is to be submitted. This application has included the information requested.