

GSP Ref: 4064.SC

PLANNING STATEMENT

APPLICATION TO VARY/REMOVE CONDITION 05 OF PLANNING PERMISSION DA/23/01276/COU

**COURT LODGE FARM, DALE ROAD,
SOUTHFLEET, DA13 9NQ**

March 2024

1.0 INTRODUCTION

1.1 This Planning is prepared on behalf of Mr M Gedney of D & M Gedney Ltd for the site and land at Court Lodge Farm, Dale Road, Southfleet, in support of a planning application for the removal of condition 05 of planning permission DA/23/01276/COU which permitted the use of existing buildings for importation, processing, cold-storage, packaging and dispatch of produce including ready-meals/produce,

1.2 Condition 05 as approved states

05 The use shall not be carried on outside the hours of 6am to 6pm Mondays to Sundays unless otherwise agreed in writing by or on behalf of the Local Planning Authority.

Reason: To avoid unreasonable disturbance to nearby residential properties contrary to Policy DP5 of the adopted Dartford Local Plan.

2.0 SITE CONTEXT

2.1 The buildings to which the application relates are located within the main farmstead area at Court Lodge Farm. The permitted use occupies a range of buildings extending to approximately 3000 m². The same buildings and land as the application buildings and land within the yard were previously used for the importation, cold storage, processing, packing and distribution of agricultural and non-agricultural produce for many years.

2.2 The farmstead is accessed from Dale Road via the existing road that serves the farmstead. The site area including the access road as far as Dale Road extends to approximately 1.5 ha.

2.3 Court Lodge Farm House and a converted Oast house, in the applicants' ownership as family residences, are located to the east of the farmstead and beyond these lie Southfleet village.

2.4 The application site lies within the Green Belt. The land immediately to the east including the dwellings is located within the Southfleet Conservation Area. The Farmhouse and a Granary are Grade II Listed buildings. The converted Oast is curtilage listed. The nearby Southfleet Parish Church further to the north east is listed Grade I.

3.0 PLANNING HISTORY

3.1 Court Lodge Farm has an extensive previous planning history.

3.2 The farmstead and a range of the buildings within it have been used for many years for the importation, processing, cold-storage, packaging and dispatch of produce. Initially this was by the applicants who started

importing and processing produce not grown on the holding in the 1980s this changed from ready to eat salad/vegetable packs/Thai ready meals into the importation/processing of a wide variety of fruit packs over the years with the processing run on behalf of the current applicants by Berry World from 2006/7, then Prep World from 2010. Day to day management of the operations passed to Prep World in 2016 until late 2022 when they moved off site.

- 3.3** PrepKitchen, the applicant's current tenants have been operating on the site and in the buildings since July 2023. They have done so on an unrestricted basis and have operated a night shift since moving in.

PROPOSALS

- 4.1** Permission is sought for the removal of condition 05 of planning permission DA/23/01276/COU.
- 4.2** The condition limits the hours of operation from 6am to 6pm Monday to Sunday.
- 4.3** As noted in paragraph 3.3 above, PrepKitchen have been operating on site since July 2023 and they have been operating both a day shift and night shift since they moved onto the site. The day shift runs from 6am to 6pm and the night shift from 7pm to 6am.
- 4.4** PrepKitchen operate on the basis of customer orders that are received via subscription and which are prepared and dispatched on a weekly basis. Menus rotate on a two-weekly basis. PrepKitchen receive the ingredients, prepare and cook their ready-meals between Monday and Friday. On Saturdays the emphasis shifts from preparation to packing the produce and getting ready for dispatch and delivery to customers. All the produce prepared in the week is dispatched once a week from the site and then delivered directly to customers on Sundays.
- 4.5** It is the lengthy ingredient cooking process that requires work to continue beyond 6pm.
- 4.6** In terms of activity associated with the company's operations,
- during the day shift (6am to 6pm) up to 50 staff are on site,
 - the night shift (7pm to 6am) operates with a similar level of staff who mainly monitor the on-going cooking processes.
 - During the night there is no external activity in the yard and no deliveries are received or dispatched.
 - No HGVs movements or unloading at night. The latest an HGV may move on site will be on Saturdays at up to 10pm as customer orders are dispatched for delivery the next day.
 - Normally no HGV movement on site after 6pm Monday-Friday.
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- 4.7** An acoustic assessment has been undertaken over a working week from Monday February 26th to Monday March 4th 2024, to establish the level of any noise from PrepKitchen's operations over a 24 hour period. The report outlining the findings of this assessment is submitted alongside and in support of this application.

5 PLANNING POLICY

- 5.1** Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.2** It is also necessary to refer to the National Planning Policy Framework and associated guidance.
- 5.3** Paragraph 2 of the National Planning Policy Framework reiterates this, whilst paragraph 12 of the Framework is clear that the development plan is the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.
- 5.4** Paragraph 38 of the Framework states that local planning authorities should approach decisions on proposed development in a positive and creative way, as well as work with applicants to secure developments that will improve the economic, social and environmental conditions of the area. They should also seek to approve applications for sustainable development where possible.
- 5.5** Annex 1 of the Framework confirms that for the purposes of decision-taking, the policies in the plan should not be considered out-of-date simply because they were adopted prior to the publication of the Framework. It adds that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework, with greater weight being given to those policies that are closer to the policies in the Framework.
- 5.6** The relevant policies are collected together under separate topic headings. The Development Plan comprises the 2011 Dartford Core Strategy (CS) and the 2017 Dartford Development Policies Plan (DPP). The applicable policies are; Core Strategy: CS13 and Development Policies Plan: DP5 and DP22. Copies of the relevant policies are attached at **Appendix One**

- 5.7** The Council submitted the Pre-Submission (Publication) Dartford Local Plan to 2037 for examination on 13 December 2021. The Inspector issued his final report following the Examination process on 5 February 2024. The report confirms that subject to a number of Main Modifications being made the Local Plan is sound. Full Council now need to meet to consider and formally adopt the Plan before it becomes part of the Development Plan. Policies in this emerging plan are a material consideration in the determination of planning applications, and now have significant but still reduced weight compared to an adopted plan.

The relevant Policies are:

M2: Environmental and amenity protection

M13: Green Belt

Copies are also attached at **Appendix One**.

Green Belt

- 5.8** The site is located within the Green Belt.
- 5.9** The NPPF 2023 which at Paragraphs 149 and 150 sets out the types of development that may be regarded as appropriate in the Green Belt subject to certain caveats being met.
- 5.10** Policy CS13 of the 2011 Core Strategy reiterates the intention to resist inappropriate development and to manage the Green Belt as a recreational and ecological resource. It identifies a number of projects, which it seeks to implement but none of these affect the application site. In addition, it recognises the need to protect agricultural land uses within the Green Belt.
- 5.11** At Policy DP22 of the Development Policies Plan 2017 the Council provide further guidance on development in the Green Belt, reiterating that they will resist inappropriate development. Appropriate new development should be sited and designed to minimise impacts notably, the intensity of the use; the impact of any increase in activity and disturbance; impact on biodiversity and wildlife; the visual impact and the infrastructure required by the development. Policy M13 is similarly worded to Policy DP22.

Amenity

- 5.12** Policy DP5 of the Development Policies Plan addresses environmental and amenity protection, and advises that new development will only be permitted where it will not have an adverse impact on the environment or the amenity of neighbouring uses. In a similar fashion to Green Belt policy, Policy M2 of the emerging Local Plan reflects the wording of DP5.

6.0 PLANNING ISSUES

6.1 It is considered that there are 2 main planning issues in this case, and these are addressed below under separate sub-headings.

Green Belt

6.2 The NPPF at paragraphs 137 and 138 clearly sets out the purposes of the Green Belt.

'137. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

138. Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns; and*
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.'*

6.3 In terms of the impact of the development on the purposes of the Green Belt as set out in the NPPF, it is clear that the proposed development will not be contrary to the stated purposes of the Green Belt:

- It will not add to the sprawl of a large built up area.
- It will not result in neighbouring towns merging into one another.
- It will have no impact on the countryside in terms of encroachment. The existing buildings have been on the site for many years. and are located within a larger farmstead.
- It will not have any impact on the setting and special character of a historic town.
- It will not have any impact on urban regeneration.

The removal of the condition will have no impact on the openness of the Green Belt in the sense as set out in Paragraph 137 of the NPPF given that the site is already occupied by the buildings to which the application relates, planning permission has been granted for the current use and the application relates solely to the hours of use of those buildings.

6.4 The proposal is connected with an approved re-use of a range of existing buildings that are of permanent and sound construction, as such they are

considered as appropriate development in terms of paragraph 150 (d) of the NPPF.

- 6.5** As indicated above (paragraph 6.3) it is not considered that the proposals conflict with the purposes of including the land within the Green Belt.

Impact on Amenity

- 6.6** This is the key consideration in relation to the proposed removal of the condition.

- 6.7** The closest dwellings to the site are to the east and are occupied by members of the applicant's family. It is also the case that the farmstead even in full agricultural use would generate noise and activity. This is able to take place without restriction in terms of hours of operation or activity.

- 6.8** The current occupiers are operating on a much reduced basis to the previous occupiers PrepWorld and indeed the applicants themselves prior to this.

- 6.9** As indicated earlier the applicant's tenants have been operating from the site since July 2023. Throughout this time two shifts including a night-shift have been operating. The night shift operates with a smaller staffing level, works and operations are confined to the interior of the buildings and as indicated earlier no HGVs arrive or are unloaded after 6pm. On Saturdays the latest an HGV will leave the site is 10pm as the customer orders that have been prepared during the week are dispatched for delivery on Sunday.

- 6.10** The applicant is not aware of any issues relating to the use or hours of operation being raised during this period. Anecdotally, as the closest residential property to the site, PrepKitchen's operations have resulted in no disturbance to the amenities of the applicant and his family through this period either.

- 6.11** Nevertheless, and as a follow-up to the original acoustic assessment submitted with planning application 23/01276/COU, the applicant has commissioned an updated acoustic assessment, which accompanies and is submitted alongside this application. The new report has again been prepared using the methodology set-out in BS4142:2014+A1 2019 'Methods for Rating and Assessing Industrial and Commercial Sound.' The likely requirement from the Council is that noise from any external equipment shall be at least 5dB below the background noise level at the nearest or most noise affected residential window.

- 6.12** The assessment finds that;

'6.2 The rating level for the site at the receptor during daytime and night-time

operational hours is -19dB. This result shows that the operational noise will comply with the likely requirements of Dartford Borough Council....

6.5 In terms of rating for BS4142 the results show that there will be a low impact and no noise control system is required to protect the nearest receptor.

6.6 The nearest receptor is at least 80 metres from the external activities and is screened from all of them by the existing commercial units at the site. The combination of distance and screening ensures that the nearest receptor is unaffected by any vehicle movements or activities. While at the receptor during the survey there were some HGV movements, which were inaudible while in the garden. There will be no HGV movements at night, the latest movement would be at 22:00 on a Saturday; during the week no HGV movements after 18:00.

6.7 The fabric of the units themselves also provide a reasonable level of sound attenuation to prevent internal activities impacting upon the receptor. The assumption made is that the sound generated inside the units by Prep Kitchen will be similar to that of a fruit and vegetable warehouse. The calculations at the Receptor due to the sound breakout from the commercial unit have not taken into account the 3 metre high solid boarded fence that screens the house from Court Lodge Farm. If this were to be taken into account the impact would be even lower at the receptor.'

6.13 It is not considered therefore that the use will result in any unacceptable harm on residential amenity or the amenity of the area in general.

7.0 CONCLUSIONS

7.1 The removal of the condition would not constitute inappropriate development in the Green Belt as it relates to an approved re-use of existing sound buildings. Furthermore, there will also be no unacceptable impact on the openness of the Green Belt.

7.2 The proposed extension to operating hours within the buildings will not result in any unacceptable impact on the amenities that occupiers of the nearest dwellings at Court Lodge Farm, could expect to be able to continue to enjoy.

7.3 The extension of the operating hours would secure the continued and efficient operation of PrepKitchen and also assist in maintaining the diversification of the applicant's business and operations which is fully supported by the NPPF.

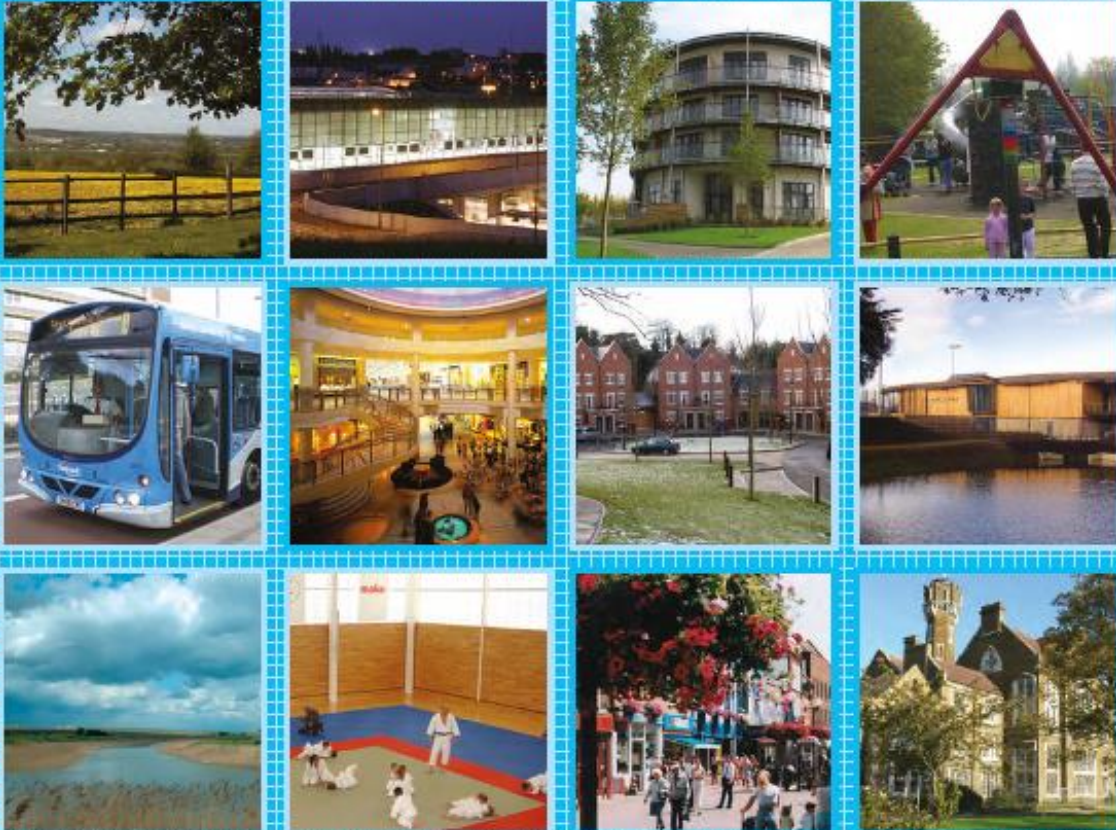
7.4 In this respect, it meets the aspirations of the relevant planning policy.

7.5 For all these reasons, the Council are respectfully requested to grant planning permission for this development.

APPENDIX ONE

Development Plan Policies

Dartford Core Strategy



Adopted September 2011

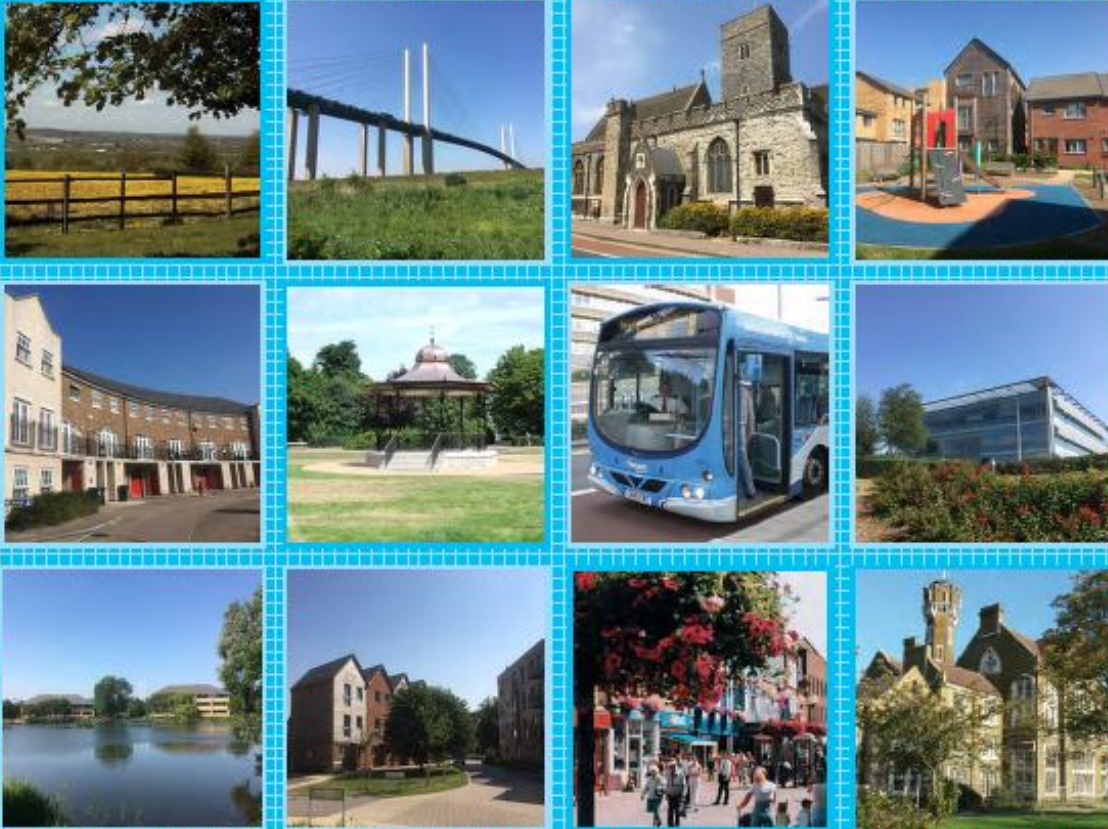
Part of Dartford's Local Development Framework

DARTFORD
BOROUGH COUNCIL

Policy CS 13: Green Belt

1. In order to protect the openness of the Green Belt the Council will:
 - a. Resist inappropriate development, in accordance with PPG2, through its development control decisions.
 - b. Work with its partners to actively manage the Green Belt as a recreational and ecological resource, through the provision of green recreational and biodiversity networks linked with the urban area. The following projects will be implemented:
 - Enhancement of rural reaches of the Darent Valley
 - New Countryside Gateway at South Darent Lakes
 - Dartford Heath –restoration of heathland
 - Darent Country Park improvements
 - Darent Woods natural habitat enhancements
 - Beacon Woods Country Park improvements
 - Former Mabledon Hospital – enhancement of areas of ecological value
 - Better connectivity between Dartford and Gravesham countryside through Ebbsfleet Valley and A2 corridor
2. Agricultural land uses within the Green Belt will be protected. More detailed policies will be set out in the Development Management DPD.

Dartford Development Policies Plan



Adopted July 2017

Dartford Local Plan Document

DARTFORD
BOROUGH COUNCIL

Policy DP1: Dartford's Presumption in Favour of Sustainable Development

1. The Development Plan, which has been prepared in Dartford in accordance with national objectives to deliver sustainable development, is the statutory starting point for decision making. Planning applications that accord with the policies in the Dartford Core Strategy and this Plan, and policies in neighbourhood plans (where relevant), will be approved wherever possible, unless material considerations indicate otherwise.
2. A positive approach to considering development proposals will be taken in Dartford Borough, reflecting the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF) and the development needs of the Borough identified in the Core Strategy. The Local Planning Authority will work proactively with applicants to find design and mitigation solutions to enable appropriately located development that improves the economic, social and environmental conditions in the Borough.

Policy DP5: Environmental and Amenity Protection

1. Development will only be permitted where it does not result in unacceptable material impacts, individually or cumulatively, on neighbouring uses, the Borough's environment or public health. Particular consideration must be given to areas and subjects of potential sensitivity in the built and natural environment (including as highlighted on the Policies Map) and other policies, and other potential amenity/ safety factors such as:
 - a) air and water quality, including groundwater source protection zones;
 - b) intensity of use, including hours of operation;
 - c) anti-social behaviour and littering;
 - d) traffic, access, and parking;
 - e) noise disturbance or vibration;
 - f) odour;
 - g) light pollution;
 - h) overshadowing, overlooking and privacy;
 - i) electrical and telecommunication interference;
 - j) HSE land use consultation zones;
 - k) land instability;
 - l) ground contamination.
2. Development should not materially impede the continuation of lawfully existing uses. Where any impacts cannot be adequately mitigated, planning applications are not likely to be permitted.
3. Planning applications on or in the immediate vicinity of landfill sites must be accompanied by a full technical analysis of the site and its surroundings, in accordance with Environmental Health and Environment Agency requirements for permitted sites. Analysis must establish that landfill gas will not represent a hazard on development of the site or that development will not cause adverse impacts on groundwater. Development will only be permitted where it has been clearly demonstrated that the proposed development can be safely, satisfactorily and fully achieved, including:
 - a) avoidance of risks to neighbouring uses/ the wider area; and
 - b) design quality, infrastructure objectives and other policy requirements such as affordable housing are not compromised as a result of high remediation costs.

Policy DP22: Green Belt in the Borough

1. Dartford's Green Belt is shown on the Policies Map, and its essential characteristics are its openness and permanence. Inappropriate development in the Green Belt will be resisted in accordance with national planning policy.
2. Inappropriate development is by definition harmful to the Green Belt and will only be approved in very special circumstances. Very special circumstances will not exist unless potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
3. In assessing other harm, the Local Planning Authority will use the following criteria:
 - a) the extent of intensification of the use of the site;
 - b) the impact of an increase in activity and disturbance resulting from the development, both on and off the site, including traffic movement and parking, light pollution and noise;
 - c) the impact on biodiversity and wildlife;
 - d) the impact on visual amenity or character taking into account the extent of screening required;
 - e) impacts arising from infrastructure required by the development.
4. Where developments are considered not inappropriate in line with national planning policy, they will be supported where they contribute to the Core Strategy (CS13) policy objective of conserving the Green Belt as a recreational, ecological and agricultural resource. Such developments will also be assessed against the following clauses where applicable.

Re-use of Buildings

5. Applications for re-use should relate to lawful permanent buildings of substantial construction. They should take into account the character and scale of the existing building(s). In circumstances where character and scale are important to the local setting, excessive external alterations and additions will not be permitted.

Replacement Buildings

6. The replacement of a building will be permitted where:
 - a) The replacement building remains in the same use; and
 - b) The replacement building will not be materially larger than the existing

DP22 Continued

building it replaces, taking into account bulk, height, massing and scale. As a replacement, the building should be limited to an expansion of no more than 30% volume of the original³¹ building.

Extensions to Buildings

7. Extensions to buildings will be permitted where:

- a) They are proportionate and subservient in appearance, bulk, massing and scale of the original building; and
- b) The proposal would not result in a disproportionate addition to the original building. The extension must constitute no more than a 30% volumetric increase over and above the original building, and maximising the footprint of the building will not be appropriate in every circumstance.

Infilling or Redevelopment of Previously Developed Sites

8. Proposals should not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. Developments that lead to over-intensification of the site will not be permitted.

Agricultural Development

9. Development should not result in the loss of the best and most versatile agricultural land and should not impede the continuation of a lawfully existing agricultural development and/ or land use.
10. The change of use of an agricultural building should, where planning permission is required, demonstrate it is no longer needed for its current or intended agricultural use and should not result in a need to create any further building(s) to replace it.
11. New agricultural buildings will be permitted where it can be demonstrated that there is a need for the proposed development and where they are sited and designed to minimise their impacts as outlined in clause 3.
12. Proposals for farm diversification, including shops, processing, workshops or sports and recreation, should be ancillary to the existing main use. It should be demonstrated that the activity is related to the main farm use and that the proposal will not create the need for new buildings or supporting infrastructure and facilities that may harm rural character.

DP22 Continued

Equine Development

13. Proposals for the use of land for horses or for the erection of stables and associated facilities and/ or operational development will be carefully considered. Assessment will include the location/ layout of all structures; and quality of the provision and landscaping proposed.

Development for Outdoor Sport and Recreation

14. Proposals for outdoor sport and recreation should not materially impact on the character and amenity of the locality or result in the deterioration of the land, landscape or biodiversity. The scale, siting, design, use and level of activity of built recreation development will be taken into account when assessing the impact of a proposal.
15. Supporting infrastructure and facilities should not unacceptably harm local character. They should be directly associated with the main use and be of a scale, quality and design to minimise their impact.

DARTFORD LOCAL PLAN
TO 2037

Pre-Submission
(Publication) Document
September 2021

DARTFORD
BOROUGH COUNCIL

Policy M2: Environmental and Amenity Protection

1. Development must demonstrate that it does not result in unacceptable material impacts, individually or cumulatively, on neighbouring uses, the Borough's environment or public health. Particular consideration must be given to the design of proposals in areas and subjects of potential sensitivity in the built and natural environment (including as highlighted on the Policies Map), and other potential amenity/ safety factors including:
 - a) air quality, in particular potential impacts within or immediately adjacent to air quality management areas;
 - b) water quality, including groundwater source protection zones;
 - c) intensity of use, including hours of operation;
 - d) anti-social behaviour and littering;
 - e) traffic, access, and parking;
 - f) noise disturbance or vibration;
 - g) odour;
 - h) light pollution;
 - i) overshadowing, overlooking and privacy;
 - j) electrical and telecommunication interference;
 - k) HSE land use consultation zones;
 - l) land instability; and
 - m) ground contamination and gassing.
2. Development must not materially impede the continuation of lawfully existing uses. Where impacts cannot be adequately mitigated, planning applications are likely to be refused.
3. Planning applications on or in the immediate vicinity of landfill sites must be accompanied by a full technical analysis of the site and its surroundings, in accordance with Environmental Health and Environment Agency requirements. Analysis must establish that landfill gas will not represent a hazard on development of the site or that development will not cause adverse impacts on groundwater. Development must clearly demonstrate that it can be safely, satisfactorily and fully achieved, including:
 - a) avoidance of risks to neighbouring uses/ the wider area; and
 - b) design quality, infrastructure provision, affordable housing and other policy requirements are not compromised as a result of high remediation costs or to allow for delivery uncertainties.

Policy M13: Green Belt

1. Dartford Borough's Green Belt is shown on the Policies Map, and its essential characteristics are its openness and permanence. Inappropriate development in the Green Belt will be resisted in accordance with national planning policy.
2. Inappropriate development is by definition harmful to the Green Belt and will only be approved in very special circumstances. Very special circumstances will not exist unless potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
3. In assessing other harm, the local planning authority will use the following criteria:
 - a) The extent of intensification of the use of the site;
 - b) The impact of an increase in activity and disturbance resulting from the development, both on and off the site, including traffic movement and parking, light pollution and noise;
 - c) The impact on biodiversity and wildlife;
 - d) The impact on visual amenity or character taking into account the extent of screening required; and
 - e) Impacts arising from infrastructure required by the development.
4. Where developments are considered to be not inappropriate in line with national planning policy, they will be supported where they contribute to the objective of conserving the Green Belt as a recreational, ecological and agricultural resource. Such developments will also be assessed against the following criteria where applicable.

Re-use of Buildings

5. Applications for re-use of buildings must relate to lawful permanent buildings of substantial construction. The change of use of the curtilage to the building, any extension required to facilitate the change of use, and the impacts of such changes in use on the purposes of the Green Belt will be taken into account. The lack of demand for the existing lawful use will need to be demonstrated. In circumstances where character and scale are important to the local setting, excessive external alterations and additions will not be permitted.

Replacement Buildings

6. The replacement of a building will be permitted where:
 - a) The replacement building remains in the same use; and
 - b) The replacement building will not be materially larger than the existing building it replaces, taking into account bulk, height, massing and scale. As a replacement, the building should be limited to an expansion of no more than 30% volume of the original building*.

Extensions to Buildings

7. Extensions to buildings remaining in the same use will be permitted where:
- They are proportionate and subservient in appearance, bulk, massing and scale of the original building; and
 - The proposal would not result in a disproportionate addition to the original building. The extension must constitute no more than a 30% volumetric increase over and above the original building*, and maximising the volume of the building to 30% will not be appropriate in every circumstance.

Infilling or Redevelopment of Previously Developed Sites

8. Proposals for the infilling or redevelopment of previously developed sites must not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. Developments that lead to over-intensification of the site will not be permitted.

Changes of Use

9. Changes of use of land must not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing use. Consideration will be given to the impacts on the Green Belt in terms of other harms set out in criterion 3 and of the impacts of associated works.

Agricultural Development

10. Development must not result in the loss of the best and most versatile agricultural land, disturb or damage soils of high environmental value, or impede the continuation of a lawfully existing agricultural development and/ or land use.
11. Proposals for farm diversification, including shops, processing, workshops or sports and recreation, must be ancillary to the existing main use. It must be demonstrated that the activity is related to the main farm use and that the proposal will not create the need for new buildings or supporting infrastructure and facilities that may harm rural character.

Equine Development

12. Proposals for the use of land for horses or for the erection of stables and associated facilities and/ or operational development will be carefully considered. Assessment will include the location/ layout of all structures, the need for the size of structures and buildings proposed to serve the use of the land, and the quality of the structures, buildings and landscaping proposed. Structures, engineering works and buildings serving equine uses should be removed from the site when they are no longer in use and are no longer required to serve the equine use of the land.