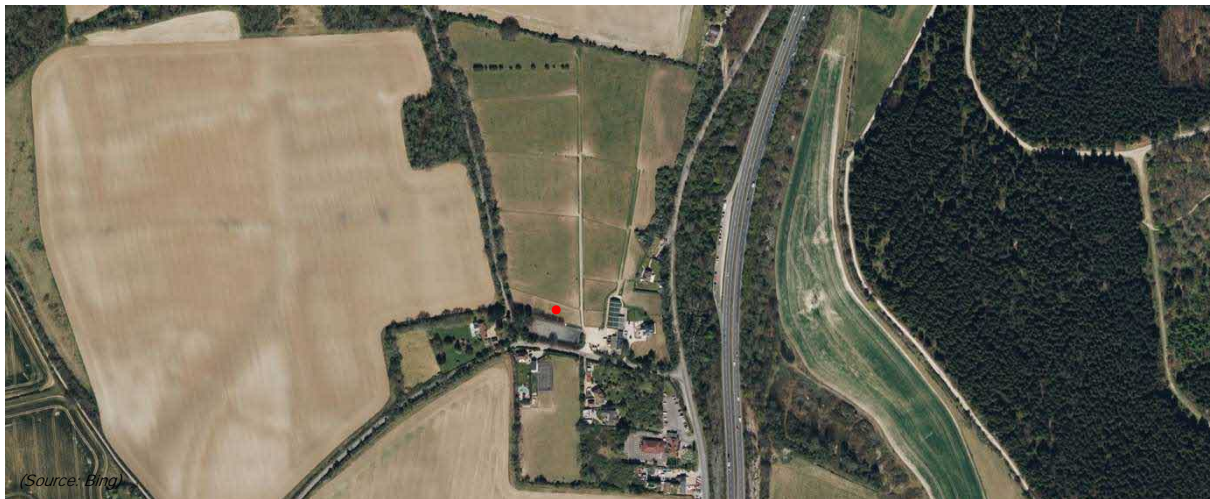


Planning, Landscape, Design & Access Statement

*'Highbank Livery Stables', Petersfield Lane,
Clanfield, South Downs, PO8 0QD.*

Proposed erection of a mare-and-foal shelter.



Prepared by
Robert Tutton Town Planning Consultants Ltd
on behalf of Mr M. Price

1. Introduction

This statement supports the full planning application for the proposed erection of a mare-and-foal shelter at the 'Highbank Livery Stables'.

This statement explains the nature and extent of the proposal and how it responds to the local environment, in its design and socio-economic contexts. It has regard to key national and local planning policies relating to new equestrian buildings and design and should be read in conjunction with the other supporting documents.



The approach to the site from the southeast, on Petersfield Lane.

2. Context



The approach to the site from the northwest, on Petersfield Lane.

This equestrian site of 8.8 hectares lies on the north side of Petersfield Lane in Clanfield, within the South Downs National Park Authority's administrative area.

Regardless of whether one approaches from the southeast or northwest along Petersfield Lane, public views of the site are blocked by substantial frontage vegetation. Impressions of the application site from the south on Petersfield Lane and west on Hogs Lodge Lane are similarly blocked by the vegetation that forms a dense sylvan backdrop to long views from the north, on Butser Hill. Passers-by may however catch a glimpse of the

central part of the site through the gated entrance.

Vehicular and pedestrian access to the site is afforded via a gated driveway in the southwest boundary. Clear views to the southeast and northwest along Petersfield Lane ensure that vehicles entering and leaving the site enjoy good visibility and are themselves seen clearly by approaching drivers, riders and pedestrians. A surfaced forecourt area affords access and parking for vehicles at the front of the site.

In his 'Written Ministerial Statement: Planning for Growth' of March 2011, Decentralisation Minister Greg Clark confirmed that the *'Government's clear expectation is that the answer to development and growth should wherever possible be 'yes' except where this would compromise the key sustainable development principles set out in national planning policy'*. Paragraph 11 of the 'National



The entrance to the site, from Petersfield Lane.

Planning Policy Framework' 2023 ('NPPF') reiterated that principle, by generating a presumption in favour of sustainable development and the approval without delay of proposals that accord with the development plan.

Paragraph 84 of the NPPF regarding 'Supporting a prosperous rural economy' states that '*Planning decisions should enable: a) the sustainable growth and expansion of all types of business in rural areas through well-designed new buildings; b) the development of other land-based rural businesses*'; Paragraph 130

('Achieving well-designed places') provides for the grant of planning permission for development of good design. Paragraph 176 ('Conserving and enhancing the natural environment') generates a presumption in favour of development proposals in National Parks that would conserve or enhance the landscape; this proposal would assist the achievement of that objective.



The application site viewed from the north, on the access drive.

Section 38 of the 'Planning and Compulsory Purchase Act 2004' requires an application to be determined in accordance with the relevant policies of the development plan unless material considerations indicate otherwise; an element of flexibility is provided which enables decisions to be made which may disagree with the development plan. The development plan for this part of Clanfield is the 'South Downs Local Plan' (2019) and supplementary planning documents. The Policies Map of the development plan shows this site outside a '*Settlement Boundary*' (ie within the countryside) with no special designations; it does *not* fall within a Flood Zone.

Local Plan Core Policy SD1 ('Sustainable Development') provides for development that conserves the landscape, natural beauty, wildlife and cultural heritage of the National Park; this proposal accords with that intention. Strategic Policy SD4 ('Landscape Character') provides for the grant of planning permission for proposals which conserve and enhance the landscape character. Strategic Policy SD5 ('Design') indicates that planning permission would be granted for development proposals which '*respect the local character, through sensitive and high quality design that makes a positive contribution to the overall character and appearance of the area*'; this proposal satisfies that requirement, too. Development Management Policy SD24 ('Equestrian Uses') generates a presumption in favour of development proposals for equestrian development that '*a) Are of a scale compatible with the landscape and the special qualities; b) Demonstrate good design which is well located and responds to local character and distinctiveness; d) Locate new buildings adjacent to existing buildings; f) Provide new or supplementary landscape features including hard and soft treatments and planting, consistent with local character*'. This proposal satisfies all those requirements.

The National Park Authority's 'Equestrian Development Technical Advice Note' (2023) and the 'Partnership Management Plan 2020-2025' have been accorded attention in the formulation of this proposal.

The neighbouring dwelling, 'Highbank' (that stands next-door, to the east), is also owned by the applicant. The subject site lies in an exposed, elevated location, 1.7 kilometres to the south of Butser Hill. The site comprises a substantial 'L'-shaped equestrian building (finished in black timber cladding beneath a gabled roof of grey profiled sheet) that stands on the east boundary, with a feed/bedding storage building to its south; a substantial paddock lies to the north and

west, with a manege in its southwest corner. The equestrian building (the subject of permission 33738/012 in November 2009) houses 20 stable boxes, a tack room and an attached feed store. Provision is afforded for the livery (self- or part-serviced) of 17 horses (ie permission 33738/012). An associated mare-and-foaling shelter is now required to serve the equestrian holding.

A current planning application (SDNP/24/00550/FUL) is awaiting determination by the National Park Authority for the erection of an extension to the south end of the equestrian building, to provide further storage space.



The application site viewed from the southeast, on the parking area.

It is submitted that the erection of a sympathetic detached shelter in the southern sector of this site would accord with the special character of its surroundings and not compromise *any* key sustainable development principles of national or local planning policy.

3. Consultation

In accordance with the advice proffered by paragraph 39 of the NPPF ('Pre-application engagement and front loading'), the occupier of 'Caledonia' (to the south, beyond Petersfield Lane) was recently consulted by the applicant for the erection of a detached shelter opposite (north) the site entrance and the erection of a detached shelter to the north of the manege. No adverse comments were received to the alternative location.

Consultations with Officers of the National Park Authority have not been considered necessary.

4. Amount, Layout, Scale & Appearance

In light of the views expressed by the immediate neighbour (to the south) and the favourable presumption set down in the development plan, it is proposed that a detached structure (with a gross internal area of **194.35m²** and a gross external area of **202.72m²**) be erected to the north of the manege, to achieve a communal/open-plan shelter for mares and foals during the day and inclement weather.

Respect for the character of the area and the amenities of neighbours has been accorded priority in the formulation of this proposal, from concept stage. While it would stand slightly apart from the existing building (to the east), the location of the intended structure would be less imposing in views from the south (through the entrance gate) and the neighbouring property to the south, 'Caledonia'. Although the site is well screened from the lane, it is proposed that native trees be planted inside the site entrance and to the southeast of the proposed shelter, to soften the appearance of the development yet further.

In this configuration and finished in black timber cladding beneath a gabled roof of grey profiled sheet, the proposed shelter would make more efficient use of this equestrian site in a manner that accords with the character of its surroundings and would not result in a detrimental impact on the National Park or the amenities of neighbours.

5. Access

The site would continue to be served by the existing access, refuse and manure arrangements.

6. Trees & Ecology

No trees or protected species would be harmed by this proposal.

7. Site Waste Management

Top-soil 'scraped-off' following the setting-out of the development is to be retained on the site, for re-use in soft landscaping. Timber will be salvaged and inert waste material would be disposed of to a licensed Hampshire County Council site and any other waste will be segregated into skips and removed by licensed collectors.

8. Working Practice

To protect the amenities of neighbours, the operation of construction machinery on the site will be restricted to 8.00am-6.00pm Monday-Friday, 8.30am-1.00pm on Saturday, with no working on Sundays or Bank Holidays. All materials and plant would be kept within the curtilage of the application site and trees are to be protected with fencing.

9. Crime & Anti-social behaviour

No special measures are considered necessary for the prevention of crime or anti-social behaviour.

10. Conclusion

It is submitted that the requirements of the development plan are *satisfied* by this proposal since it: would not detract from the existing street-scene; would be in keeping with the character of its surroundings; is of a high standard of design; incorporates materials and design elements sympathetic to local character; respects privacy, outlook and sunlight; and takes into account the prospect of criminal activity and anti-social behaviour.

Development of this site in the manner proposed would achieve more efficient use of this equestrian land without harm to the character or appearance of the locality, the National Park or the amenities of neighbours. It is contended that this proposal comprises an acceptable form of development that accords with the development plan and no other material considerations suggest otherwise.

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