

**Case No:** SDNP/23/01336/FUL

**Proposal Description:** Change of use from agricultural to equestrian, proposed barn with stables, tack room, feed and hay store and outdoor Menage 30m x 60m

**Address:** Land at Mill Lane, Mill Lane, Swanmore, Hampshire

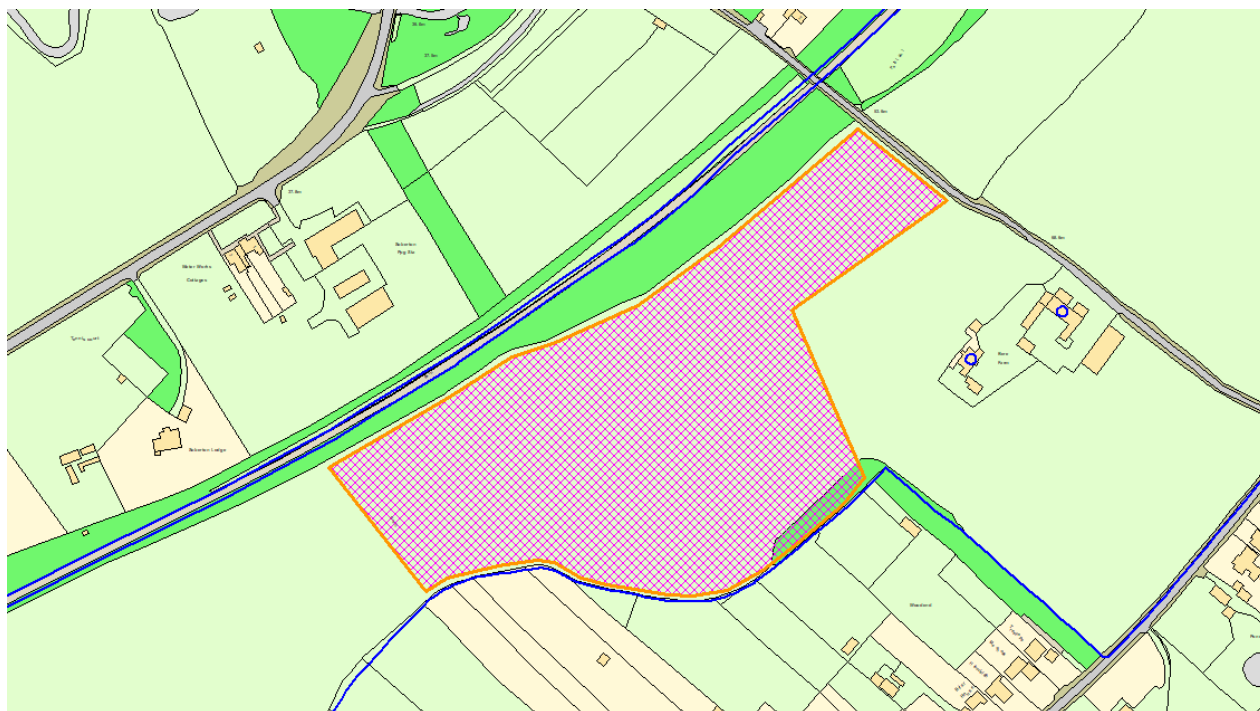
**Parish, or Ward if within Winchester City:** Soberton

**Applicants Name:** Carolyn Collins

**Case Officer:** Drew Blackman

**Date Valid:** 27 March 2023

**Recommendation:** Application Approved



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### Link to Planning Documents

Link to page – SDNP/23/01336/FUL

[SDNP/23/01336/FUL | \(AMENDED PLANS 17.07.2023\) Change of use from agricultural to equestrian, proposed barn with stables, tack room, feed and hay store and outdoor Menage 30m x 60m | Land at Mill Lane Mill Lane Swanmore Hampshire \(southdowns.gov.uk\)](#)

### Reasons for Recommendation

Planning permission is recommended for approval because it is considered that the development accords with the Development Plan, South Downs Local Plan 2014-2033 policy SD24.

## **General Comments**

The application has been referred to the Planning Committee due to the number of objections received.

## **Amendments to Plans Negotiated**

The proposal is a revision of the previously withdrawn scheme (SDNP/21/04248/FUL) that was located further into the site (to the South West) and was considered by Officers to be more visible. Principally the changes are:

- Relocation of the stables closer to the road, to the North East corner of the site, closer to Mill Lane and the existing built form;
- Engineering the development into the ground (by approximately 1m) to assist in the development being absorbed into the landscape;

## **Site Description**

The proposed site is an agricultural field adjacent to Bere Farm located on Mill Lane (between the A32 and Heath Road) in Soberton Heath, within the South Downs National Park. The lane is a single track road which leads to a small number of properties.

The field is bounded by a mature hedgerow which is maintained throughout the year. Access to the field is via a gate positioned half way down Mill Lane and set back from the road edge. To the North-West of the site, Public Right of Way (PROW) (Soberton 502a), a bridleway, runs in a South West to North East fashion along a tree lined disused railway line. Further to the North, there is an ancient woodland area with a PROW (footpath) running along side of it (Soberton 15).

## **Proposal**

The description of development reads: "*Change of use from agricultural to equestrian, proposed barn with stables, tack room, feed and hay store and outdoor Menage 30m x 60m*"

The proposal is for the erection of a Stable block for 8 horses to be constructed with horizontal timber cladding, brick plinth underneath a corrugated roof. The proposal is for private use and for the applicant's daughter, who has competed for Great Britain and proposes to use the stabling and horse riding arena for training and bringing on of horses for her own use.

## **Relevant Planning History**

SDNP/21/04248/FUL - Change of use from agricultural to equestrian, proposed barn with stables, tack room, haystore and outdoor Menage 40m x 60m and new access from Mill Lane with track to proposed barn. Withdrawn 10<sup>th</sup> November 2022 (South Western end of the site)

Separate land to the application site – to the East of the application site and the other side of Mill Lane.

SDNP/20/02828/FUL - (Retrospective) - Change of Use from Storage of Agricultural Fodder & Machinery to Storage of Machinery and Classic Cars. Installation of Wood cladding to NE Elevation 8' x 8' Roller shutter and 6'6 x 3' access door. Approved 07.09.2020

SDNP/19/04228/FUL - (Amended Plans) Proposed development is to erect 3 stables, tack room and hay shed, and new entrance to the site. Approved 21<sup>st</sup> November 2019

SDNP/16/03853/FUL - Construction of one stable building and fencing for equestrian use. Approved 12<sup>th</sup> October 2016

## **Consultations**

### WCC Service Lead – (Landscape):

No objection subject to the following matters being addressed by conditions:

- The land should not be subdivided with fences or tape.
- Details of paving materials and gates (to the road) should be given.
- Colours of roofing and siding given.
- Visually intrusive elements such as brightly coloured jumps should not be installed in order to maintain the visual integrity of the area.
- Long term parking of caravans, trailers and vehicles should be prohibited.
- Hay and other materials should be kept in the shed and hay store, not in the open.”

### WCC Service Lead - Environmental Services (Drainage):

No objection raised, subject to conditions on foul and surface water drainage.

### Hampshire County Council – (Highway Authority):

No objection raised.

### WCC Service Lead: Environmental Services - Ecologist & Biodiversity Officer:

No objection subject to conditions.

### Portsmouth Water

No objection raised.

## **Representations**

### Soberton Parish Council

Soberton Parish Council objects to this application and maintained their objection to the amended plans. Their comments are as follows:

- “1. It is not in accordance with any aspect of SDNP Local Plan Policy SD24 on equestrian  
(a) The scale of the proposal is significant in a quiet area of the parish alongside*

*the Meon Valley Trail and near the River Meon.*

*(b) The quality of the design is poor given the size of the stables, simple timber cladding and a corrugated roof. It does not reflect the nature of other buildings along Mill Lane.*

*(c) No existing buildings are being reused.*

*(d) The buildings and ménage are close to Mill Lane and the setting of the older buildings, and do not respect the proximity of the Meon Valley Trail.*

*(e) There is very little infrastructure and Mill Lane itself is a narrow rural lane which is not suitable for the large feed and bedding transport that would be required.*

*(f) There is minimal landscaping proposed.*

*(g) The area already supports a number of independent equestrian facilities and therefore there will be a cumulative adverse impact on the surrounding biodiversity and River Meon.*

*(h) Little information is provided on the land based management. The Eco Services Actions report provides simple responses without any detail.*

*2. Reflecting the comments above, the development is a significant scale in a sensitive part of the Parish. The number of stables is excessive and the ménage constitutes a sizable area of alien development.*

*3. The stable building is near the Meon Valley Trail which is a major ecological and leisure facility for both local people and others in the region.*

*4. The provision of 8 stables and a ménage indicates that there could be significant equestrian use which would generate traffic movements on Mill Lane which is a quiet rural lane primarily serving the historic buildings along it.*

*5. No details are provided for the site access on Mill Lane which is a narrow and enclosed lane.*

*6. As noted above, there is minimal landscaping shown on the drawings and no assessment provided.*

*7. This area comes under the dark skies policy and therefore any lighting will be harmful.*

*In addition to the above objections the Council would highlight the following:*

- There are water mains easements across the Site. There is no indication of its location, and the relevant water company should be consulted on the Application.*
- Given the size of the equestrian facilities and the sensitive ecosystem around the River Meon it is essential that a suitable horse waste management system is applied which is self-enforcing, as any enforcement is virtually impossible and unlikely to occur and only detailed 24/7 observations and monitoring by local people and other interested parties might result in any enforcement.*
- If SDNP are minded to approve the Application there should be a Condition requiring that any use of the Site, apart from essential horse maintenance, should not be permitted during the hours of darkness in order to avoid light pollution in this sensitive location.*

*In conclusion, the proposal is contrary to SDNP equestrian policy, a significant size in a sensitive location and given these circumstances minimal details and assessments have been provided."*

#### COMMENT ON AMENDED PLANS:

*"(1) Impact on the landscape, the proposed equestrian menage requires engineering works which will leave a permanent impact on the natural profile of landscape of the National Park.*

*(2) Impact on the amenity of those using the Meon Valley Trail (MVT) by the intensity of activities proposed on the site through equestrian uses, people, lights, vehicles, all generating noise in what should be the beginning of a tranquil experience of the National Park.*

*(3) Introduction of inappropriate traffic and intensification of the use of Mill Lane which currently has little to no traffic and is seen as a footpath/cycle path link to the MVT.*

*Other matters, which require careful consideration and special planning conditions;*

*(1) the size and nature of the facilities would appear to be excessive for 'personal' use and more aligned to a commercial livery stable yard.*

*(2) use of the site for parking of horse boxes, horse transporter lorries should be limited if not fully restricted for reasons of visual impact.*

*(3) the use of caravans or overnight accommodation to be totally avoided both in the construction/establishment stage and in perpetuity.*

*(4) the disposal of manure and position of the muck heap should be approved; we have concerns about the diffuse pollution into the Meon River. A stable yard of this size will create a large amount of manure with various other contamination from pharmaceuticals and cleaning products."*

#### **Representations**

13 supporting representations received from different addresses citing the following material planning reasons:

- An improvement over previously neglected land;
- 8 stables has plenty of grazing land associated with the site;
- In keeping with existing buildings in the surrounding area;
- Other similar equestrian properties are in the immediate area, with sizeable riding arenas;
- Proximity to Bridleway is advantageous;
- On site riding arena will reduce the need to travel from stabling, therefore reducing traffic movements;
- Adequate on site parking and turning;
- Existing traffic associated with separate commercial premises within the surrounding area need to be considered when assessing the proposal and traffic associated;

18 objecting representations received from different addresses citing the following material planning reasons:

- Doesn't conserve or enhance the landscape of the SDNP and the Meon Valley;
- Additional vehicles associated with the increase in horses would be harmful to the

- character of the area;
- Harm to Highway safety (increase in traffic and unsuitable local highway network);
- Inappropriate materials;
- Drainage;
- Potential harm to boundary vegetation and on site trees;
- Concern over waste storage associated with the stables;
- Existing “development” on site without planning permission (fencing, driveways, two stables);
- Lack of a noise assessment;
- Harm to biodiversity and groundwater/watercourses;
- Harm to “Dark skies” and light pollution;
- Lack of geological assessment;
- Similar to previously unacceptable scheme;
- Harm to local heritage (Listed Building opposite the site);
- Concern over commercial use;

### **Relevant Government Planning Policy and Guidance**

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **South Downs Local Plan 2014-2033** and any relevant minerals and waste plans.

The development plan policies and other material considerations considered relevant to this application are set out in section 7, below.

#### National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well being of the local community in pursuit of these purposes.

### **Planning Policy**

#### Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) , updated February 2019. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

#### National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

- NPPF12 - Achieving well-designed & beautiful places
- NPPF15 - Conserving and enhancing the natural environment

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **South Downs Local Plan** are relevant to this application:

- Core Policy SD1 - Sustainable Development
- Core Policy SD2 - Ecosystems Services
- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 - Design
- Strategic Policy SD7 - Relative Tranquility
- Strategic Policy SD6 - Safeguarding Views
- Strategic Policy SD8 - Dark Night Skies
- Strategic Policy SD9 - Biodiversity and Geodiversity
- Development Management Policy SD11 - Trees, Woodland and Hedgerows
- Development Management Policy SD22 - Parking Provision
- Development Management Policy SD24 - Equestrian Uses

#### Partnership Management Plan

The Environment Act 1995 requires National Parks to produce a Management Plan setting out strategic management objectives to deliver the National Park Purposes and Duty. National Planning Policy Guidance (NPPG) states that Management Plans "contribute to setting the strategic context for development" and "are material considerations in making decisions on individual planning applications." The South Downs Partnership Management Plan as amended for 2020-2025 on 19 December 2019, sets out a Vision, Outcomes, Policies and a Delivery Framework for the National Park over the next five years. The relevant policies include:

- General Policy 1
- General Policy 3

### **Planning Assessment**

#### Principle of Development

The National Planning Policy Framework paragraph 115 states that "Great weight should be given to conserving landscape and scenic beauty in National Parks... which have the highest status of protection in relation to landscape and scenic beauty."

Policy SD24 of the SDNP Local Plan seeks to ensure the careful planning, design and management of land on which horses are kept. It is important that equestrian activities have a positive impact and protect natural beauty. Good design should be informed by

local character and distinctiveness, with particular reference to farm buildings, layout and materials.

The principle of equestrian development in the countryside is supported by Policy SD24 provided that proposals;

- a) Are of a scale and/or an intensity of equestrian use compatible with the landscape and the special qualities;
- b) Demonstrate good design which is well located and responds to local character and distinctiveness;
- c) Re-use existing buildings wherever feasible and viable;
- d) Locate new buildings, stables, yard areas and facilities adjacent to existing buildings provided they respect the amenities and activities of surrounding properties and uses;
- e) Are well located to existing utilities and transport infrastructure, including vehicular and field accesses, tracks and bridleways;
- f) Provide new or supplementary landscape features including hard and soft treatments and planting, consistent with local character; and
- g) Demonstrate a conservation based land management approach.

As the granting of planning permission would formalise a separate planning unit for the future, the acceptability of the site's proposal in terms of landscape impacts, vehicular access, and neighbour impacts must all be considered in principle under this application. Cumulative impacts from the existing and proposed development should also be considered.

Under policy SD4 development proposals should demonstrate that they conserve and enhance landscape character by, amongst other requirements, proposals being informed by landscape character, the design layout and scale of development conserving and enhancing landscape character features.

Policy SD5 requires proposals to adopt a landscape led approach and to respect local character and have regard to avoiding harmful impact upon any surrounding uses and amenities.

Under policy SD11 development proposals are expected to conserve and enhance trees, hedgerows and woodlands.

Policy SD21 requires developments to protect and enhance highway safety. Development will not be permitted where it would reduce the biodiversity, landscape and amenity value and character of historic rural roads, with particular attention being made to new access points and other physical alterations to roads and to the impacts of additional traffic.

#### Design/layout

The proposed barn building is typical for this type of equestrian building constructed with timber cladding and a brickwork plinth with a corrugated roof. The proposed siting of the stables is behind the existing hedgerow to the road in a similar, but overlapping, area to



an approved Agricultural Building (reference: SDNP/19/03351/APNB). The exercise arena (30m by 60m) would be situated to the west of the stables and the materials for which, are secured by condition 13.

There is existing post and rail fencing that could be continued throughout the site. Additional landscaping is proposed to include Common Alder and Hornbeam trees to the south of the site, and boundary hedging to assist in screening the development and enclosing it.

The previously withdrawn scheme (SDNP/21/04248/FUL) for, ostensibly the same development, was situated to the west in a much more prominent location. In discussion with the applicant, it has been negotiated to locate the stabling and exercise arena closer to the road, so that it reads with the grain of development in the immediate area. There is an existing stable building the other side of the road, now used for the private storage of cars as noted above, however the form of the building is very similar to that proposed within this application. In addition to the revised siting, it is proposed (by amendments made to the application) to engineer the stable building approximately 1m into the ground to help soften the visual impact of the proposed development.

#### Impact on character of area and neighbouring property

The application proposes a new stable building, outdoor exercise arena and parking area. Whilst the applicant does not have any existing buildings that could be reused, which is preferable in policy terms, the now proposed siting does overlap (and replace) the approved agricultural building (reference: SDNP/19/03351/APNB).

The new position of the development is now considered to be acceptable in terms of its visual impact on the landscape and is supported by the WCC Landscape Officer. The revised siting of the stables would read more closely with the pattern of development along Mill Lane. Together with the buildings the other side of the road (to the east of Mill Lane) the proposal would be consistent with the pattern of development in the surrounding area.

The design of the barn building is typical for this type of equestrian building however the use of clear corrugated rooflights (above each stable to provide a light environment for horses) mean that in order to ensure that the building would not result in any unacceptable light spillage from internal sources, an appropriate condition would be required. Any external lighting could also be conditioned to be kept to a minimum (for example security lights) and designed to be in accordance with SDNPA Dark Night Skies guidance. No lighting is proposed, nor would it be allowed to the outdoor exercise arena in this rural location, due to landscape and neighbour amenity reasons. Condition 4 does not allow floodlighting and requires details of any other external lighting to be submitted for prior approval.

Some limited or filtered views of the development may occur in places along the boundary, particularly in winter when there is less leaf cover. However, the extent of public visibility is deemed as acceptable by the WCC Landscape Officer. If there are any gaps or thinner

parts of the boundary, the applicant has indicated that they would be willing to bolster the hedgerow along Mill Lane. A landscape condition has also been recommended by the Landscape Officer to enhance the existing hedgerow with native species (condition 13). In addition, due to its location, it is considered that the development would not be unduly prominent in public views from the access points on Mill Lane. Where the barn development is seen, it would be in the context of the buildings and barns in the immediate area. The low 1.5m high post and rail fencing surrounding the riding arena would be seen in the context of the existing paddock fencing within the adjacent fields.

The finished material for the main access track and parking area is not clear in the submission, and condition 13 would ensure that the surface material is in a colour appropriate for the character and setting of the area. The fencing to the riding arena would be timber post and rail, characteristic of the area.

The development proposes no changes to the boundary trees and hedges to the access point and it is proposed to improve the hedging along this eastern boundary. This allows the development to meet the requirements of SD21 that development should not adversely impact on the biodiversity, landscape character and amenity value of historic rural roads. This also meets the requirements of policies SD4, SD5 and SD11 which seek to retain important landscape features. The retention of boundary features close to the proposed access point is important in landscape terms, as it provides screening to views of the proposed equestrian development on the land. Due to the proposal making no changes to the position of the track, only a very limited view of the access track occurs from the public realm.

### Neighbour amenity

The riding arena has now been repositioned to the eastern side of the site and will be approximately 100m from the nearest residential properties to the north west (Soberton Mill Cottage) and south east (Bere Farm). Condition 4 does not allow for floodlighting and condition 6 does not allow any music, amplification equipment or tannoy systems on the site.

The revised location of the riding arena is considered to be an acceptable position on landscape grounds and it is considered that there would not be a harm to neighbour amenity due to the distance from any residential properties.

There will be minimal visibility of the development (barn and riding arena), given the relationship of the nearby dwellings and the dense boundary screening to the east of Mill Lane, and from the woodland to the north. It is therefore considered that the proposed barn and exercise arena would not result in an unacceptable visual impact or harmful impact on the amenities of the closest dwellings.

The proposed development is for the private use of the applicant (and her daughter who is a member of the Great Britain riding team) and as such the imposition of condition 2 (private use), condition 4 (no floodlighting), condition 5 (manure) and condition 6 (no

music/amplification equipment) will ensure that the proposed development would not give rise to a harm to the amenity of the area. It is also recommended that manure is stored on a trailer and removed at regular intervals and no burning of any waste allowed.

The Local Planning Authority must assess the scheme it is presented with for its acceptability. Whilst the proposal would result in a change from the existing situation, subject to the securing of the above requirements by condition, it is not considered that the proposal would result in unacceptable impacts on the amenities of neighbours that would warrant the refusal of the application. In addition, with the restrictions suggested, it is not considered that the development would have an unacceptable impact on the tranquillity of the area.

### Landscape/Trees

Additional hedgerow planting is proposed along the road boundary to bolster the existing hedgerow and during the course of the application, the proposal has been engineered to be dug down by approximately 1m. This would need a retaining wall around the barn and part of the exercise arena (visible from the development) and arguably assists in the development being subsumed into the landscape. WCC Landscape Officer supports this approach.

In addition, the proposal includes a new hedgerow (native mix) to the south east of the proposal, along the boundary of their ownership, together with tree planting along the internal driveway, running perpendicular to the road comprising 6 trees (50% Common Alder and 50% Hornbeam).

### Highways/Parking

The development proposes the use of the existing access point off Mill Lane, which is the closest access point to the proposed facilities. HCC Highways raise no objection from a Highway Safety perspective. Amended plans have also included adequate parking and turning areas within the site.

Third party objections have been received in relation to concern over Highway safety and the potential for the proposed development to be used for commercial riding in the future.

The applicant and their daughter (member of the GB horse riding team) have stated that they would be using the riding arena for their own private usage. The barn would also be for their own use, and the number of stables has been explained to be needed for the horses that are being brought on, used currently (and for different events).

It is considered that the use of a planning condition for the barn and riding arena to be used solely for private purposes is appropriate and necessary. Planning control would therefore be ensured should any different development be proposed for the future. The proposal is therefore considered to comply with policy SD21.

## Other Matters

*Ecology* – A Preliminary Ecological Assessment (PEA) was submitted as part of the application. The applicant does not propose to remove any existing trees or hedgerows as part of this application but adequate protection would need to be secured. The boundary hedgerow to the east of the development would be species rich and suitable for foraging and commuting bats and hazel dormouse. Any external lighting that is proposed should be controlled by condition and designed to avoid illuminating habitats. Precautionary construction avoidance measures are also recommended to the grassland (phased cutting to ensure invertebrates have time to relocate). These measures could be controlled by condition.

In addition to the proposed mitigation, compensation and enhancement measures set out within the PEA, WCC Ecology have recommended that a Sensitive Lighting Strategy and a Biodiversity Enhancement Strategy to include the full details of native planting on site is secured by condition.

## **Conclusion**

The granting of the application would result in the formalisation of a new planning unit with stabling facilities for eight horses, an outdoor riding arena, utilising the existing primary access point. The land is currently being used for the keeping of horses, with mobile shelters on the site and post and rail fencing. It is considered that the proposal would give permanence to this and would do so in a manner that is characteristic of the surrounding area and landscape. The proposal is considered acceptable on neighbour amenity grounds and in terms of Highway Safety. It is therefore recommended that the application is approved, subject to conditions.

## Reason for Recommendation and Conditions

It is recommended that the application be Approved for the reasons and subject to the conditions set out below.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended)./ To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

2. The use of the equestrian barn and riding arena hereby permitted shall be restricted to the keeping of horses for private recreational use by the owner of the land only and shall not at any time be used for any other form of equestrian activity such as for any commercial riding, breeding or training purposes.

Reason: To ensure the satisfactory development of the site and in the interests of the amenity of the area and highway safety.

3. The materials used in the construction of the development hereby approved shall be as detailed within the permitted application particulars as follows:

- timber cladding with brick plinth; and
- corrugated style roofing with clear corrugated roof lights

and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: To safeguard the appearance of the building and the character of the area.

4. No floodlighting whether free standing or affixed to an existing structure, shall be provided on the site at any time.

Details of any other external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The lighting scheme should be in accordance with Guidance Note 08/18 produced by the Bat Conservation Trust and Institute of Lighting Professionals. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area, the environment and protected species from light pollution.

5. Before the commencement of development, a manure/waste management plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

The management plan should include details of the location and areas for temporary storage, and the regularity of removal. Large scale storage or burning of any waste will not be permitted.

Reason: In the interests of the amenities of the locality.

6. No music, amplification equipment, tannoy systems to be used on the site at any time.

Reason: To protect the amenities of the occupiers of nearby properties.

7. No caravans or containers and no more than one horsebox, one manure trailer and parking for three cars, whether motorised or not shall be kept, or stored on the land unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenity of the area.

8. The materials to be used in the construction of the access track and parking area shall be finished in compacted scalplings as per Drawing 101 Rev M dated March 2023.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

9. No development approved by this permission shall be commenced until details of surface water drainage, which shall follow the principles of sustainable drainage as far as practicable, have been submitted to and approved by the Local Planning Authority. Thereafter all development shall be undertaken in accordance with the approved details and no occupation of any of the development shall be take place until the approved works have been completed. The surface water drainage system shall be retained as approved thereafter.

Reason: To ensure satisfactory surface water drainage

10. The development hereby permitted shall not be brought into use until details of the management and maintenance of any parts of the drainage system which will not be adopted (including any ponds, ditches, swales, permeable paving and land drains) has been submitted to and approved in writing by the Local Planning Authority. The submitted details should specify the responsibilities of each party for the implementation of the Sustainable Urban Drainage scheme (SuDs), a timetable for implementation, provide a management plan and maintenance plan for the lifetime of the development which should include arrangements for adoption by any public authority or statutory undertaker and any other arrangement to secure the operation of the scheme throughout its lifetime. The management and maintenance arrangements shall be carried out in accordance with the approved details over the period specified.

Reason: To ensure the efficient maintenance and ongoing operation of the SuDS system and to ensure the best practice in line with the most up-to-date guidance.

11. The recommendations within section 6 of the Preliminary Ecological Appraisal (EcoSupport, August 2023) shall be adhered to throughout the construction period and the enhancement provisions within sections 6.6.1 to 6.6.3 (two bird boxes, one bat box and native planting) shall be sited prior to the development coming into its intended use and retained thereafter.

Reason: To safeguard protected species and maintain biodiversity.

12. Supplementary planting to the hedgerow along the eastern boundary will be carried out as shown on Drawing 101 Rev M dated March 2023. The scheme approved shall be carried out in the first planting season following the completion of the development. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

13. A detailed scheme for hard and soft landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation. The scheme shall include details of paving materials and gates (to the road) as well as the colour and type of finish for the top layer of the horse riding arena situated to the west of the stables.

Reason: To improve the appearance of the site in the interests of visual amenity.

14. Before the commencement of development, details of a Sensitive Lighting Strategy and a Biodiversity Enhancement Strategy to include the full details of native planting on site shall be submitted to and agreed in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

Reason: To safeguard protected species and maintain biodiversity.

15. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this

Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

## **Informatives**

### **11. Crime and Disorder Implications**

11.1 It is considered that the proposal does not raise any crime and disorder implications.

### **12. Human Rights Implications**

12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

### **13. Equality Act 2010**

13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

### **14. Proactive Working**

The Local Planning Authority and applicant have worked together in securing modifications to the siting and landscaping of the proposal, via amending plans that have been secured as part of the planning application.

15. Please note that Portsmouth Water have two strategic water mains, and related easements, across the land the application refers to. Some of the applicant's proposals are in contravention of conditions within the easement documents, which aim to protect the integrity of our assets and allow for repair and maintenance activity. The applicant has not yet consulted with Portsmouth Water and would need to request a water mains diversion, under Section 185 of the Water Industry Act 1991, based on the information in the planning application.

## **Plans Referred to in Consideration of this Application**

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date Received	Status
Plans -	100 B - Location and Block Plan		24.3.2023	Approved
Plans -	101 M – Proposed Site Layout		24.1.2024	Approved
Plans -	103 B –		24.3.2023	Approved



	Proposed Plan			
Plans -	104 B – Proposed Elevations (outdoor manege)		24.3.2023	Approved
Plans -	102 D – Proposed Plan & Elevations		29.8.2023	Approved
Plans -	105 – Site Sections		29.8.023	Approved
Plans -	106 – Site Sections		29.8.2023	Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.