

**Agenda Item 13
Report PC38/17**

Report to	Planning Committee
Date	15 June 2017
By	Director of Planning
Local Authority	Winchester City Council
Application Number	SDNP/16/05360/FUL
Applicant	Mr M Baring
Application	Erection of an indoor riding arena, conversion of part of an existing portal frame barn to provide 13 stables, change of use of land from agricultural to equestrian use. The provision of a new access road and 20 space car park, relocation and erection of a horse walker.
Address	Manor Farm, Alresford Road, Itchen Stoke, Hampshire, SO24 0QT

Recommendation: That planning permission be approved subject to conditions set out in paragraph 10.1 of the report.

Executive Summary

The application site is at the north eastern extent of Itchen Stoke and at the northern end of a farmstead called Manor Farm. The village, Manor Farm and the application site are within a designated conservation area. The site is also near to a listed building called Stoke Manor Farmhouse and another dwelling called Itchen Stoke Manor which is a non-designated heritage asset. The former Watercress Line also passes through the site along the northern site boundary, within the National Park.

The application proposes a new equestrian enterprise which would comprise the conversion of part of an existing barn into 13 stables, a large new indoor arena with associated facilities, a yard area with a horsewalker, and new access and car park area. This application would provide new facilities for an equestrian business which currently occupies a site approximately 5km to the north outside of the National Park, in Northington, where there are plans to restore a grade II listed building called The Grange and a listed parkland.

The National Park boundary runs along the northern site boundary. The proposals would be used in association with an approved change of use of land adjacent to the site and immediately outside of the national park for the keeping of horses. The proposals also originally included an outdoor manege however this has since been omitted from the scheme as it would fall outside of the National Park. Representations included in this report make reference to it.

The site is well contained within the landscape and is closely associated with the farmstead. The proposals would not harm the wider landscape; the character and appearance of the conservation area; setting of the farmhouse; highway safety; or the amenities of surrounding properties for the reasons set out in the report and approval is recommended.

The application is placed before committee due to the significance of local interest, scale of the development and potential impact upon the conservation area.

I. Site Description

- I.1 The application site is an area of land at the northern extent of a group of barns called Manor Farm, which are on the eastern side of Itchen Stoke and the northern side of the

B3047. These barns are a traditional farmstead which are no longer in agricultural use and various buildings are occupied by an auction house and offices. There is also a more modern steel framed barn at the northern extent of the group which is occupied as storage and maintenance by a portable toilet business.

- 1.2 Manor Farm and the application site are within a designated conservation area which covers the village. Within the farmstead is Stoke Manor Farmhouse which is Grade II listed. Further to the east of the farmhouse and outside of the conservation area is Itchen Stoke Manor which is a 19th Century house in stucco and although it isn't listed is a non-designated heritage asset.
- 1.3 The site is accessed from the B3047 and via a track along the western side of Manor Farm up to the more modern barn, where there is a large open yard. The site includes the eastern part of this building and element of the open yard area. It also includes a large grassed area immediately east of the building which generally slopes downwards from the existing barn to the eastern site boundary. This grassed area is defined by a line of mature trees along the northern boundary, which is also the boundary of the conservation area and the National Park. The former watercress line also runs inside of the northern site boundary. This section of the line and a much longer route outside of the site has been filled in.
- 1.4 The eastern boundary is defined by post and rail fencing which runs alongside a lane which serves dwellings to the north. On the opposite side of the lane is the large walled garden of Stoke Manor House. The southern site boundary is defined by post and rail fencing with some new hedgerow planting, which separates the site from the grounds of the adjacent existing barns and Stoke Manor Farmhouse. There are also a number of large mature trees along this boundary and immediately outside of the site. The western site boundary is defined by further post and rail fencing and a line of conifer trees plus an existing field access which is proposed to be used in the proposals.

2. Relevant Planning History

- 2.1 There have been numerous planning applications for the change of use of barns at Manor Farm between 2002 and 2009. These decisions relate to the buildings within the historic farmstead and comprise a variety of planning permissions and refusals for storage and office type uses, which in particular include the creation of an auction business which uses barns as a sales room and storage. Various refusals of planning permission were subsequently overcome in revised proposals. The barn which forms part of the application was a replacement barn which was proposed as a storage and maintenance workshop for a luxury mobile toilets company in 2007.
- 2.2 17/00427/FUL (Application outside National Park Boundary to north of the site – dealt with by Winchester City Council): Change of use of land from agricultural use to equestrian use. Approved 17 May 2017. Whilst outside of the National Park this permission is related to this current application. A Site Location Plan is included in **Appendix 2**.

3. Proposal

- 3.1 A new equestrian centre is proposed which comprises of the following:
 - The conversion of the eastern part of the existing barn occupied by the portable toilet business into no.13 stables. These stables would be full livery. The remainder of the barn would remain in use by the portable toilet business.
 - The sub-division of the existing yard area to create a new stable yard. A horse walker is proposed in the open yard area. It would have a diameter of 15m. This would be relocated from the existing enterprise outside of the National Park. An open sided lean-to hay barn and tractor store is also proposed in the yard area.
 - A new large steel framed barn on the grassed area which would comprise an indoor riding arena, store, office, waiting area, a shower and toilets. The building would also have a mezzanine floor which would be a viewing area across the arena and serve as a function space. The barn would be clad with dark green profiled metal sheeting for the walls and fibre cement sheeting on the roof.

- The proposed barn would measure 35m wide including a 'lean to' style part on south western corner of the building (27m wide for rest of the building) and 62m long. There would also be 2 stables attached to its eastern end which would be used to isolate and care for unwell horses. The barn would be 10m high and have a shallow pitched roof, with two rooflights on the lean to part.
 - The site of the proposed barn would be levelled with the western part of the building being set into the ground. It would be on a lower ground level to the existing barn, but it would still be approximately 1m higher than it.
 - A new car park of 24 spaces including 4 disabled bays. These would be accessed via a new driveway from the field access on the western site boundary. These would be laid with scalplings.
 - A landscaping scheme is also proposed which involves the loss and re-planting of trees and new hedgerow.
- 3.2 The new arena building is proposed to be used 7 days a week between 8am-10pm for the following:
- Individual and group lessons for children and adults.
 - Individuals renting horses and time in the arena outside of lessons.
 - Pony club events (using the existing horses on site).
 - 'Internal' competitions with customers, using the horses which live on site.
- 3.3 Manure would be stored in a container that would be sited within the existing yard area to the rear of the existing barn.
- 3.4 Surface water drainage would be provided via soakaways. Foul drainage would be managed with an underground compact sewage treatment plan.
- 3.5 New landscaping is proposed which includes new hedgerow and tree planting. In particular 14 specimen trees would also be planted to compensate for the seven trees removed as part of the scheme. A lighting plan has been submitted which proposes low level bollard lighting.
- 3.6 The enterprise at Northington currently employs 6 (3 part time) people and the proposals are planned to involve 2 additional part time workers in addition to the existing 6 people.
- 3.7 The proposals originally included an outdoor manege in the adjacent field to the north but this was located outside of the National Park and it has consequently been removed from the application. It is anticipated that an application will be submitted to Winchester City Council for this development.
- 4. Consultations**
- 4.1 **Arboriculture:** No objection, subject to conditions.
- 4.2 **Dark Night Skies:** Awaiting response, Members will be updated.
- 4.3 **Drainage:** No objection subject to condition.
- 4.4 **Ecology:** No objection subject to condition.
- 4.5 **Environment Agency:** No objection.
- Discharge of foul water will need an environmental permit.
 - Site located in a ground water source protection zone, SuDS will require suitable pollution prevention measures.
 - Ground water abstraction is present at the site, the location of manure heaps should be located at least 50m from the borehole.
- 4.6 **Environmental Health:** No objection, subject to conditions.
- 4.7 **Flood Authority:** Comments.
- Further information is required. Site has a low risk of flooding. The information provided is minimal and does not allow for any checks on its suitability to be provided. Following information requested:
 - Information on the proposed design – plans of surface water drainage and any SuDS.

- Information on general maintenance regimes of SuDS features.
- Existing drainage network for previously developed brownfield sites.
- Evidence that the proposed drainage should follow the same pattern as the existing.
- Information on the correct number of treatment stages in the system.
- Where infiltration is used for drainage, we need evidence that a suitable number of tests have been completed.
- Existing and proposed run-off rate calculations.
- Existing and proposed run-off volume calculations.
- Evidence that enough storage/attenuation has been provided without increasing the run-off rate or volume.
- Evidence that run-off exceeding design criteria have been considered.

4.8 **Highways:** No objection.

- Acceptable visibility of site access onto B3047.
- Acceptable traffic movements from the proposed development.
- Increase in traffic is relatively minor and not deemed significant.
- The site is located a fair distance from the public highway and there are areas within the site that can absorb any overspill car parking.
- No parking issues are likely to arise and cause parking on the surrounding highway network.

4.9 **Historic Buildings Advisor:** Objection.

- Site within the Conservation Area, albeit at the furthest end of the eastern boundary.
- Most important heritage asset is Stoke Manor Farmhouse (grade II listed). It stands within an open garden setting, with the home farmstead to the west; north east there is a line of tall trees behind a wall partly constructed in chalk cob which is becoming rare.
- Trees have a high crown lift spread which will mean the large shed would be visible from the access track at the point it fronts the listed house.
- Itchen Stoke Manor, a 19th Century house, is a non-designated heritage asset. The new building would be visible from the house and its garden and the setting of this house would be significantly impacted by it.
- Legibility of the Watercress railway line has been severely compromised because the cutting has been wholly infilled since closure of the line in 1973.
- Furthest end of the Itchen Stoke conservation areas has a slightly unkempt air – a workaday rather than a manicured character. Even given its ‘polite’ appearance, the listed farmhouse is viewed in the context of a functional farmstead.
- Difficult to contend that another functional shed would be wholly inappropriate within the conservation area.
- There would be ‘less than substantial’ harm to the character of the conservation area and in the middle range of the severity scale. A smaller shed or other mitigation measures might reduce this impact to low-middle.
- Harm to the setting of Itchen Stoke Manor as ‘less than substantial’ in the middle range of the severity scale.
- Harm to the setting of the listed building would be less than substantial but at the less severe scale, so long as the future of the screening trees and the cob wall can be confidently assured.
- Less than substantial harm to the setting of a designated heritage asset should not be interpreted as a less than substantial objection to a given proposal.

4.10 **Landscape:** Holding objection.

- Do not object in principle. Majority of the proposed development would occur in a location that is visually well contained, with little visual interconnectivity with publically accessible viewpoints. Proposals are unlikely to have any significant adverse visual effect

on visual receptors. Clarification sought on:

- Level of tree clearance, earthworks/topographical changes, provision of lighting, Japanese knotweed.
- Vehicle movements in order to assess impacts upon tranquillity.
- Provision of paddocks given increase in horse numbers. Concern of over grazing on existing paddocks in absence of this information.
- Creation of new paddocks elsewhere, thereby having an effect on the predominantly adverse landscape effect and potentially adverse visual effect which should be avoided.
- The proposed hard and soft landscape design should be provided for proper further consideration of the potential landscape implication.

Further additional comments made:

- Effects of land management are important to consider. These include stocking density, nature of the grazing, use of fertilisers, encouraging wildlife benefits and improve the sustainability of the venture whilst softening effects of intensive pasture both visually and for the land.
- Encouraging wildlife could leave to a positive enhancement to new pasture creation, supporting a mixed species of grassland and using minimal inputs.
- Management Plan will need to cover rotation and recovery programme for the grassland.
- Manure storage and management details required and should avoid impacting neighbours and rights of way users through smells or visual impact. Ideally manure would be spread on fields as a soil improver.
- Consider re-use of rainwater.
- Suggest considering using Historic England's Farmstead Assessment Framework to ensure the sustainable development of the farmstead.

4.11 **Itchen Stoke and Ovington Parish Council:** No objection subject to conditions on surface and foul drainage, management and disposal of equine waste, external lighting, confirmation that the indoor area and stable block will have no windows other than 2 velux roof lights and window in the viewing/function room with blinds. Request SDNPA takes serious note of the following commitments and considerations given to the Council by the Applicants:

- Traffic volume, the Applicants have confirmed vehicles movements of approximately 650 per month and current volume of traffic through Itchen Stoke on the B3047 is c.70000-75000 per month.
- Private lane - there will be no traffic or equine activity on the private lane on the eastern side of Manor Farm.
- View room window should be obscurely glazed.
- Additional screening on the eastern boundary to minimise visual impact and improve sound attenuation.
- Revised access – Need to consider a change of access to the outdoor arena from the eastern boundary to a point further west.
- Operational creep – proposals represent, within reason, the maximum likely to occur. Do not wish to see a material increase in activity which would comprise the current understanding of the proposals.

4.12 **Natural England:** No objection. Proposals will not impact upon the River Itchen Site of Special Scientific Interest (SSSI).

4.13 **Public Rights of Way:** No response received.

5. Representations

5.1 82 third-party representations have been received to the original plans. These comprise of 28 objections, 5 neutral comments, and 54 responses in support. The following comments have been received:

28 Objections:

Traffic

- Increase in traffic through the village including slow moving vehicles.
- Highway safety – narrow pinch points on the B3047 in both directions of the site and risk of accident.
- B3047 is congested at busy times of the day, with high noise level from the road.
- Access roads are totally unsuitable for large vehicles.
- No passing places and combined width of a bus and car cannot be accommodated.
- Road unsuitable for increased horse box traffic and would become more dangerous.
- No pavements for pedestrians.
- Notion of any staff or riders arriving by mini-bus is optimistic.
- Equine competition sites should be near major roads not tucked away along country lanes.
- Parking area is 'tight' and inadequate. Parking for lorries is not shown.
- No speed limit on stretch of road at the access.

Amenity

- Too close to residential properties.
- Would ruin a beautiful and peaceful area.
- Noise pollution including during unsociable hours, especially from the function room - late night use will cause noise and disturbance.
- Events would take place in the evenings, weekends and holidays when others are trying to enjoy the outdoors.
- Increase use of bridleways will have a detrimental impact on safety and their condition – e.g. being churned up in wet weather. Accessibility issues for other groups.
- Deficit in permeability of footpaths west of Alresford. If permitted, include a condition that paths shown in planning statement be opened to the public including access at Folly Hill. This could also contribute to opening of the Watercress Way.
- Park should be preserved for the benefit of all.

Dark Night Skies

- Light pollution and dark night skies conservation.
- No lighting plan included.
- Hours of operation would necessitate car park and yard lighting and security lighting.

Landscape, Ecology and Water

- Significant impact on the surrounding rural nature of the Itchen Valley.
- SDNP exists to protect the rural landscape.
- Impact on ecology from development, waste, and run off, including the river.
- Lack of sewerage system.
- Impact on the river and water quality of bore holes.

Cultural Heritage

- Relocation justified due to impact on grade II listed building but the new site is located next to another building of the same classification.
- Development will threaten the Watercress Way, which would benefit many more people than would an equestrian centre.
- The Watercress Way has no alternative location, unlike the equestrian centre.

- The opening up of the Watercress Line will add considerable financial benefit to local businesses and should not be prejudiced.
- Location and Scale of development.
- Very large development out of keeping and balance with the rest of the village.
- Proposals go beyond replacement of the existing business, with expansion in scope, opening hours and traffic flows that will have a significant detrimental impact on the local area.
- Excessive scale/over-development in a rural area and in the proposed location.
- Excessive building 10m high and 2000sqm with office, function room, shower facilities, waiting room and store.
- Scale of development, disproportionate to the size of the village and supporting infrastructure.
- Inappropriately located; an alternative site on the applicants estate may not impact so much.
- Relocation is a commercial decision, however other sites may be economically viable.
- Lack of qualitative evidence to support major development within SDNP, particularly transport.
- Major development on undeveloped agricultural land with no public benefit which contravenes policies which protect national parks, including paragraph 116.
- Siting on edge of Park does not mean that noise, light and visual impact may be justified; the development should be treated as vigorously as elsewhere within the Park.
- For site to be viable it will need to expand in the future.
- Further clarification needed in regard to 28 day camping, and wash and solarium.
- 28 days camping plus additional pony camps – disruption over 50% of weekends annually.

Other

- Would support a specific group rather than wider public.
- Supportive comments are not from people in vicinity of Itchen Stoke.
- Precedent for other development of this type.
- Impact during construction.
- If supported by the Authority, this should only be done with significant changes to the plans and permanent restrictions on opening hours and associated activities such as competitions and residential courses.

54 Support:

Location

- No other riding schools with same amenities within 10 mile radius; losing it would increase the environmental footprint of people travelling to other stables.
- Site close to Winchester, in an area where there are few riding stables.
- Yard will be in an appropriate, more accessible location.
- Already a commercial presence, and in an area where there has been farm buildings with tractors and machinery in use.

Traffic

- B3047 extremely busy and additional traffic cannot have a noticeable effect and access acceptable.
- No issue with traffic at current yard.
- Any competitions use the horses already on site. External horses do not attend competitions, therefore lorries and large horse boxes will not be entering the site.
- Access is already used by commercial entities including one of the largest toilet hire businesses in SE England.
- Parts of the road have 30mph speed limits so horse boxes unlikely to hold people up compared to normal traffic.

Rural economy

- Small local businesses should be supported.
- Thriving family business offering high quality teaching and ethos, and links with Sparsholt College and Forest Holidays.
- Employment opportunities for young people; supports apprenticeships from Sparsholt College.
- The proposal would safeguard employment including vet, farrier, feed merchant etc. and diversify local economy.
- Meets SDNP objectives of supporting rural economy and employment.

Access, Sport & Recreation

- Need for fully facilitated riding schools in Hampshire area; indoor and outdoor facilities will support the enterprise.
- Needed facility for community; no other local indoor schools available to the public.
- Indoor school needed to help riders learn and progress, and will allow children/adults to ride all year round.
- Valuable educational, recreational and social facility.
- Valuable community resource that helps to promote well-being.
- Unique provision to children in and around the Alresford area, with limited sports provision in all local schools, many children would suffer if the equestrian facility is refused.
- Existing business provides opportunities for all ages and abilities.
- Important facility for families and young people to enjoy; a vital service for children.
- Fantastic opportunity for those in the area to have access to the sport.
- Meets SDNP objectives of supporting recreation and leisure.
- Important recreational facility to have in the SDNP and close to Alresford.
- Locals keen to ride have few opportunities if they cannot afford their own horses.
- Would benefit enjoyment of the countryside by visitors and the local community.
- Good network of bridleways-ability to access the countryside.
- Provision of leisure opportunities including Forest Holiday business and pony camps.

Landscape

- SDNP recognises horses have played a significant role in shaping the landscape.
- Horses and horse riding are a traditional pastime and long established part of countryside.
- Application layout shows careful planning and design.
- Development is sympathetic and relatively modest without overly large or dominant buildings; indoor arena is below the tree line.
- Sensitive and well thought out layout of fencing which respects the field pattern.
- Proposals will allow the land around The Grange to revert to parkland.
- Outdoor school is just a different use of flat ground.
- Indoor school comparable to a farm building
- Unlikely to cause pollution to the river.

Amenity

- Will be a quiet, peaceful yard; unlikely there will be a lot of noise of large scale competitions and events.
- Existing yard runs considerate hours and do not affect local enjoyment of the area.
- Living next to existing yard – riders have been unobtrusive and haven't caused disruption.

Other

- In tune with the objective of the National Park.

- Would be a good neighbour and contributor to wider community.
- Current location has very limiting lighting around the outdoor school for use during winter evenings only.
- No sound planning objections.
- Horses will not be able to be passed to new owners and therefore some will likely have to be put to sleep.
- Business supports charities.

5.2 **Alresford Society:** Comments. Could be a useful facility but it would create various problems and raise the following:

- Increase in traffic. – Query how realistic the traffic study is.
- Increased levels of lighting. – Careful design of the lighting will be needed to keep this impact to acceptable and minimum levels.
- Contrary to draft policy SD19 regarding the Watercress Way.
- Above 3 issues need to be resolved satisfactorily before approval is given.
- On existing bridleways in the county walkers, riders and cyclists make use of such routes without undue conflict.
- Policy RT11 of Winchester Local Plan 2006 requires equestrian centres to be well located to existing/proposed bridleways and not to exacerbate conflicts between equestrians, vehicles and pedestrians.

5.3 **Councillor Porter (Hampshire County Council):** Objection.

- Proposals straddle the route of the old railway line, which is saved in draft SDNPA policy which presumes against development on old lines and safeguarded in the policy for non-motorised corridors.
- Object to development which prejudices the safeguarding of the route.
- Heritage of the line not referred to.
- Issue of equestrian vehicles on/off site and routes through Itchen Stoke and other areas with pinch points.
- Increase in traffic and with heavier vehicles.
- Site will need to be lit at night for security and impact on dark night skies.

5.4 **Itchen Valley Society:** Objection.

- Current facilities highly valued but application is made by the Grange Estate and there is no certainty that the proposed new facilities will always be run by the existing management.
- Scale of the indoor school and level of activity will be unduly dominant in relation to the village and conservation area.
- Support draft SDNP policy on safeguarding the proposed Watercress Way and proposals adversely affect this policy.
- Impact on dark night skies – do not believe the facilities will not require security lighting as well as lighting during evening use, as proposed up to 10pm every night.
- No arrangement for sewerage disposal, animal waste and veterinary products. Concern about run off to the River Itchen.
- Inadequate bus service past the site.
- Narrow B3047 which will not easily accommodate manure lorries, horse boxes etc.
- Draft SDNP policy SD20 requires there to be a need for development and these proposals do not appear essential.

5.5 **Northington Parish Council:** Support.

- Council has received no complaints about the management of the existing centre.
- No heavy traffic from horseboxes. Horses at the centre are at livery or owned by the centre.
- There is no light pollution.
- High standards of teaching.

- Fears of competitions and external competitors and traffic are unfounded, they don't happen.
- Provides year round work for people.
- Not aware of any problems with effluent or waste.

5.6 Campaign to Protect Rural England: Objection.

- Proposals would not further national park purposes with the emerging SDNP Local Plan and Winchester Joint Core Strategy.
- Concerned that the scale of the proposed new buildings, combined with the level of activity likely to be generated, will not be compatible with the special qualities of the conservation area, contrary to policy.
- Support SDNPA draft Local Plan policy seeking to protect the route of the dis-used railway line for future use as a non-motorised transport corridor. Would not want this to be prejudiced by the development.
- Strongly support the dark night skies policy, very likely the proposals will need security lighting as well as lighting during evening use until 10pm every day of the week, and on dark mornings for upkeep of the horses. These needs would have an adversely impact upon dark night skies reserve.

5.7 Trustees of The Watercress Way: Comments.

- Development does not fundamentally change the prospect of the disused railway line in this area being used for recreational access purposes, as this section has an existing commercial use.
- Understand changes have been made which have altered the location of and access to the outdoor arena. These changes we hope preserve the protected route adjacent to the line of the old railway.
- Recognise the guidance in policy RT11 that equestrian centres can be compatible with adjacent uses of cyclists, walkers and horse riders.
- Pleased that dark night skies re being considered.
- Subject to ongoing positive approach by the applicant and agent to the access challenges of this application Trustees withdraw their objection.

5.8 South Downs Society: Objection.

- Itchen Stoke is a peaceful, quiet, tranquil and dispersed settlement. Deserves protection against infill of green spaces and agricultural land.
- Proposals inappropriate to the village.
- Increased traffic and daily opening hours will conflict with the tranquillity and enjoyment of the national park.
- Impact on dark night skies.
- Proposed materials are out of keeping with the locality.
- The scale of the indoor arena will dominate the surrounding cottages.
- Siting of this activity in Itchen Stoke will adversely affect the setting and character of the historic village in the same way as it is considered to do at Grange Park (current location of the enterprise).

6. Planning Policy Context

6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The relevant statutory development plan is the saved policies of the Winchester District Local Plan Review 2006 and the Winchester District Local Plan Part 1 Joint Core Strategy 2013. The relevant policies are set out in section 7 below.

National Park Purposes

6.2 The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of their areas;
- 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 wellbeing of the local community in pursuit of these purposes.

National Planning Policy Framework and Circular 2010

- 6.3 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) which was issued and came into effect on 27 March 2012. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 115 that great weight should be given to conserving landscape and scenic beauty in the national parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.
- 6.4 The proposals are not considered to be major development and therefore paragraph 116 of the NPPF does not apply. This is on the basis on an assessment of whether the proposals would have the potential to have a serious adverse impact on the natural beauty and recreational opportunities of the National Park, by reason of their scale, character or nature and the context of the site. The proposed indoor arena is large (approximately 1,500sqm), however, the site is well contained in the landscape by existing mature boundary trees and the adjacent farmstead and barn and the proposed use would generally be in keeping with the surrounding rural area. The use would also largely be contained within the building. The proposals are also not subject to an Environmental Impact Assessment.

Relationship of the Development Plan to the NPPF and Circular 2010

- 6.5 The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with it.
- 6.6 The South Downs National Park Partnership Management Plan 2014-2019 is a material consideration in the determination of planning applications, as outlined in national planning practice guidance, and has some weight pending the adoption of the SDNP Local Plan. It outlines a vision and long term outcomes for the National Park. The following policies are relevant:
- General Policy 1: conserve and enhance natural beauty and special qualities of the landscape
 - General Policy 3: Protect and enhance tranquillity and dark night skies.
 - General Policy 9: Historic Environment
 - General Policy 28: Access and rights of way
 - General policy 29: Encourage health and well-being of residents for healthy outdoor activity and relaxation.
 - General Policy 30: Develop ‘access for all’ opportunities.
 - General policy 43: Support the development and maintenance of appropriate recreation and tourism facilities.
 - General Policy 48: Support towns and villages as economic and social hubs.
 - General policy 55: Promote opportunities for diversified economic activity.
- 6.7 Section 72 of the Town and Country Planning (Listed Buildings and Conservation Area) Act 1990 relates to conservation areas. It requires “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”
- 6.8 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states “in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic

interest which it possesses.”

7. Planning Policy

7.1 The following saved policies of the saved policies of the Winchester District Local Plan Review 2006 are relevant:

- DP.3 General Design Criteria.
- DP.4: Landscape and Built Environment
- DP.10: Pollution Generating Development
- DP.11 Unneighbourly Uses
- CE.28 Sustainable Recreation Facilities
- HE.4 Conservation Areas – Landscape Setting
- HE.5: Conservation Areas- Development Criteria
- HE.6: Conservation Areas –Detail Required
- HE.8: Conservation Areas – Retention of Features
- RT.11: Equestrian Development
- T.4: Parking Standards

7.2 The following policies of the Winchester District Local Plan Part 1 Joint Core Strategy 2013 are relevant:

- MTRA4; Development in the Countryside
- CP8: Economic Growth and Diversification
- CP10: Transport
- CP13: High Quality Design
- CP16: Biodiversity
- CP17: Flooding, Flood Risk and the Water Environment
- CP19: South Downs National Park
- CP20: Heritage and Landscape Character

7.3 The South Downs Local Plan: Preferred Options was approved for consultation by the National Park authority on 16 July 2015 to go out for public consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The consultation period ran from 2 September to 28 October 2015 and the responses received are being considered by the Authority. The next stage in the plan preparation will be the publication and then submission of the Local Plan for independent examination. Until this time, the preferred Options Local Plan is a material consideration in the assessment of this planning application in accordance with paragraph 216 of the NPPF, which confirms that weight can be given to policies in emerging plans following publication. Based on the early stage of preparation, the policies within the Preferred Options Local Plan are currently afforded limited weight.

7.4 The relevant planning policies of the draft SDNP Local Plan are: SD1, SD5, SD6, SD8, SD9, SD11, SD12, SD14, SD17, SD18, SD19, SD20 and SD21, SD27, SD31, SD37, SD39, SD42.

7.5 The Supplementary Planning Guidance ‘Equestrian Development’ (1999) has some relevance but it is outdated guidance.

8. Planning Assessment

8.1 The equestrian enterprise which would operate from the site already exists in Northington, approximately 5km to the north and outside of the National Park. It is next to a large listed building called The Grange and in listed parkland. Both are planned to be restored and consequently a new and more appropriate site is needed for the enterprise where it can also develop with new facilities. The enterprise has 35-40 horses, 2 maneges, 6 stables, a horse walker and a small group of stables which are offered on full livery. The majority of the horses are not stabled and are kept on approximately 15 acres. It caters for 30-40 clients a week, which mainly involves lessons (including after school lessons for children) and

- individuals renting horses and time in the maneges. In addition, horses are also used to cater for residents at Forest Holidays in Micheldever for 'hacking out' into the countryside.
- 8.2 The proposals exclude any land for the keeping of horses. A separate application has been approved by Winchester City Council for the change of use of land immediately outside of the National Park and to the north of the site for the keeping of horses (see paragraph 2.2 and Appendix 2). This land could be used independently of the proposals if they are refused but given the recommendation is for approval a suitable condition to link the two is proposed.
- 8.3 The proposed facilities would develop the existing equestrian enterprise insofar as being able to offer more livery with having more stables and the indoor arena would address a significant financial issue of lost income when the current outdoor maneges can't be used because of inclement weather and are used less during winter. The 13 stables would be full livery and the arena would be used for the following activities (primarily the first two bullet points):
- Individual and group lessons for children and adults.
 - Individuals renting a horse and the arena outside of lessons.
 - Pony club events (using the existing horses on site). These would include the use of the mezzanine floor area for these functions. These would be roughly 4 a year.
 - Competitions using the horses which live on site. Competitors bringing their own horses to the site for competitions is not proposed.
- 8.4 Policy MTRA4 of the JCS permits development which has an operational need for a countryside location, provided it does not cause harm to the character and landscape of the area, neighbouring uses, or create inappropriate noise/light and traffic generation. In addition there are other policies which cover a range of issues such as design, landscape impact, conservation areas and ecology. Specifically, saved policy RT.11 relates to new equestrian development. It outlines that the development of riding centres will be permitted provided they:
- a. Where possible make use of existing buildings...and do not involve the erection of new buildings which may harm the landscape appearance of the area;
 - b. Do not harm a strategic or local gap;
 - c. Well related to existing or proposed bridleways and not likely to cause or exacerbate conflicts between equestrians, vehicles or pedestrians;
 - d. Do not have a detrimental effect on nearby properties or land uses;
 - e. Do not have an adverse effect on the landscape.
- 8.5 In regard to criterion (i) and landscape considerations, the proposals are unlikely to have a significant landscape impact. The stables would be accommodated within the existing modern barn. The existing yard area associated with the barn would be used. The indoor arena is a sizeable building but the site is well contained within the landscape by tall mature trees and existing buildings and it is in an area where there are limited public views. The nearest significant trail is the Wayfarers Walk approximately 600m north east of the site. Landscape harm is not solely related to visual impact and it is considered that the proposals would not cause intrinsic harm to landscape character. This is reflected in the Landscape Officer's advice that the principle of the development is acceptable.
- 8.6 The site is more closely related to the farmstead than the wider landscape as its northern boundary of tall trees effectively separate it from the wider countryside and the southern post and rail fenced boundary allows views of the farmstead and the site and that is a general area of open grass next to the existing modern barn. The arena, which has the appearance of a large agricultural building with dark green cladding, car park and yard area would not appear as isolated development would be seen as a more modern part of the farmstead.
- 8.7 The proposals are also unlikely to have a landscape impact in regard to tranquillity as the majority of the activity would be contained within the building. A landscape scheme and a lighting scheme have been submitted however further work to develop these is needed and therefore conditions have been recommended. It is however considered that an external

lighting scheme could be achieved to conserve the Dark Night Skies Reserve and no roof lights are proposed in the stables or indoor arena.

- 8.8 In regard to the holding objection by the Landscape consultant, these have largely been addressed by amended plans and further information. Officers are supportive of the amendments/details submitted which have been made to address earlier concerns.
- 8.9 Criterion (c) would be met as there is access to bridleways further north around the Wayfarer's Walk. These could be accessed via the lane which runs alongside the eastern site boundary. Also, the surrounding land is part of the Applicant's estate which creates opportunities for riding elsewhere. Importantly however the activities of the enterprise would be focussed on the indoor arena rather than horses 'hacking out' into the countryside. An element of the business involve catering for visitors to Forest Holidays in Micheldever whereby guests currently have the opportunity to undertake this activity at the existing enterprise. It is likely that these activities would continue and that rides would be to the north of the site, where there are bridleways, to avoid the B3047.
- 8.10 Further consideration regarding traffic and the potential impacts upon surrounding amenities is outlined in the respective sections below.

Cultural heritage

- 8.11 Consideration must be given to how the proposals preserve or enhance the character of the conservation area and setting of the listed farmhouse in terms of the legislation. Furthermore, the 1st Purpose is to conserve and enhance cultural heritage. The NPPF also advises that when considering the impact of a proposed development on the significance of a designated heritage asset great weight should be given to the asset's conservation. Where a development would lead to 'less than substantial' harm to the significance of the heritage asset, as in this case, this harm should be weighed against the public benefits of the proposals.
- 8.12 The character and appearance of the conservation area could be divided into different areas. There is the village centre and the historic farmstead of Manor Farm and its north eastern extent which includes the site. Given the distance and detached nature of the site from the village centre the proposals would not have an impact upon this area. Whilst the site is on the edge of the conservation area it is nonetheless within it. It is unclear why this area was included but it may be that the trees along the National Park boundary and/or the former railway embankment provided a definitive boundary.
- 8.13 The historic farmstead is a grouping of buildings which appear to have primarily developed westwards from the listed farmhouse and are loosely arranged and inward looking. To the north, the more modern barn (2007), its large yard area and the grassed area of the application site have a different character in comparison. The Historic Buildings Advisor advises that the conservation area has a more 'workaday' character rather than a manicured character. The indoor arena would be a large building in part of the conservation area which hasn't seen new development before but, arguably, this grassed area does not appear to contribute greatly to its character and appearance. Whilst underused open areas have some amenity and can contribute to the character of an area or a setting for a building, this area does not particularly contribute to either of these aspects.
- 8.14 The arena would continue the east-west axis of the existing barn and be immediately adjacent to it, which would create a general consistency between the two buildings in terms of their siting. Whilst the arena would be slightly higher and have a larger footprint it would nonetheless sufficiently relate to this building and development a more modern character to this area in comparison to the historic farmstead. The building would also be a reasonable distance away from the farmstead so as these two areas are visually discernible from one another and allow a setting for both ages of development. The car parking area would also be adjacent to the building which overall creates a reasonably compact form of development. Whilst the arena is large, it would still allow for some grassed areas south and east of the arena to be retained. Another large scale modern barn with an agricultural appearance and scale, as proposed, may not arguably appear incongruous in this area taking the above considerations into account.

- 8.15 In addition, it is considered that the general daily activity would not harm the character and appearance of the conservation area due to the level of activity associated with the proposals and the fact that much of the activity would be contained within the building and stables. There would be comings and goings of horses between the field and the building but this is a reasonably quiet activity and limited to the yard area and the path leading to the north east corner of the site up to the lane. Using the western access also avoids traffic passing the farmhouse and would limit vehicle movements to this western edge of the conservation area. On balance therefore the proposals would preserve the character and appearance of the conservation area for the reasons above.
- 8.16 In regard to the setting of the listed farmhouse, the new barn introduces new development to the north in contrast to the more historic farmstead which has developed to the west of the dwelling. There is however a difference insofar as existing barn proposed for stabling and the proposals introduce a more modern form of development in contrast to the rest of the farmstead, so there would be a distinction between new and old.
- 8.17 The arena would be seen in background views to the house when in front of it on the adjacent lane and whilst it is a large building it would be a reasonable distance away and there are intervening buildings, fencing and trees. Further along the lane up to the site the farmhouse becomes less prominent in views and the arena would no longer be seen in the background to it nor overly restrict foreground views. Importantly, the setting of the farmhouse is more closely related to the historic farmstead than the application site. In these regards the setting of the farmhouse would arguably be preserved.
- 8.18 In regard to the setting of Itchen Stoke Manor, this dwelling has a well contained curtilage with a high brick wall along its north-west boundary. It is also separated from the site by the lane. Whilst the new building would be reasonably high, at 10m, the arena would be a reasonable distance from the garden boundary wall and given the siting and orientation and extensive grounds of this property its setting is unlikely to be significantly affected.
- 8.19 For the reasons above and when considering the other potential impacts outlined in the report, officers have taken a balanced approach in the recommendation in light of the Historic Buildings Advisor's views.

Surrounding amenities

- 8.20 The site is sufficiently removed from residential properties that, on balance, the proposals would not have a negative effect on the living conditions of nearby occupants. Concern has been raised about loss of privacy and amenity on Itchen Stoke Manor in particular.
- 8.21 The proposals would introduce a source of activity in what is a reasonably quiet location. Visitor's activities would largely be contained within the building in terms of people having lessons for instance. The main activity outside would be people coming and going using the car park which is some distance away from residential properties and there are intervening buildings between the site and the farmhouse. Furthermore the horse walker, which could cause noise, would be on the northern side of the building away from properties and next to the portable toilet business where any noise would not be discernible. Noise and disturbance from the stables is also unlikely to be an issue for similar reasons.
- 8.22 Concern has been specifically raised about overlooking from a window in the eastern side of the lean-to part of the building. There is a good distance between it and Itchen Stoke Manor and would serve a landing whereby there is unlikely to be any harmful overlooking. Concern has also been raised about horse riders being able to look over the garden wall of Itchen Stoke Manor. The horses would be taken between the site and adjacent fields via a track at the north eastern corner of the site, at which point this entrance would be next to the very end of the garden. Therefore overlooking and loss of privacy is unlikely to cause significant harm.
- 8.23 The access to be used is existing and is a good distance from neighbouring properties. It runs past the farmstead to the east and a field to the west.

- 8.24 The hours of use have been proposed between the hours of 8am to 10pm. Given the activity would be contained within the building it is considered that the use of the arena between these times would not cause an unacceptable impact upon surrounding amenities.

Highways and the Watercress Line (as a future public right of way)

- 8.25 Concern has been raised about increased traffic entering and leaving the site as well as highway safety issues along the B3027 and dangers at certain points along it. Concern has also been raised about whether this increase in traffic would involve larger vehicles and trailers transporting horses and the highway safety implications of this. There would be an increase in traffic from people visiting for lessons etc as well as from farriers, vets, and deliveries.
- 8.26 A Transport Statement has been submitted which includes the anticipated vehicle movements. The Highways engineer has considered that (1) the increase in vehicle movements can be accommodated by the new access; (2) sufficient parking is proposed; (3) the use of the access is acceptable and there would not be a harmful impact upon the local highway safety; (4) the use of the access and parking would not conflict with neighbouring uses on site.
- 8.27 There is a long term aspiration to utilise the route of the Watercress Line as a new cycleway, which is safeguarded in the SDNP draft Local Plan (policy SD19). The proposals would not significantly impact upon this route being used in terms of their siting. There is potential for some conflict between horses and cyclists and walkers however given that horses would likely cross the route solely when going between the fields to the north and the indoor arena the potential is very limited. However, it is not a requirement in SD19 that any new path must explicitly follow the railway line and it should be treated as an indicative route. It is also proposed for equestrian use as well and this site would therefore be well placed to make use of it so as people can access the wider countryside. In these regards, the proposals would not impact upon safeguarding of the route to the extent that planning permission should not be granted for this reason.

Ecology and trees

- 8.28 Ecological surveys have been submitted and the ecologist has not raised concerns in regard to impacts upon protected species. Similarly, Natural England have not raised an objection in regard to any impacts upon the Itchen River SSSI to the south.
- 8.29 The arboricultural officer has not raised an objection and recommended conditions which are included in the recommendation below. It is also considered that the scheme retains existing trees which have amenity value in the conservation area.

Drainage and flooding

- 8.30 Due to the scale and location a Flood Risk Assessment was submitted. Hampshire County Council, as Lead Flood Authority, have raised detailed technical queries regarding a scheme for managing surface water. The drainage engineer at WCC has not objected in principle and recommended a condition to agree details on the surface and foul drainage. Technical details could be considered through a condition which requires the more detailed drainage scheme to be submitted.

9. Conclusion

- 9.1 On balance, it is considered that the proposals would be acceptable in principle in terms of this type of use requiring a countryside location and meeting the criteria of saved policy RT11. It is considered that there would not be a significant landscape impact by virtue of the presence of the development or the associated activity. The proposals would preserve the character and appearance of the conservation area and would not impact upon the setting of the listed farmhouse or Itchen Stoke Manor. Therefore, the proposals would preserve the heritage significance of these designated and non-designated heritage assets.
- 9.2 The proposals would also not harm the amenities of surrounding residential properties or the neighbouring commercial uses. The use of the access would also not conflict with the commercial uses and would not impact upon highway safety in terms of vehicles entering and

leaving the site and increased traffic on the B3047 in particular. For the above reasons, the application is recommended for approval.

10. Reason for Recommendation and Conditions

10.1 The application is recommended for approval for the following reasons:

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 development hereby permitted shall be carried out strictly in accordance with the approved plans unless otherwise agreed in writing by the Local Planning Authority.

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

3. The development hereby approved shall not be used at any time for any purpose other than as an equestrian centre for equestrian education, training and leisure including activities. It shall not be used for hosting competition events which involve competitors transporting horses to and from the site which are not kept on site. It shall not be used for any other purpose in Class D1 (Non-residential institutions) and D2 (Assembly and leisure) of the Schedule to the Town and Country Planning (Use Classes) Order (As Amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: To ensure a form of use which is directly related to the countryside and which is in accordance with saved policy RT.11 of the Winchester District Local Plan Review 2006, policy MTRA 4 of the Winchester District Local Plan Part I Joint Core Strategy 2013, the NPPF and the purposes of the National Park.

4. The site shall be used in conjunction with the land to be used for the keeping of horses as approved by Winchester City Council in planning permission 17/00427/FUL, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the approved facilities can satisfactorily accommodate the equestrian enterprise with suitable land for the keeping of horses, in accordance with saved policies RT.11, DP.3, DP.4 of the Winchester District Local Plan Review 2006, the NPPF and the purposes of the National Park.

5. No development above slab level shall be commenced unless and until a schedule of materials and samples of such materials and finishes and colours to be used for external walls, windows, and roofs of the proposed building(s) and surfacing have been submitted to and approved in writing by the Local Planning Authority. All materials used shall conform to those approved.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the character and appearance of the area and the quality of the development, in accordance with saved policies RT.11, DP.3, DP.4, HE.4, HE.5 of the Winchester District Local Plan Review 2006, CP13, CP19 and CP20 of the Winchester District Local Plan Part I Joint Core Strategy 2013, the NPPF and the purposes of the National Park.

6. No development above slab level shall take place until a further detailed Scheme of Soft and Hard Landscape Works has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

Written specifications (including cultivation and other operations associated with plant and grass establishment,

- a. Planting methods, tree pits & guying methods,
- b. schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate,
- c. Retained areas of grassland cover, scrub, hedgerow, trees and woodland,

- d. A schedule of landscape maintenance for a minimum period of 5 years include details of the arrangements for its implementation,
- e. Details of all hard-surfaces, such as paths, access ways, (including the access to Grenville Lane), seating areas and parking spaces, including their appearance, depth and permeability,
- f. Means of enclosure,
- g. A timetable for implementation of the soft and hard landscaping works.

The scheme of Soft and Hard Landscaping Works shall be implemented in accordance with the approved timetable. Any plant which dies, becomes diseased or is removed within the first five years of planting, shall be replaced with another of similar type and size, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To achieve an appropriate landscaping scheme to integrate the development into the landscape and mitigate any impact upon the amenities of neighbouring properties, in accordance with saved policies DP.3, DP.4 , HE.4, HE.5 of the Winchester District Local Plan Review 2006, CPI3, CPI9 and CP20 of the Winchester District Local Plan Part I Joint Core Strategy 2013, the NPPF and the purposes of the National Park.

- 7. The use hereby permitted shall only be open to the public between the times of 08:00 to 22:00 on any given day.

Reason: To protect the amenities of the occupiers of nearby properties, in accordance with saved policies DP.3 and RT.11 of the Winchester District Local Plan Review 2006, CPI3 of the Winchester District Local Plan Part I Joint Core Strategy 2013 and NPPF.

- 8. No deliveries to or from the site shall take place between 21:00 and 08:00.

Reason: To protect the amenities of the occupiers of nearby properties, in accordance with saved policies DP.3 and RT.11 of the Winchester District Local Plan Review 2006, CPI3 of the Winchester District Local Plan Part I Joint Core Strategy 2013 and NPPF.

- 9. No external loudspeakers, public address/tannoy systems shall be used on the site at any time unless otherwise agreed in writing with the appointed Local Planning Authority, in accordance with saved policies DP.3 and RT.11 of the Winchester District Local Plan Review 2006, CPI3 of the Winchester District Local Plan Part I Joint Core Strategy 2013 and NPPF.

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

- 10. Prior to commencement, a detailed scheme of biodiversity enhancements to be incorporated into the development shall be submitted for written approval to the Local Planning Authority. Development shall subsequently proceed in accordance with any such approved details.

Reason: To enhance biodiversity in accordance policy CPI6 of the Winchester District Local Plan Part I Joint Core Strategy 2013, NPPF, National Park Purposes and the Natural Environment and Rural Communities Act 2006.

- 11. Details of the facilities for the storage of horse manure and its means of disposal from the site shall be submitted to and approved in writing by the appointed Planning Authority before the use of the stables is commenced. The facilities shall be provided and thereafter maintained in accordance with the approved details.

Reason: To safeguard the amenities of the area and minimise the risk of pollution and impact on biodiversity, in accordance with, saved policies DP.3 of the Winchester District Local Plan Review 2006, CPI3, CPI6 and Cp17 of the Winchester District Local Plan Part I Joint Core Strategy 2013 and the NPPF.

- 12. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement prepared by Eco Urban Ltd dated 20 October 2016 and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

Reason: To preserve trees and hedges on the site in the interests of visual amenity and the character of the area, in accordance with policies DP.3, DP.4 and RT.11 of the

Winchester District Local Plan Review 2006 and CP19 of the Winchester District Local Plan Part I Joint Core Strategy 2013 and NPPF.

13. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:
- a. The anticipated number, frequency and types of vehicles used during construction,
 - b. The method of access and routing of vehicles during construction,
 - c. The parking of vehicles by site operatives and visitors,
 - d. The loading and unloading of plant, materials and waste,
 - e. The storage of plant and materials used in construction of the development,
 - f. The erection and maintenance of security hoarding,
 - g. The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders), details of public engagement both prior to and during construction works.
 - h. A method to record the quantity of recovered material (re-used on site or off site).

Reason: In the interests of highway safety and the amenities of the area, in accordance with the NPPF.

14. The parking arrangements on site shall be completed in accordance with the approved plans and thereafter be used for such purposes at all times.

Reason: In the interests of highway safety and amenities of the area, in accordance with saved policy T.4 of the Winchester District Local Plan Review 2006.

15. Details of external lighting to be installed at the site shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. The lighting shall be installed, maintained and operated in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason: To protect the amenity of future residents, create an appropriate public realm, and conserve dark night skies of the South Downs National Park, in accordance with policies DP.3 and DP.4 of the Winchester District Local Plan Review 2006, policies CP19 and CP20 of the Winchester District Local Plan Part I Joint Core Strategy 2013, NPPF and National Park Purposes.

16. Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority, notably a foul system and details to HCC for the surface water strategy, before the commencement of the development hereby permitted. The approved details shall be fully implemented before use of the development can begin.

Reason: To ensure satisfactory provision of foul and surface water drainage, in accordance with policy DP.10 of the Winchester District Local Plan Review 2006, policies CP13 and CP17 of the Winchester District Local Plan Part I Joint Core Strategy 2013 and NPPF.

11. **Crime and Disorder Implication**

- 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

14.1 In reaching this decision the Local Planning Authority has worked with the applicant in a positive and proactive way, in line with the NPPF.

TIM SLANEY

DIRECTOR OF PLANNING

South Downs National Park Authority

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email: richard.ferguson@southdowns.gov.uk

Appendices 1. Site Location Map
2. Site Location Plan (SDNP/17/00427/FUL).

SDNPA Legal Services, Development Manager.

Consultees

Background Documents All planning application plans, supporting documents, consultation and third party responses

National Planning Policy Framework (2012)

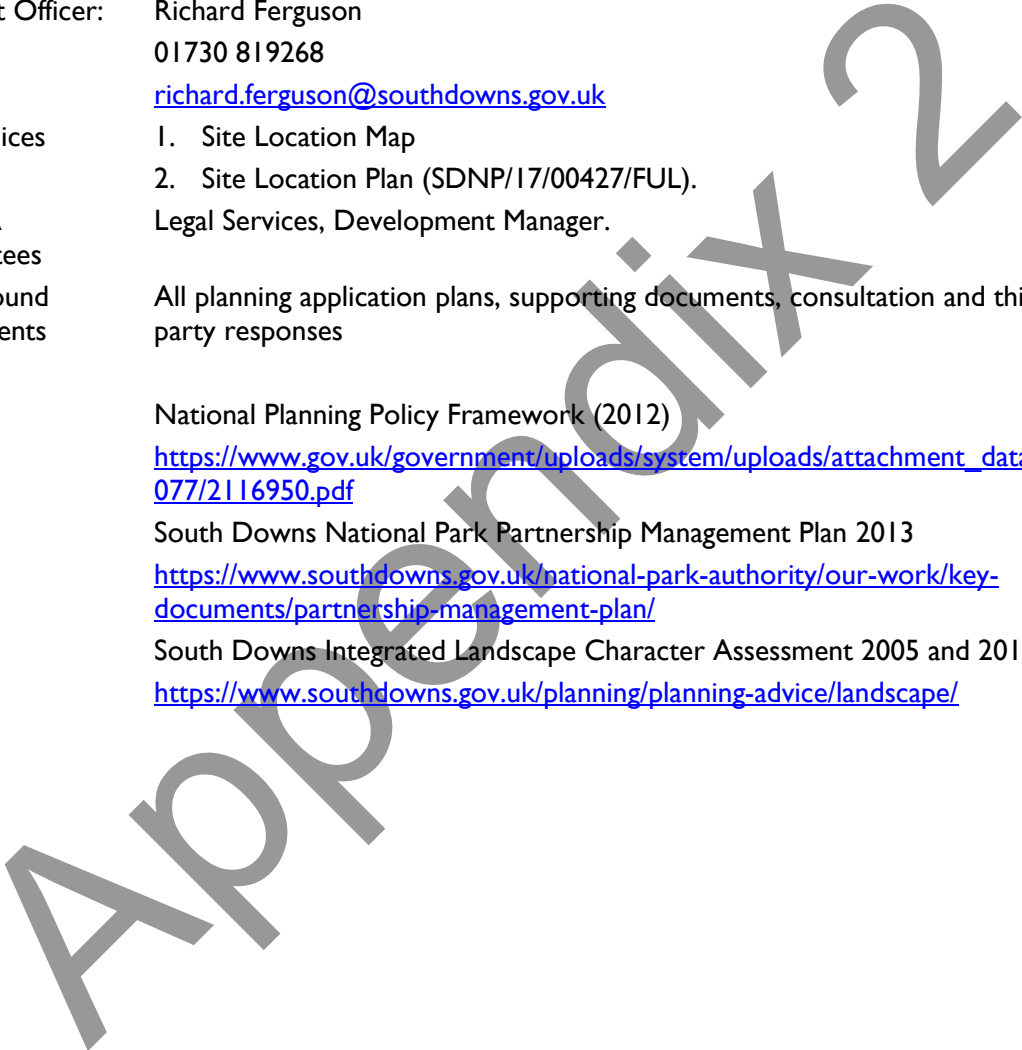
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

South Downs National Park Partnership Management Plan 2013

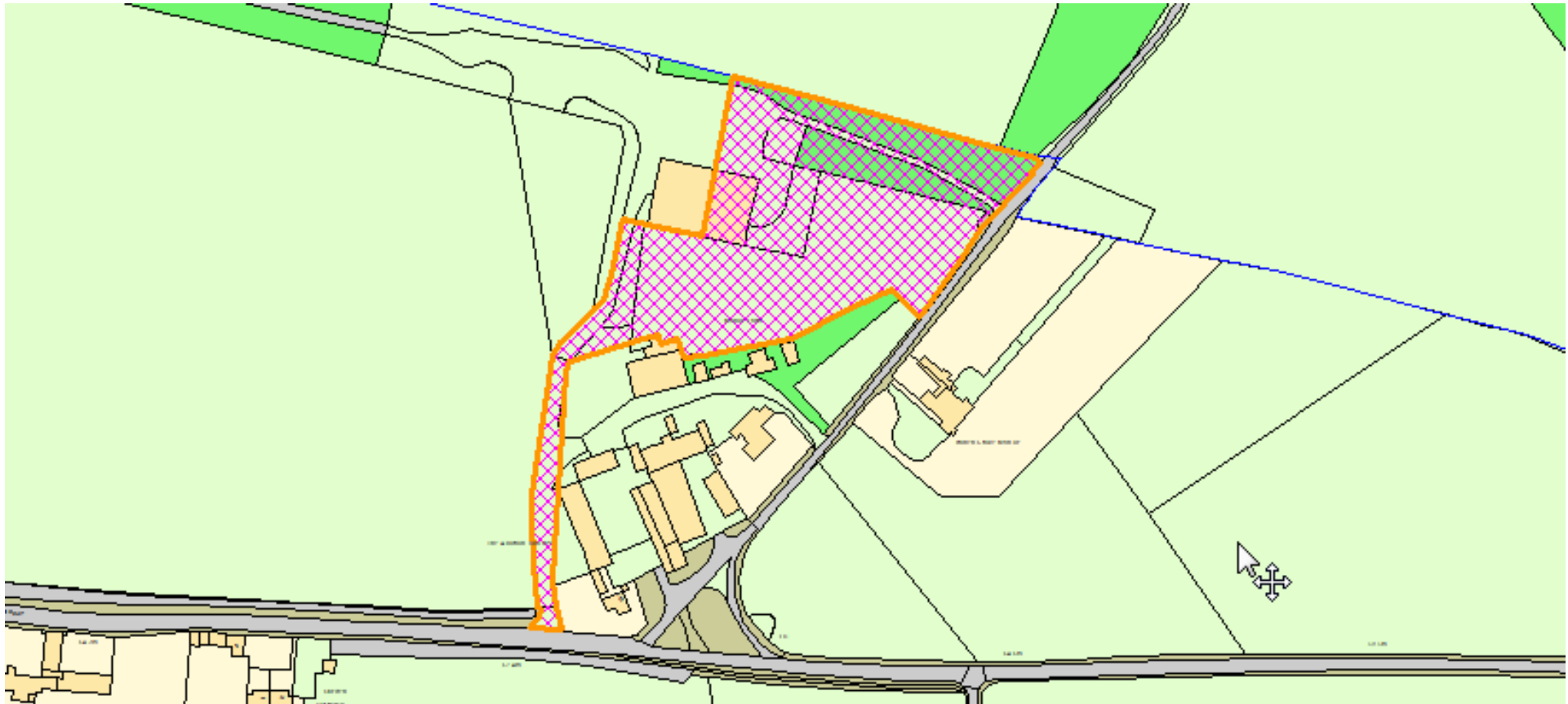
<https://www.southdowns.gov.uk/national-park-authority/our-work/key-documents/partnership-management-plan/>

South Downs Integrated Landscape Character Assessment 2005 and 2011

<https://www.southdowns.gov.uk/planning/planning-advice/landscape/>



Agenda Item 13 Report PC38/17 Appendix I Site Location Map



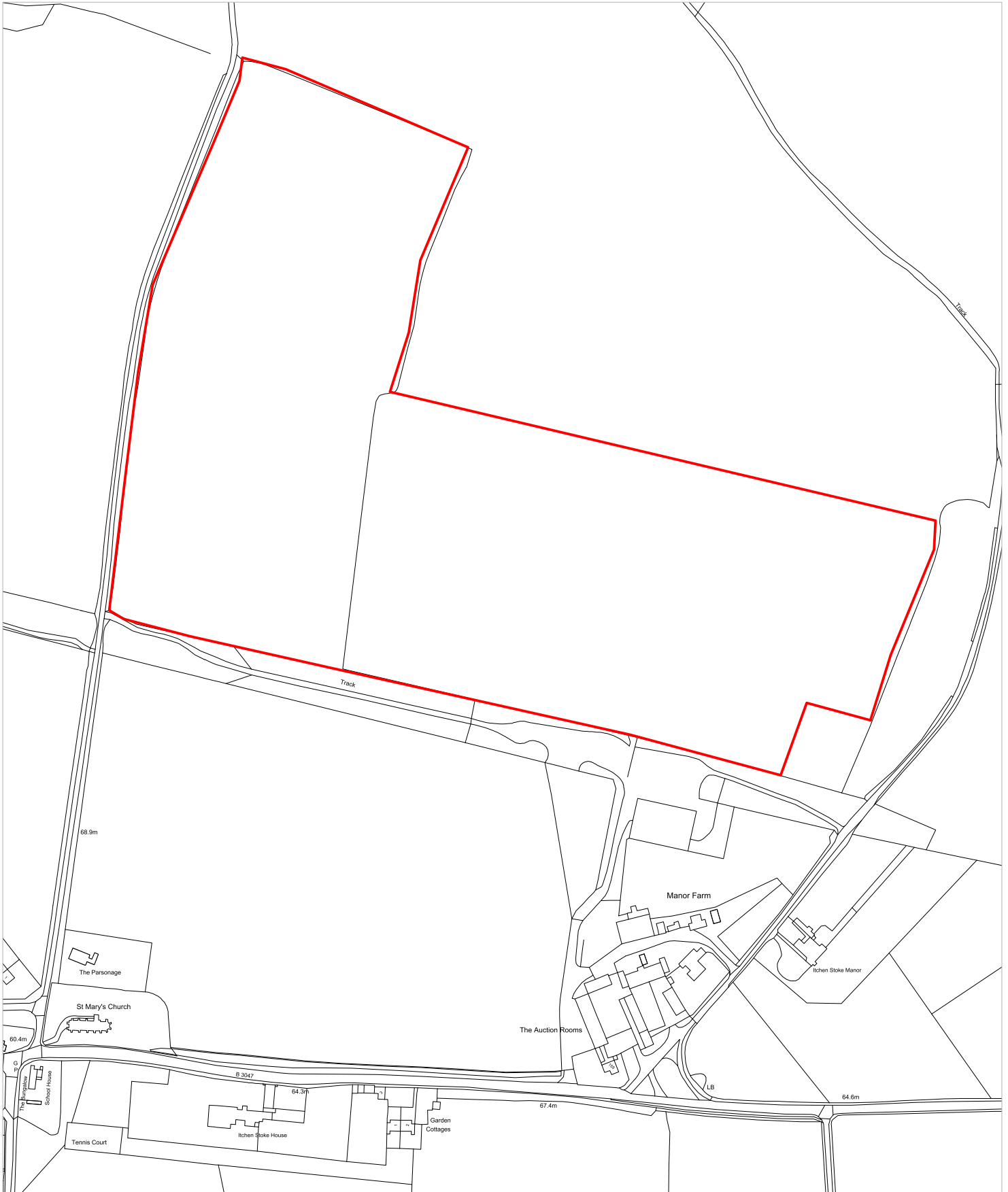
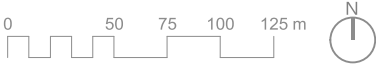
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Appendix 2

REV:	DATE:	AMENDMENTS:	DRAWN:	CHECKED:
#	10/02/17		DB	PH

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Key:
 Application site

CLIENT:
The Grange Estate

PROJECT:
Manor Farm CoU

DRAWING:
Site Location Plan

DATE:
February 2017

SCALE: **1:2500 @ A3**

DWG NO: **2261/P01**

REV: **#**

Appendix 2

Agenda Item	Page No	Para	Update	Source/Reason
13	133	4.2	<p><u>Consultee response received:</u> Dark Night Skies: Comments.</p> <ul style="list-style-type: none"> • Welcome change to bollard lighting in the proposed car park; sky glow contribution will be minimal but given ILP guidance concern raised regarding sky glow in absence of detailed specification of the lighting. • Bollard lighting should use proximity sensors and timed to go off after close of the business. • Recommend electronically controlled black out blinds at the onset of darkness or close of business. 	Update
13	134	4.10	<p><u>Additional comments from consultee received:</u> Landscape: No objection, subject to conditions.</p> <ul style="list-style-type: none"> • Additional information requested is fairly minimal and as a result conditions are needed to fulfil the detailed required that all impacts have been either avoided, addressed, mitigated. • Hard and soft landscape scheme has been provided but further detail required by condition. • Basic lighting plan provided. Intention provided to minimise internal and external lighting are supported (use of blinds and low level bollards). Bollards should be on timers. • All tree works and demolition/construction activities should conform to the Arboricultural Method Statement. • No evidence of landscape enhancements in line with First Purpose, but opportunities exist. • Japanese knotweed present on site. Legal obligation to contain and eradicate it. Strongly advise this is addressed prior to commencement. Method Statement for working around Japanese knotweed may be helpful. • Japanese knotweed is affecting landscape condition and its total removal and ongoing sensitive management of the boundary between the indoor arena and the paddocks would contribute to an enhancement in landscape terms. • New planting should not occur where knotweed remains as it could spread and undermine or compete with new plants/trees. 	Update

Agenda Item	Page No	Para	Update	Source/Reason
			<ul style="list-style-type: none"> • Without further detail cannot be certain whether grazing of horses is likely to lead to negative landscape impacts. High standard of land management practice required to minimise potential landscape impacts. <p>Recommend conditions relating to:</p> <ul style="list-style-type: none"> • Drainage – no detailed information. Should be based on SuDS principles and integrated with the landscape scheme. Drainage plans should detail manure management. • Lighting – technical specifications required. • Materials – including external surfaces and fencing. • Recommendations in the Arboricultural Method Statement • Programme for implementing the landscape scheme. 	
13	137	5.1	<p><u>Amendment: change bullet point to a sub-heading:</u> Delete:</p> <ul style="list-style-type: none"> • Location and scale of development <p>Replace with:</p> <p><u>Location and scale of development</u></p>	Correction
13	141	6.4	<p><u>Amendment to 3rd sentence:</u> The proposed indoor arena is large (approximately 1,500 sqm) (the total floorspace of the building is approximately 2,000 sqm, with the arena comprising 1,500sqm of this), however, the site...</p>	Correction
13	147	Condition 6	<p><u>Insert additional requirement in the condition to provide details of any new fencing:</u></p> <p>6. No development above slab level shall take place until a further detailed Scheme of Soft and Hard Landscape Works has been submitted to and approved in writing by the Local Planning Authority. These details shall include:</p> <ol style="list-style-type: none"> a. Written specifications (including cultivation and other operations associated with plant and grass establishment, b. Planting methods, tree pits & guying methods, c. schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, d. Retained areas of grassland cover, scrub, hedgerow, trees and woodland, e. A schedule of landscape maintenance for a minimum period of 5 years include details of the arrangements for its implementation, 	Update

Agenda Item	Page No	Para	Update	Source/Reason
			f. Details of all hard-surfaces, such as paths, access ways, (including the access to Grenville Lane), seating areas and parking spaces, including their appearance, depth and permeability, g. Means of enclosure, h. A timetable for implementation of the soft and hard landscaping works. i. Details of fencing.	
13	148	Condition 10	<u>Insert new sentence in the condition:</u> Prior to commencement, a detailed scheme of biodiversity enhancements to be incorporated into the development shall be submitted for written approval to the Local Planning Authority. This shall include measures to address Japanese knotweed. Development shall subsequently proceed in accordance with any such approved details.	Update
13	147	10.1	<u>Additional condition:</u> 17. No development above slab level shall be commenced until details of all blinds, their material (which shall be fully opaque) and their operating system(s), for the windows in the stable block and indoor arena building have be submitted to and approved in writing by the Local Planning Authority. Blinds shall be maintained and operated in accordance with the approved details at all times. Reason: To protect the character of the countryside, and the designated International Dark Night Reserve, which is part of the special quality of the South Downs National Park, in accordance with National Park Purposes and the National Planning Policy Framework 2012.	Update

Appendix 2