

Agenda Item	Page No	Para	Update	Source/Reason
9			<p><u>Additional information received from the Applicant's agent:</u></p> <ul style="list-style-type: none"> <li>• Additional photographs of the site from the adjacent public footpath have been submitted. These are available on the SDNPA website and will be included in the Officer presentation.</li> <li>• It has been stated that equestrian uses and the associated sub-division of paddocks are common in the South Downs National Park.</li> <li>• A copy of an allowed Appeal Decision at a site known as Little Vicarage Farm, Swanmore has been submitted. This site is within the National Park. The Appeal relates to the change of use of agricultural land to the keeping of horses for private use and new stabling and facilities. This application was refused by the SDNPA planning committee on 16<sup>th</sup> January 2014 (agenda item 13).</li> </ul>	Further information
9	13	4.4	<p><u>Consultee response from ecologist received:</u></p> <p><b>Ecology:</b> Objection.</p> <ul style="list-style-type: none"> <li>• According to aerial photographs, whilst the majority of the application site comprises arable farmland which is of limited ecological value, the red line boundary is located immediately adjacent to Dundridge Meadow, Chalkpit and Woodland which is designated as an ancient woodland and a Site of Importance for Nature Conservation (SINC).</li> <li>• Concern about grazing paddocks immediately adjacent to the ancient woodland, which have the potential to result in its indirect degradation through enrichment of the woodland edge from horse manure or fertilizer from field maintenance.</li> <li>• Concern about compaction around tree roots on the woodland edge where horses take shelter beneath the tree canopy.</li> <li>• Concern that the installation of horse proof fencing immediately adjacent to the woodland edge could damage tree roots.</li> <li>• The proposed stables would be located within a dell which aerial photographs show to have been exempt from cultivation. It appears to support habitats which could be utilised by protected species such as breeding birds or badgers. In addition, dells within the adjacent woodland are noted to support a diverse range of vegetation species. Whilst the dell in question is within a different setting to these, its proximity to the ancient woodland and SINC is notable.</li> <li>• The access track will be located on the existing field margins which, like the dell, appear to support features which have suitability for protected species such as reptiles.</li> </ul>	Update

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			<ul style="list-style-type: none"> <li>A preliminary ecological appraisal is required, followed by further species-specific surveys if the preliminary study indicates that these are needed.</li> </ul>	
9	22	8.21	<p><u>Insert additional sentence:</u></p> <p>To conclude, Officers consider that neither the retrospective or proposed elements of the proposed development would be appropriate in this particular location for the reasons set out above. <b>It is however noted that the underground electricity and water provision is not an issue per se, albeit they are only present by virtue of what is proposed for the remainder of the site.</b> Grazing animals are characteristic of rural areas such as this, whereas formalised hardstanding and parking areas, tracks, fencing into small paddocks and the uncharacteristic sub-division of fields are not. The application submission seeks to hide the proposed development instead of being informed by a landscape understanding which would seek the most suitable and least impactful location for this type of development. It is considered that the mitigation measures themselves deliver additional and unnecessary negative landscape impacts. In summary, the cumulative impacts of the development would have harmful impacts upon the character and appearance of the National Park landscape. The development as undertaken and proposed would therefore fail to comply with policies MTRA4, CPI3 and CPI9 of the Winchester District Local Plan Part 1 – Joint Core Strategy 2013, saved policies DP3, DP4 and RT11 of the Winchester District Local Plan Review 2006, the National Planning Policy framework 2012, the South Downs Partnership Management Plan 2013, the English National Parks and the Broads: UK Government Vision Circular 2010, the South downs and Winchester landscape guidance and the first purpose of a National Park.</p>	Update/clarification
9	24	8.32	<p><u>Delete paragraph:</u></p> <p><del>No comments have been received to date from the Ecology officer. Members will however be provided with a verbal update from the County Ecologist on the day of Planning Committee.</del></p> <p><u>Replace with:</u></p> <p>8.32 The Ecology Officer has raised various concerns, as summarised in their response. They have raised concerns about potential for harm to be caused to the ancient woodland and protected species, notably, badgers, reptiles and birds, which have not been fully assessed.</p> <p><u>Insert additional subsequent paragraphs:</u></p> <p>Regarding the impact upon the ancient woodland, no substantial information have been provided to demonstrate how any impacts from horse manure or any fertilisers (if used) could be minimised. It has been outlined that a manure collection/removal service would be employed to remove it once a year, albeit information is limited. A management plan may address these concerns but this would require further consideration but in any event would not affect the primary reason for refusal.</p>	Update

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			<p>In regard to the potential compaction of tree roots and any impact from fencing, there is a mature hedgerow along the woodland boundary and the paddocks. This would prevent horses grazing directly underneath a large proportion of tree canopies but some of these do overhang the hedgerow boundary and the paddocks. There are field shelters within the paddocks which could encourage horses to use these instead of sheltering underneath tree canopies. That said, shelters are currently sited alongside the hedgerow boundary and are not included in the application. There is no fencing running along this boundary which could impact on trees and the site is now the subject of an Article 4 Direction which removed permitted development rights for new fencing. Therefore, an objection hasn't been raised in regard to impact on trees.</p> <p>In regard to protected species, no ecological assessment has been provided. The characteristics of the site and its surroundings, in particular its proximity to the adjacent ancient woodland and SINC, suggest there is a reasonable likelihood of the presence of protected species using the site. Taking this into consideration and the extent of land proposed for equestrian use and the siting and scale of the physical development proposed, in particular the access track and the stables within the chalk pit, it is appropriate that the ecological impacts of the proposals are assessed.</p> <p>Therefore, a reason for refusal is recommended on the basis that survey work is needed to assess the presence of protected species and any required mitigation.</p>	
9	24	8.33-8.36	Re-number as 8.38 to 8.311 in response to additional preceding paragraphs.	Update
9	25	10.1	<p><u>Additional reason for refusal in light of response from the ecologist:</u></p> <p>2. Insufficient information has been provided to demonstrate that there would not be unacceptable impacts caused by the development to protected species, namely birds, badgers and reptiles. Planning decisions should be based on full, up-to-date ecological information and it is essential that all necessary survey, assessment and mitigation information is available to the Local Planning Authority prior to determination to ensure that any impacts can and will be appropriately mitigated. The proposals are therefore contrary to policy CP16 of the Winchester District Local Plan Part 1 - Joint Core Strategy 2013, the National Planning Policy Framework 2012, the first purpose of a National Park and the English National Parks and the Broads: UK Government Vision Circular 2010.</p>	Update
10			<p><u>Additional information received from Northington Stud and Stables (the equestrian enterprise which would occupy the site):</u></p> <p>The business has been in operation since 1992 and provides riding lessons and liveries to horse owners.</p> <p><u>Economic and other benefits provided:</u></p> <ul style="list-style-type: none"> <li>• Provides local employment opportunities</li> <li>• Contributes to the economic and social wellbeing of the community through:</li> </ul>	

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			<ul style="list-style-type: none"> <li>• Tourism – recreational equestrian activities, stimulates demand for local tourist accommodation</li> <li>• Enjoyment of the countryside – contributes to 2<sup>nd</sup> Purpose of the National Park.</li> <li>• Wellbeing – promotes physical and mental wellbeing and helps young people learn life skills.</li> <li>• Community activities – NSS is an active member of the local community and attends local events and charity fund raising.</li> </ul> <p><u>The indoor arena</u> Its scale is based on 2 considerations:</p> <p>1) It would be used for dressage. Dressage tests at novice level and above are held on arenas of 60m long x 20m wide. The strategy for the business is to attract livery customers interested in competing in such events by offering an on-site training facility. The proposed 25m width of the building would allow for movement around the arena. Attraction of such livery customers would be an essential part of the business plan.</p> <p>2) Covered riding school space. Existing business suffers from frequent cancellations because of bad weather. Two simultaneous lessons are frequently held at the existing site and the proposed arena would enable this to continue and enhance the resilience of the business.</p> <p><u>Changes to proposed scale and siting of the arena</u></p> <ul style="list-style-type: none"> <li>• The proposed dimensions cannot be substantially reduced without threatening the business strategy and viability of the development.</li> <li>• Root protection zones and limited size of the site means it is not possible to re-site the building.</li> <li>• Have proposed to reduce the ridge height by 0.9m to be in line with the adjacent barn; (2) reduce the building's width by 3m to 22m; (3) relocate the isolation stables on the eastern end of the arena to the north elevation; (4) change the cladding from green profiled sheeting to timber Yorkshire boarding. (<u>Officer note – revised plans have not been accepted.</u>)</li> </ul> <p><u>Alternative sites</u> A number of alternative sites on the estate have been carefully considered but none proved suitable due to inadequate access or landscape impact. The B3047 is the largest road giving access to the Estate's land and the proposed site is well screened.</p> <p><u>The Watercress Way</u> Hosted a site visit by the trustees of the Watercress Way. The Trustees have not objected to the proposals. (<u>Officer note – please see paragraph 5.7, Appendix 2 for their response.</u>)</p>	Further information

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11	73	Appendix I	Additional row to be added to table: Findon – Findon Parish Council have indicated they will be reviewing their neighbourhood plan (which was made in December 2016). A new steering group has been set up and they intend to allocate one or more sites through the plan review.	Update
11	74	Appendix I	Reference should be to 'Rogate & Rake' Neighbourhood Plan	Correction
11	76	Appendix I	Additional row to be added to table: Stedham & Iping – Stedham and Iping Parish Council have indicated they would like to prepare a Neighbourhood Plan for the parish. Officers met with representatives from the parish council for a set up meeting on 12 <sup>th</sup> July. The first step will be designating the Neighbourhood Area.	Update