

Report to	<b>Planning Committee</b>
Date	<b>9 November 2017</b>
By	<b>Director of Planning</b>
Local Authority	<b>Winchester City Council</b>
Application Number	<b>SDNP/17/04216/FUL</b>
Applicant	<b>Mr M Baring</b>
Application	<b>The erection of an indoor riding arena; the conversion of part of an existing portal frame barn to provide 13 stables; the provision of a new access road and 20 space car park; and the relocation and erection of a horse walker.</b>
Address	<b>Manor Farm, Alresford Road, Itchen Stoke, Hampshire, SO24 0QT.</b>

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**Recommendation: That planning permission be granted subject to conditions as set out in Paragraph 10.1 of the report.**

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### **Executive Summary**

This application follows a recent refusal for equestrian development comprising similar elements to those outlined in the description above. Members resolved to refuse the previous application because of concerns in relation to the size of the indoor arena building and its impact on the character of the area and the Conservation Area. In addition it was considered that the scheme did not safeguard the potential use of the Watercress Way as a route for non-motorised travel, as required in the emerging South Downs Local Plan.

The revised scheme differs from that previously refused in that the indoor arena building has been reduced by 12m in length (the previous having been 62m in length). In addition the building would also be site lower in the site with a reduction of 1m in height. Alternative external materials are also proposed. All other aspects of the scheme remain the same.

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 scale of the development, potential impact upon the conservation area and recent Committee consideration of a similar scheme at the June and July 2017 meetings.

#### **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.
- I.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 19<sup>th</sup> 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. 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 (Winchester City Council application): 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.
- 2.3 SDNP/16/05360/FUL: Erection of an indoor riding arena, conversion of part of an existing portal frame barn to provide 13 stables; the provision of a new access road and 20 space car park; change of use of land to equestrian; and the relocation and erection of a horse walker. Refused 19.07.2017 for the following reasons:
  - 1) The scale, form and appearance of the indoor arena and its impact upon the landscape and conservation area.
  - 2) The absence of a completed S.106 Agreement to safeguard the route of the disused Watercress Railway Line for non-motorised travel and enjoyment of the National Park.
- 2.4 17/01512//FUL (Winchester City Council application): Provision of a manege. Approved 02.08.2017. The location of the approved manege is immediately outside of the SDNP and adjacent to the application site. See **Appendix 3**.

## **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. The building would be 50m long and 27m wide excluding the lean to section on the southern elevation and two isolation stables on the north elevation. These would measure 8.5m x 24.5m and 14.5m x 5.7m respectively. The building would have a shallow pitched roof and be 9m high. It would be the same height as the adjacent barn because the land would be lowered, predominantly at the land under the western part of the building, to achieve this.
  - The barn would have a brick plinth and be clad with vertical timber boarding. Fibre cement sheeting is proposed for the roof.
  - 24 car park spaces, including 4 disabled bays, are proposed on the southern side of the existing barn and proposed building. These would be accessed via a new driveway from the field access on the western site boundary.
  - A large retaining wall is proposed on the eastern side of the car parking area where 20 spaces would be on a higher ground to the 4 disabled spaces because of the building being set into the ground and need to provide a level surface between the 4 spaces and the entrance into the building.
  - A new landscaping scheme 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 plant.
- 3.5 The existing 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.
- 4. Consultations**
- 4.1 **Arboriculture:** No objection, subject to conditions.
- 4.2 **Dark Night Skies:** Comments.
- Use of bollard lighting in car park welcomed. As long as external lighting is compliant with ILP guidance and the lights are on appropriate proximity and timed sensors the impact of the car park should be limited.
  - More detail on the bollard lighting itself required.
  - Consider use of electronically controlled blackout blinds in the building.
- 4.3 **Drainage:** No objection, subject to condition.
- 4.4 **Ecology:** No objection, subject to conditions.
- 4.5 **Environment Agency:** No response, members will be updated.
- 4.6 **Environmental Health:** No objection, subject to conditions.
- 4.7 **Flood Authority:** No comments.
- 4.8 **Highways:** No objection.
- 4.9 **Historic Buildings Advisor:** Objection.
- Acknowledge the building is significantly reduced but degree of harm to the setting of assets and the conservation area would still result. Previous concerns remain. These are re-iterated below.

- 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 19<sup>th</sup> 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:** No objection, subject to conditions.

- Would like to see more detail up front than having significant details left to conditions and previous points raised have not been addressed in revised proposals.
- 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.
- 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.  
Request SDNPA takes serious note of the following commitments and considerations given to the Parish Council by the Applicants:

- Traffic volume- vehicles movements would be approximately 650 per month.
- Private lane- there will be no traffic or equine activity on the private lane on the eastern side of Manor Farm.
- Mezzanine floor window would be obscure glazed and fitted with a blind.
- Additional screening on the eastern boundary to minimise visual impact and improve sound attenuation.
- Revised access – open to 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, subject to condition.

4.13 **Public Rights of Way:** Objection.

- New Alresford to Kingsworthy railway line is proposed as a non-motorised corridor in the draft SDNP Local Plan.
- Proposals conflict with emerging policy.
- Applicant should amend the proposals to accommodate the provision of the proposed route and that landscaping and use of the site does not conflict with the route.
- Identified lack of rights of way connectivity between New Alresford and Kingsworthy and new link along the railway is an identified aspiration.
- Bridleway network fragmented in this location.
- Provision of a new multi-user route would help to link a variety of off road public access routes together.
- Request that the dedication of public access to bridleway status be secured by S106 Agreement through the landholding of the Applicant; creation of this route to follow the line of the disused railway wherever possible.

## 5. Representations

5.1 One third-party objection has been received which raises the following:

- Proposals are in an unacceptable location.
- Planning Committee's previous comments have not been addressed through meaningful amendments to the proposals.
- Minor reduction in height of the building only via lowering site's ground level, which is insignificant to such a substantial building and will not be perceived from ground level.
- Over engineered car park retaining wall and staircase will have a municipal appearance and will not preserve or enhance the conservation area and impact upon the setting of a Listed Building and National Park.
- Arena is still larger than a standard arena in floor area and height without sufficient justification.
- Large grassed area east of the building to be retained, adjacent to large doors in the eastern end of the building, which has the potential to be used for equine activities, harmful to adjacent neighbour's amenities from noise and disturbance.
- Doors in eastern end of the building will be left open for light and ventilation and be used for access, which will generate unacceptable noise and disturbance to neighbouring property.
- Unacceptable noise from activities, such as pony parties and lessons, from any amplified tannoy system and music towards neighbouring property.
- Unacceptable noise and disturbance from a use operating between 8am-10pm and 365 days a year.
- Unacceptable impact on tranquillity, contrary to policy SD8 of the SDNP Local Plan.

- Proposals are not of an exemplary design; insufficient amendments from the previous scheme have been made and it is an unimaginative utilitarian design.
  - Lack of evidence to demonstrate alternative sites within the Estate are not viable.
  - Minor reductions in height and length of the building fail to preserve and enhance the Conservation Area and meet the 1<sup>st</sup> Purpose.
  - Proposals are major development; lack of evidence on need for development.
  - Unacceptable volume of traffic and impact upon the village and highway safety.
  - Adversely affect human rights of neighbours.
  - Landscape impact including dark night skies.
  - Unacceptable loss of privacy to neighbouring property from overlooking from horse riders travelling between site and paddocks.
  - If approved, request conditions on limiting hours of use, no speaker system, landscaping, rooflights, external lighting, restricting use of private lane, removal of PD rights for temporary uses of land.
- 5.2 **British Horse Society:** Comments. Non-motorised route following the railway line very much welcomed and would not wish for it to be compromised by the proposals.
- 5.3 **Campaign to Protect Rural England:** Objection.
- Scale of the new buildings combined with the level of activity will not be compatible with the special qualities of the Itchen Stoke Conservation Area, contrary to policy.
  - Support policy to protect the route of the disused railway line as a non-motorised transport corridor. Proposals conflict with this policy.
  - Adverse impact on dark night skies reserve. Likely that the proposals will need security lighting and lighting during morning/evening use.
  - Proposals would not further National Park Purposes or draft policies.
- 5.4 **Upper Itchen Valley Society:** Objection.
- Level of associated activity will be unduly dominant upon the village and conservation area.
  - Support draft SDNP policy to preserve the route of the Watercress Way as non-motorised route would be an enormous advantage. Object to any conflict with this policy.
  - Support dark night skies policy, site would likely require security lighting and lighting during evening use.
  - No arrangements for disposal of sewerage, animal waste and veterinary products given scale of the facilities.
  - High periods of rainfall may lead to run off to the River Itchen.
  - High reliance on the use of the car.
  - B3047 through Itchenstoke will not easily accommodate manure and horse boxes.
  - No essential need demonstrated as required in policy. Already a riding school elsewhere on the estate at Northington.
- 5.5 **Trustees of The Watercress Way:** No objection.
- Aspiration to use where possible the line of the old track bed but if not possible then an alternative route as close as possible should be sought to preserve a safe and convenient route.
  - Following exact route not possible whilst 'Just Loos' occupies the adjoining land. A short diversion to the north would be a practical alternative.
  - Does not agree with applicant's statement that a path through Manor Farm would lead to no-where as it would lead to a public road to the west and a private lane to the east within the applicant's ownership.
  - Welcome the Applicant's ongoing discussions regarding the extension of permissive rights to other parts of the Applicant's land.
- 5.6 **Ramblers Association:** No comments.
- 5.7 **South Downs Society:** Objection.

- Proposals inappropriate to Itchen Stoke. It is a peaceful, quiet, tranquil and dispersed settlement which deserves protection against infill of green spaces and agricultural land.
- Noise impact from increased traffic and daily opening hours, which will conflict with the tranquillity and enjoyment of the national park.
- Impact on dark night skies from new lighting.
- Proposed materials are out of keeping with the locality.
- The scale of the 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.

### Relationship of the Development Plan to the NPPF and Circular 2010

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

- 6.5 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.
- 6.6 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.”
- 6.7 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 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 I Joint Core Strategy 2013 are relevant:

- MTRA4; Development in the Countryside
- CP8: Economic Growth and Diversification
- CPI0: Transport
- CPI3: High Quality Design
- CPI6: Biodiversity
- CPI7: Flooding, Flood Risk and the Water Environment
- CPI9: South Downs National Park
- CP20: Heritage and Landscape Character

### The draft South Downs National Park Local Plan

7.3 The South Downs Local Plan: Pre-Submission version was published for public consultation on 26 September 2017 for 8 weeks up to 21 November. After this period, the next stage in the Plan’s preparation will be the submission of the Local Plan for independent examination. And thereafter adoption. Until this time, the Pre-Submission 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 may be given to policies in emerging plans following publication unless other material considerations indicate otherwise. Based on the current stage of preparation and that the policies are considered to be compliant with the NPPF the Pre-submission Local Plan it is currently afforded some weight.

7.4 The relevant planning policies of the Pre-submission Local Plan are: SD1, SD2, SD4, SD5, SD8, SD9, SD11, SD13, SD15, SD17, SD20, SD22, SD24, SD34, SD50.

7.5 The Supplementary Planning Guidance ‘Equestrian Development’ (1999) has some relevance but it is outdated guidance. It outlines a broad range of considerations for private and commercial equestrian sites such as:

- Consider access arrangements for sites given additional traffic and types of vehicles.
- Sufficient parking at commercial sites.
- Visual impact upon the landscape from the types and scales of buildings and facilities, such as manages.



- Appropriate use of materials for buildings.

## 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 grade 2 listed farm building and in listed parkland called Grange Park. A new site is needed for the enterprise where it can develop new facilities and also, importantly, relocate because of plans to restore the listed parkland. The enterprise has 35-40 horses, 2 maneges, a small group of stables (full livery) and a horse walker. The majority of the horses are not stabled and are kept on approximately 15 acres. The business caters for 30-40 clients a week which mainly involves lessons (including after school lessons) and individuals renting horses and time in the maneges. In addition, horses are also used to cater for visitors to Forest Holidays in Micheldever for 'hacking out' in the countryside.
- 8.2 The proposals exclude any land for the keeping of horses. A separate application was 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, 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. A manege outside of the National Park has also been approved by Winchester City Council, adjacent to the site and the land for the keeping of horses (see paragraph 2.4 and Appendix 3), which is also proposed to be linked to the proposals by the same condition as the adjacent land.
- 8.3 The proposed facilities would develop the existing equestrian enterprise insofar as being able to offer more liveries from having more stables and the indoor arena would address a significant financial issue of lost income when the current outdoor manages can't be used because of inclement weather during the winter period. 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.

### Differences between the previous and current proposals

- 8.4 The following aspects of the proposals are unchanged from the previous application:
- The 13 stables in the existing building;
  - The means of access, including the proposed vehicular accesses for the car park;
  - Siting of the car parking.
  - The yard area and siting of the horse walker.
  - An access path leading from the yard to the eastern site boundary, to provide access into the adjacent fields to the north where horses would be kept and where the new manege would be.
- 8.5 The following amendments are proposed:
- The building has been reduced in length by 12m from 62m to 50m. It is now further away from the eastern site boundary.
  - The building has been set into the land by 1m so as it would be the same as the adjacent barn.
  - Two isolation stables attached to the building have been re-positioned from the east elevation to the north elevation.
  - The building would be clad in vertical timber boarding instead of dark green metal sheeting. The roof would be clad with a dark green profiled metal sheeting instead dark green fibre cement sheeting.

- A taller retaining wall is proposed within the car park between the 20 regular spaces and the 4 disabled spaces in response to the proposed ground levels. This would be clad with brick. New stairs between these parking areas is also proposed.

#### Principle of development

- 8.6 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.
- 8.7 Since the previous application was considered, the SDNP Pre-Submission draft Local Plan has been published for consultation. Whilst some weight can be afforded to it, and more so than the Preferred Options draft, this should be balanced against the adopted policies. Policy RT.11 is a saved policy from the 2006 Local Plan. It is reasonably dated and predates the NPPF and National Park. That said, it contains a broad range of considerations within its criteria and was used in the assessment of the previous application, alongside the NPPF and National Park purposes. Policy SD24 of the SDNP draft Local Plan relates to equestrian uses. It also has a broad range of criteria which are similar to those in RT.11. For this reason, RT.11 is still particularly relevant and as it remains an adopted policy its criteria are outlined and addressed below:
- 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.
  - Do not harm a strategic or local gap;
  - Well related to existing or proposed bridleways and not likely to cause or exacerbate conflicts between equestrians, vehicles or pedestrians;
  - Do not have a detrimental effect on nearby properties or land uses;
  - Do not have an adverse effect on the landscape.
- 8.8 In regard to criterion (i. and v.) 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 scale of the arena building has been reduced whereby less of the site would be developed and whilst it is still large the site is well contained within the landscape by tall mature trees and existing buildings and 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.
- 8.9 The site is more closely related to the farmstead than the wider landscape. The tall trees along the northern site boundary effectively separate it from the wider countryside and the southern post and rail fenced boundary which defines the farmstead is a more open boundary. The arena building would have the proportions and appearance of a large agricultural building. The car park would also not appear as isolated development as it would be seen in association with the buildings and form part of a more modern extension of the farmstead.
- 8.10 The proposals are also unlikely to have a significant landscape impact in regard to tranquillity as the majority of the activity would be contained within the building. Outside, there would be vehicular movements from people coming and going, the adjacent fields would be used for keeping horses and a new manege would be in use. This overall scheme would straddle the National Park boundary and, generally, concern has previously been raised by members about development at the edges of the National Park. Taking into consideration the scale, character and nature of the proposals it is considered that there would not be a significant impact upon the landscape and its special qualities. A landscape and lighting schemes have been submitted however further work to develop these is needed and therefore conditions have been recommended.

- 8.11 Criterion (ii) is not relevant. Criterion (iii) 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. Criterion (iv) is addressed in paragraphs 8.24 to 8.27 below.

Consideration of whether the proposals constitute major development

- 8.12 The previous larger proposals were not considered to be major development and the application was not refused on that basis. Notwithstanding, the current proposals have been assessed in regard to whether they constitute major development. Taking into account Counsel's advice to the Authority on major development, it is considered that the proposals do not 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, in the context of the surrounding landscape character, farmstead setting and the level of activity associated with the proposed use.
- 8.13 If the scheme was considered to be major, one of the considerations of paragraph 116 of the NPPF is to demonstrate that the proposals would not be located outside of the National Park. Members had previously queried whether the Applicant had considered other sites elsewhere in the Estate. No further significant information on this issue has been provided, however, this would only be a requirement if the proposals were considered to be major as evidence relating to a site selection process is not a requirement in development plan policy and applications are therefore judged on their merits.

Cultural heritage

- 8.14 Whilst the site is on the edge of the conservation area it is nonetheless within it. It is unclear why the site was included but it may be that the trees along the national park boundary and/or the former railway embankment provided a more definitive boundary than the edge of the farmstead. 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 1<sup>st</sup> 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 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.
- 8.15 The character and appearance of the conservation area could be divided into different areas. There is the village centre; 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.
- 8.16 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. The more modern barn subject to this application, its large yard area and the grassed area of the application site have a different character in comparison. The conservation officer advises that the conservation area has a more 'workaday' character rather than a manicured character. The arena building would be a large building in part of the conservation area which hasn't seen new development before but, whilst underused open areas have some amenity and can contribute to the character of an area or a setting for a building this grassed area arguably does not contribute greatly to either.
- 8.17 The arena building 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. The arena building would be the same height as the existing

barn, albeit there would be more groundworks to achieve this, and its reduced length would make it more commensurate with that of the existing barn. It would nonetheless still be a large building but its reduced scale would allow for a larger grassed area to be retained than previously proposed, which would provide a greater degree of openness within the site. 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. 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.

- 8.18 The car park area would abut the existing and proposed buildings which overall creates a reasonably compact form of development. The one way nature of the access arrangements for the car park allows for the width of the proposed driveway to be minimised. Due to the proposed lower ground level for the building a larger retaining wall would be required on the edge of the car park. This isn't necessarily a characteristic of the historic farmstead but it would be seen as part of the more modern development and provided a high quality brick and suitable landscaping in the car park is proposed on balance it would be acceptable.
- 8.19 It is considered that the proposed use would not harm the character and appearance of the conservation area due to the anticipated level of activity associated 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 site and the fields and permitted manege to the north, 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 existing access into the farmstead and the field gate on the western site boundary would limit vehicle movements to the western edge of the conservation area.
- 8.20 On balance, the proposals would therefore preserve the character and appearance of the conservation area for the reasons above. In terms of any potential enhancements to the conservation area, repairs to an existing cob wall within the farmstead, which would assist with some screening of the barn from the private lane were discussed with the Applicant but this has not been proposed. Otherwise, there are no other significant public benefits from a heritage perspective but the facility would provide new recreational facilities which is a benefit in itself.
- 8.21 In regard to the setting of the listed farmhouse, the arena building 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 within this evolution insofar as the 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.
- 8.22 The arena would be seen in background views to the house when in front of it on the adjacent lane. Given the reduced size of the building; its lower ridge height; revised materials (which would weather); and distance from the listed house between which are and intervening buildings, fencing and trees, it would not detract from the setting of the listed house. Further along the lane up to the eastern site boundary, the farmhouse becomes less prominent in views and the arena building 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 all of these regards the setting of the farmhouse would arguably be preserved.
- 8.23 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. The arena building would now be further away from the garden boundary of this dwelling with a lower ridge height than previously proposed. Given the siting, orientation and extensive grounds of this dwelling and the proximity and scale of the proposals, its setting is unlikely to be significantly affected.

- 8.24 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 conservation officer's views.

Surrounding amenities

- 8.25 Consideration has been given to the impact upon the amenities of neighbouring properties. 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.
- 8.26 Concern has been raised by a neighbour about noise and disturbance from the doors proposed in the eastern end of the building being kept open and potential activity in the grassed area immediately outside of these doors. There is potential that these doors could be open at the same time as the arena is in use, but the building is a sufficient distance away from neighbouring properties and a condition limiting excessive noise (eg. from tannoy systems) is proposed, as recommended by the Environmental Health officer who raises no objection. In regard to the grassed area, people and horses could enter this area either through the arena doors or a proposed gate at the eastern site boundary. It is more likely that the main doors on the north elevation would be used for access into the arena given they open onto the yard area, are close to the proposed stables and the proposed path between the adjacent fields where horses would be kept and the yard. It is therefore reasonable to assume that the grassed area may not be extensively used. Planting would also be between this path and the grassed area which would help to restrict access. Notwithstanding these aspects, when assessing further detail on the landscape scheme via condition 6, consideration can be given to any new planting in the grassed area which may help to manage its use.
- 8.27 The horse walker, which could cause noise, would be on the northern side of the building away from properties and where noise would not be overly discernible. Noise and disturbance from the stables in the existing barn is also unlikely to be an issue for similar reasons.
- 8.28 There would be activity from people and horses moving between the yard and the fields and permitted manege to the north and this has been a concern of neighbours. 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 and the level of activity is unlikely to exacerbate these issues or cause undue noise and disturbance. The proposed vehicular access and car park is a good distance from neighbouring properties, being contained to the western side of the site, and the existing farmstead access would be used. This arrangement is unlikely to cause harmful noise and disturbance.
- 8.29 One window serving a landing within the building would face towards Itchen Stoke Manor, which would be approximately 60m away from the neighbouring garden. This is a significant distance but also the window is proposed to be obscure glazed.
- 8.30 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)

- 8.31 Consideration has been given to increased traffic including the use of larger vehicles and horse trailers, entering and leaving the site as well as highway safety issues along the B3027. The highways engineer has not objected to the proposals and referred to their advice on the previous application which stated 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. It is

also considered that the proposals would not impact upon the Kings Worthy and Alresford Road junctions, which member's considered in the previous application.

- 8.32 There is a long term aspiration to utilise the route of the Watercress Line as a new non-motorised public route, which is safeguarded by policy SD20 of the SDNP Local Plan. Policy SD20 is afforded some weight and does indicate the Authority's clear aspiration to safeguard its future re-use. The policy outlines that proposals that will not be permitted where they would adversely affect their future potential as new routes for non-motorised travel.
- 8.33 Wherever possible the route should be safeguarded and particularly wherever it is not obstructed it should follow the historic route. The railway line was filled in but there is evidence of its existence such as a regimented line of trees adjacent to the northern site boundary which may once have lined the railway embankment and in the north west corner of the site there is a railway bridge which the line once ran under which has been filled in. The route passes through the yard used by the mobile toilet company (within the application site) and continues westwards through another open yard area used for open storage for mobile toilets. There is therefore potential for the exact route to be safeguarded.
- 8.34 The proposals would not significantly impact upon this route being used in terms of siting. The yard area would be retained but the horse walker and proposed path leading between the yard and the lane to the east would likely impinge upon the route. The horse walker is not however an immovable permanent feature and the path would comprise of new surfacing, and therefore the opportunity to secure the route in the future could not be discounted.
- 8.35 There is potential for some conflict between horses, cyclists and walkers along the length of a new route which passes the site. Horses travelling between the site and adjacent fields and manege would likely only cross the route at the end of the proposed path at the north east corner of the site, subject to a final design of the new route in the future. The equestrian use would also be well placed to make use of a new route 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.
- 8.36 Policy SD20 also requires that development proposals will be permitted provided it incorporates a suitable, attractive and accessible public link through the site. There is scope within the site to allow for new landscaping along the route, the arena building would impinge upon some limited views of the wider landscape when travelling eastwards through the site and would block views southwards towards the historic farmstead, albeit there is arguably not much visual interest in these views. Overall, the development would have some impact upon the amenity value of this part of the route but this would not be so significant to warrant a refusal, even if the policy were to have more weight at this stage.
- 8.37 The previous application was refused because a S106 was required to safeguard the route. Any future obstructions, such as a new outbuilding, would require planning permission and so there would be a good element of control in safeguarding the route of the railway. The trustees of The Watercress Way have not raised an objection and commented that there are ongoing discussions with the landowner about access within the Estate. This nor any confirmation from the applicants does not however provide any guarantees that the route would be safeguarded. Whilst a S106 could help to ensure this, which was a concern of members in the previous application and a substantiated reason for refusal, on balance, it is considered that given planning permission would be required for any additional structures on site and SD20 will continue to gain weight in decision making then this would be sufficient justification to not pursue a S106 agreement for this current application.
- 8.38 Paragraph 204 of the NPPF states that planning obligations should only be sought where they meet the tests of being a) necessary to make the development acceptable in planning terms; b) directly related to the development; and c) fairly and reasonably related in scale and kind to the development. In light of the above reasons in paragraph 8.37, it is considered that the application would not meet test (a).

#### Ecology and trees

8.39 Ecological surveys have been submitted. The ecologist has not yet responded to the application but the officer previously did not raise concerns in regard to impacts upon protected species. Condition 10 requires further biodiversity enhancements to be provided. Natural England have not responded however they also did not raise an objection to the previous proposals. It is considered that provided suitable drainage can be achieved, via condition, there is unlikely to be any impact upon the Itchen River SSSI.

8.40 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

8.41 Hampshire County Council, as Lead Flood Authority, have responded with 'no comments.' They previously raised some technical queries relating to surface water. The drainage engineer at WCC has not objected in principle. It is considered that a condition requiring the agreement of final details on the surface and foul drainage would be appropriate in this instance.

#### Dark night skies

8.42 The building has two rooflights on the southern side of the building. The Dark Night Skies officer has not raised an objection and a condition relating to external lighting is proposed to consider an appropriate scheme which limits upward light spill. This could include any low level bollard and sensor controlled lighting.

### **9. Conclusion**

9.1 On balance, the revised proposals are acceptable in principle in terms of this type of use requiring a countryside location and meeting the criteria of saved policy RT11. It was previously considered that the larger arena building would not be a significant landscape impact by virtue of the presence of the development or the associated activity. It is considered that the smaller building and its revised materials now proposed further reduces any impact. For similar reasons, the revised proposals would also 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.

9.3 It is also considered that the safeguarding of the Watercress Way route in the future can be controlled as planning permission would be required for any obstructions and policy SD20 will continue to gain further weight in decision making.

### **10. Reason for Recommendation and Conditions**

10.1 The application is recommended for approval subject to the following conditions:

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.

4. The site shall be used in conjunction with the land to be used for the keeping of horses as in planning permission 17/00427/FUL and the provision of a manege in planning permission 17/01512/FUL, both approved by Winchester City Council, 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.

5. No development 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.

6. No development shall be commenced 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:

- i. Written specifications (including cultivation and other operations associated with plant and grass establishment,
- ii. Planting methods, tree pits & guying methods,
- iii. Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate,
- iv. Retained areas of grassland cover, scrub, hedgerow, trees and woodland,
- v. A schedule of landscape maintenance for a minimum period of 5 years include details of the arrangements for its implementation,
- vi. 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,
- vii. Means of enclosure,
- viii. 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.

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.



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 1 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.
- Reason: To protect the amenities of the occupiers of nearby properties.
10. No development shall be commenced until a detailed scheme of biodiversity enhancements to be incorporated into the development has been submitted to and approved in writing by the Local Planning Authority. The development shall subsequently proceed in accordance with any such approved details.
- Reason: To enhance biodiversity on site.
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.
12. Protective measures, including fencing and ground protection, in accordance with the submitted Arboricultural Impact Appraisal and Method Statement prepared by Eco Urban Ltd dated 20 October 2016 shall be installed prior to any demolition, construction or groundwork commencing on the site. No arboricultural works shall be carried out to trees others than those specified and in accordance with the Arboricultural Impact Appraisal and Method Statement and any deviation from the works prescribed shall only commence if agreed in writing by the Local Planning Authority.
- Reason: To preserve trees and hedges on the site in the interests of visual amenity and the character of the area.
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:
- The anticipated number, frequency and types of vehicles used during construction,
  - The method of access and routing of vehicles during construction,
  - The parking of vehicles by site operatives and visitors,
  - The loading and unloading of plant, materials and waste,
  - The storage of plant and materials used in construction of the development,
  - The erection and maintenance of security hoarding,
  - 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.
  - 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. No development shall be commenced until details of external lighting to be installed at the site shall be submitted to, and approved in writing by the Local Planning Authority. 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.

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. These details shall include a Drainage Plan and demonstrate that the means of disposing surface and foul water does not result in a harmful impact in relation to nitrates and phosphate entering the River Itchen either directly or indirectly. 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.

17. No development 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 indoor arena building have been 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.

## **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.

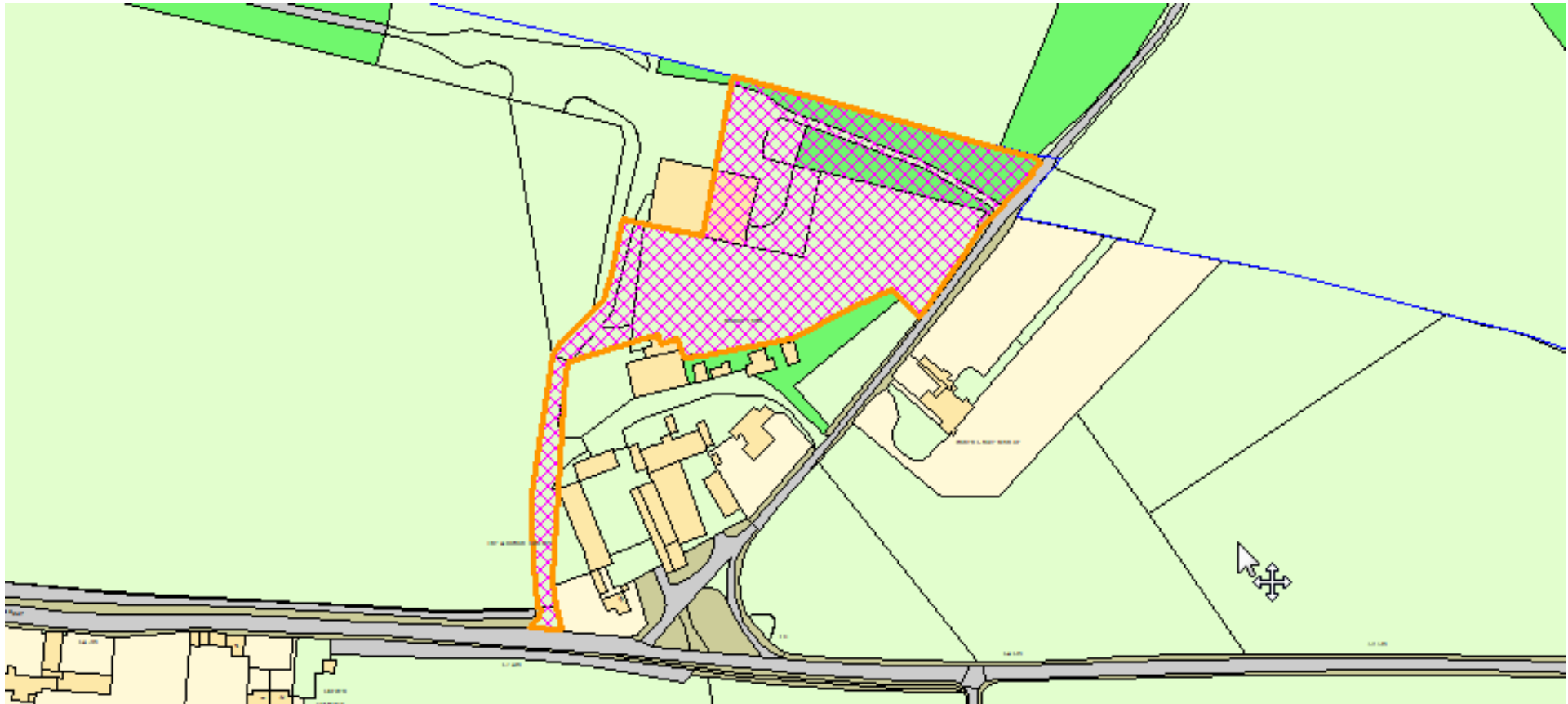
**TIM SLANEY**

**Director of Planning**

**South Downs National Park Authority**

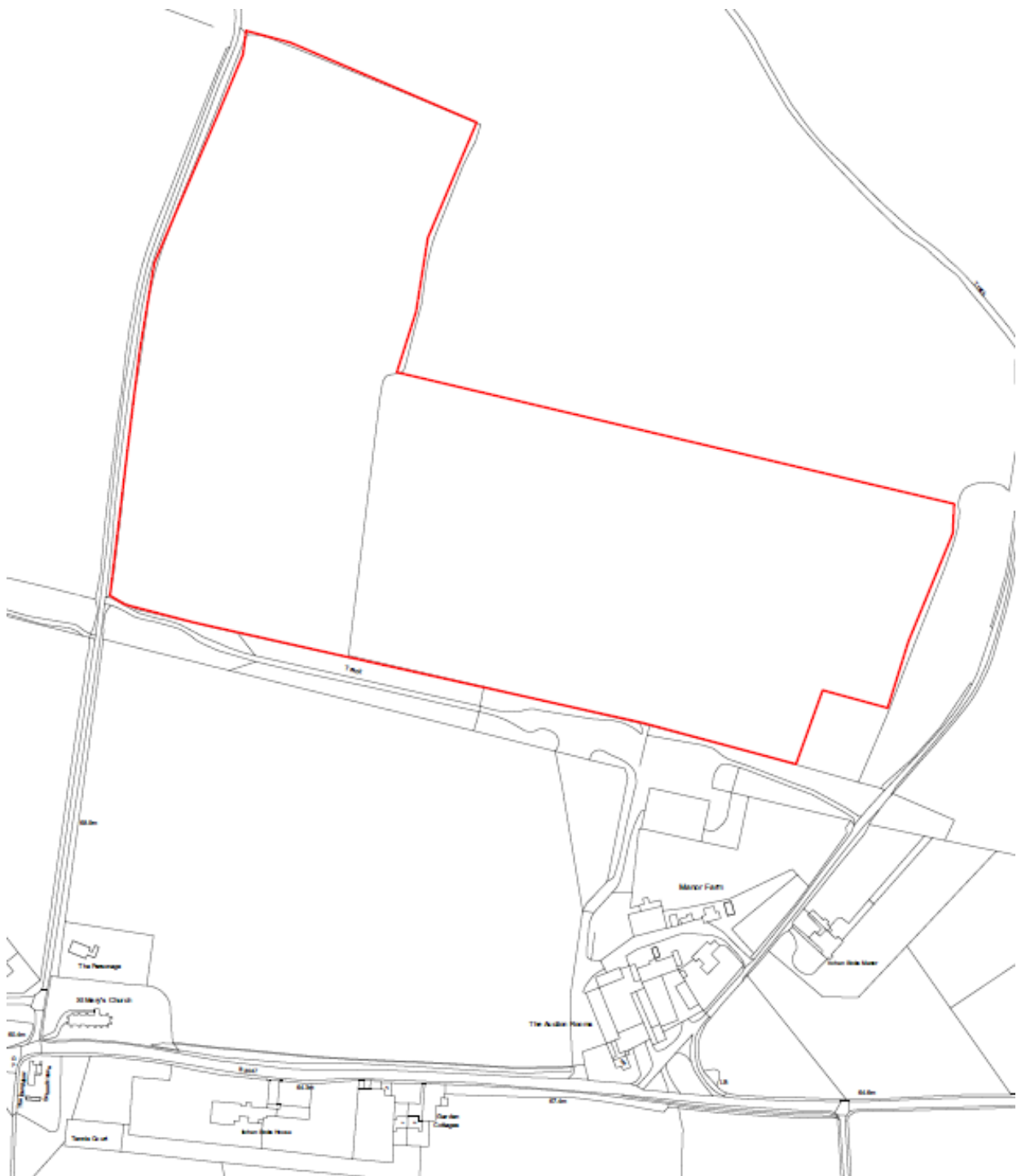
Contact Officer:	Richard Ferguson
Tel:	01730 819268
email:	<a href="mailto:richard.ferguson@southdowns.gov.uk">richard.ferguson@southdowns.gov.uk</a>
Appendices	<ol style="list-style-type: none"> <li>1. Site Location Map</li> <li>2. Site Location Plan (17/00427/FUL)</li> <li>3. Site Location Plan</li> </ol>
SDNPA	Legal Services, Development Manager.
Consultees	
Background Documents	<p>All planning application plans, supporting documents, consultation and third party responses</p> <p>National Planning Policy Framework (2012)</p> <p><a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/607721/16950.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/607721/16950.pdf</a></p> <p>South Downs National Park Partnership Management Plan 2013</p> <p><a href="https://www.southdowns.gov.uk/national-park-authority/our-work/key-documents/partnership-management-plan/">https://www.southdowns.gov.uk/national-park-authority/our-work/key-documents/partnership-management-plan/</a></p> <p>South Downs Integrated Landscape Character Assessment 2005 and 2011</p> <p><a href="https://www.southdowns.gov.uk/planning/planning-advice/landscape/">https://www.southdowns.gov.uk/planning/planning-advice/landscape/</a></p>

Site Location Map



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Site Location Map- 17/00427/FUL



### Site Location Map-17/01512/FUL

