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Planning Statement

Land East of Kingston House

March 2018



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Project Name: Land East of Kingston House

Location Land East of Kingston House, Kingston Lane,
East Preston

Client: Mr T Maio

File Reference: P1472

Issue	Date	Author	Checked	Notes
PL1	15.02.2018	K Tipper	H James	Initial Draft
PL2	16.02.2018	K Tipper	H James	Client Issue
PL3	01.03.2018	K Tipper	H James	Planning Issue

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1. Introduction

- 1.1. On behalf of our client, **Mr T Maio**, we hereby submit a retrospective Full Planning application for the retention of 3no. horse shelters, ancillary storage shed, together with an area of hardstanding which is made up of loose road scalplings. The application comprises the following:

Application Form;
Location and Block Plan;
Existing Elevations and Floorplans;
Flood Risk Assessment
Aerial Photographs
Site Photographs

2. The Site

- 2.1. The site is situated to the east of a small cluster of dwellings comprising: Kingston House, Kingston Barn and Newcote Farm. The site is a grass field accessed at the end of the private drive to these aforementioned dwellings.
- 2.2. The field is broadly triangular in shape, with the narrowest point located in the west at the entrance to the site, and widening up to the east. The eastern boundary is defined by a land drain. To the north is a continuation of the field but within separate ownership.



Figure 1: The Site

- 2.3. The application field together with the field to the north are both used for the grazing of horses.
- 2.4. There are a number of structures on the site, several of which have been in situ for over 10 years. A wooden building is located close to the entrance to the site together with two small 'domestic' type sheds to the east. An area of concrete hardstanding is located further into the site which previously accommodated a wooden structure, which has since been removed. That area of hardstanding has become overgrown.

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- 2.5. At the entrance to the site, a more recent area of hardstanding has been created through the deposit of loose scalplings. Deeper into the site are a number of horse shelters and a small shed associated with the incidental grazing of horses. The horse shelters, shed and this more recent area of hardstanding are the subject of this retrospective planning application.
- 2.6. A Public Footpath (FP 2114_1) runs to the south of the site on an east-west axis as illustrated in Figure 2 below.

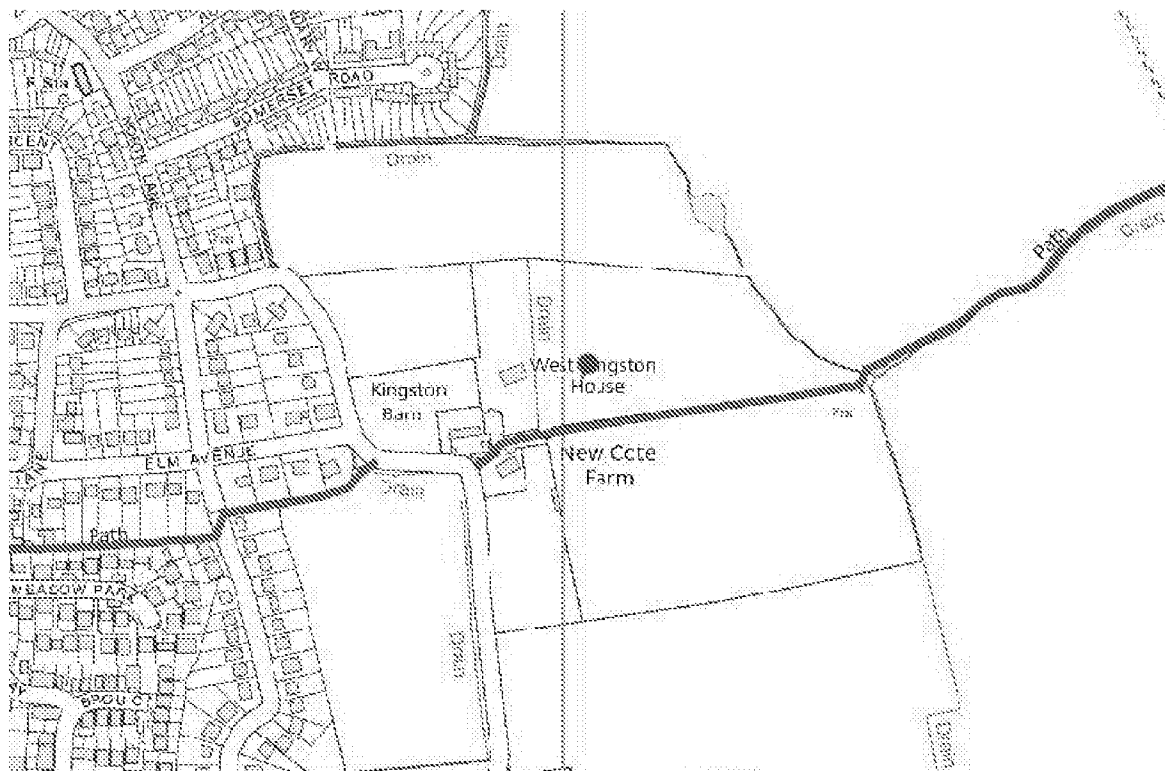


Figure 2: Public Footpath 2114_1

3. Planning History

- 3.1. The Council's online planning register has been reviewed, and there is no planning history pertaining to the application site.
- 3.2. It is noted that there is a horse shelter directly to the north of the site within the adjacent field, which does not appear to benefit from planning permission.

4. The Proposal

- 4.1. This retrospective application seeks permission for the retention of 3no. timber horse shelters. Two of the horse shelters are joined to form a larger shelter measuring approximately 7.2m in width. The third shelter measures approximately 3.5m in width. A small shed measuring approximately 1.8m in width is situated between these horse shelters.
- 4.2. Each of the development aspects are clearly highlighted in red on the accompanying plan and illustrated in Figure 3 below.

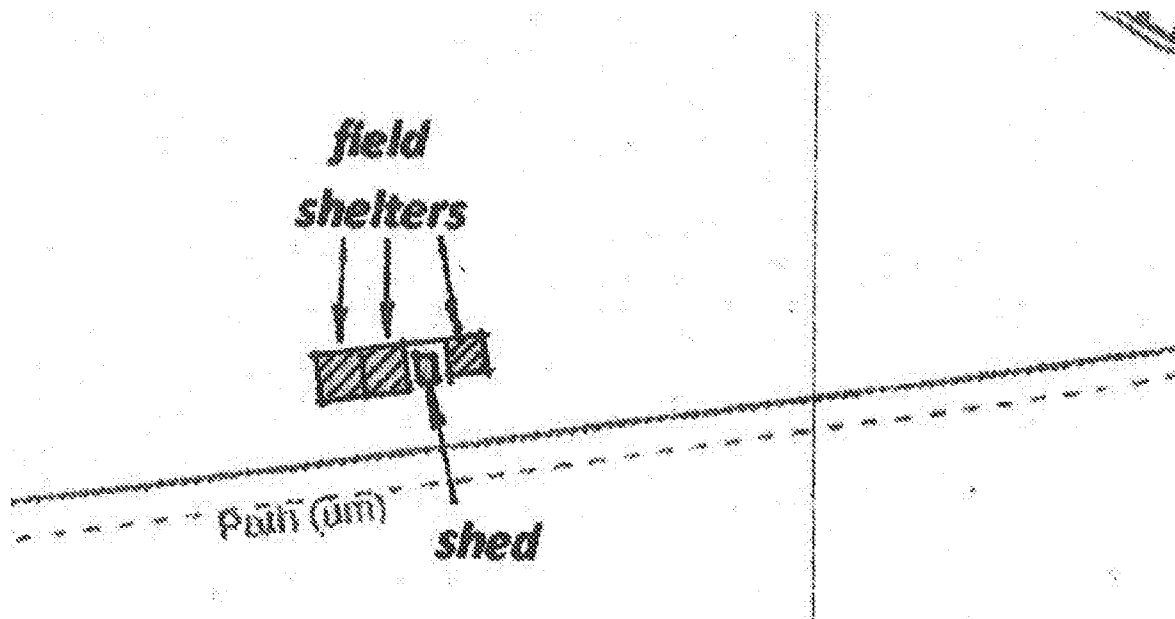


Figure 3: Development to be retained



Figure 4: West elevation of field shelter

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- 4.3. In addition to the request to retain the above structures, this application also seeks permission for the retention of an area of hardstanding created through the deposit of loose scalplings at the entrance to the site. This area remains permeable but provides a level surface on which vehicles and horse trailers can access and turn without churning up the soil.



Figure 5: Parking and turning area

5. Policy Overview

5.1. Introduction

- 5.1.1. A key role of the planning system is to regulate the development and use of land in the public interest. At the heart of the planning framework are Statutory Development plans, which seek to guide the decision making process. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that where the Development Plan contains relevant policies, an application for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

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5.2. National Planning Policy Framework (NPPF)

- 5.2.1. Section 11 of the NPPF seeks to conserve and enhance the natural environment and places great weight to conserving landscape and scenic beauty of protected areas. Furthermore, it states that Local Planning Authorities should distinguish *'between the hierarchy of international, national and locally designed sites so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they made to the wider ecological networks'*.
- 5.2.2. In this regard, the site is not located in an area which is subject to environmental or ecological protection. The development has not adversely affected the intrinsic value of the countryside in which it is located.

5.3. National Planning Practice Guidance (NPPG)

- 5.3.1. The National Planning Practice Guidance (NPPG) was published by the Government in March 2014 and supplements those overarching objectives of the National Planning Policy Framework. The guidance provided by the NPPG has been fully considered in the creation of this application and the proposed development is seen to be fully compliant with it.

5.4. Strategic Planning Policy – Arun Local Plan 2003

- 5.4.1. The Arun District Local Plan was adopted in 2003.
- 5.4.2. The following policies within the Local Plan are considered relevant and have informed the evaluation of this retrospective development:
- **GEN3 Protection of the countryside**
 - **AREA11 Local Gap**
 - **DEV 5 Horse Related Development**
- 5.4.3. Of particular relevance is policy DEV5 which specifically deals with equine development. This policy acknowledges that horse related development will take place within the countryside and states that development will be permitted where certain criterion are satisfied.

“Planning permission will be granted for horse related activities provided that:-

- i. the proposal will not cause demonstrable harm to areas of nature conservation importance;*
- ii. it will not result in an irreversible loss of the best and most versatile agricultural land;*
- iii. it will not detract from the landscape quality of the area, particularly in the Sussex Downs AONB;*
- iv. it will make use of existing buildings wherever possible and ensure that new buildings and structures are of a high standard of design and satisfactorily blend into the landscape in terms of their siting, design and materials;*
- v. it is well related to the existing bridleway network;*
- vi. the associated access and parking is acceptable; and*
- vii. with reference to the other facilities in the area, the cumulative impact of the development would not have an adverse impact on the character, appearance and amenities of the area, taking account of factors including the likely level of activity to be generated, parking and access requirements and the adequacy of the bridleway network to accommodate additional use arising from the development”.*

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5.5. Strategic Planning Policy – Emerging Local Plan 2011-2031

- 5.5.1. The Council is in the process of preparing a new Local Plan for the period up to 2031. Whilst this emerging plan has been subject to an Independent Examination, there are still a number of objections outstanding that have yet to be resolved. It is therefore asserted that this emerging plan carries very limited weight in the consideration of this retrospective application, a stance which has been supported through recent planning appeals.

6. Planning Appraisal

- 6.1. The primary consideration in respect of this retrospective planning application is whether the field shelters, shed and area of hardstanding have adversely affected the character and appearance of the area.

- 6.1.1. The field has been used for horse grazing for a number of years, and indeed a number of other similar sized structures have been on site for a period exceeding 10 years, and which are subject to a separate Certificate of Lawfulness application.

- 6.1.2. It is also noted that a horse shelter, similar to those forming part of this application is located within the adjacent field to the north.

Hardstanding

- 6.1.3. In respect of the area of hardstanding located at the entrance to the site. This has been created to form a safe and level surface to facilitate access and parking of vehicles and horse trailers. The surface has been formed using loose aggregate and was delivered to site in February 2017.

- 6.1.4. This surface is permeable to allow for water to infiltrate into the soil below. Furthermore, and due to the non-sealed nature of the surface, it is clear from site photographs that some degree of natural re-growth has occurred which reduces the visual impact of this part of the development when viewed from within the site. Additionally, given the existing boundary treatment, this area of hardstanding is imperceptible from the Public Right of Way which runs on an east-west axis to the south of the site.



Figure 6: Parking and turning area

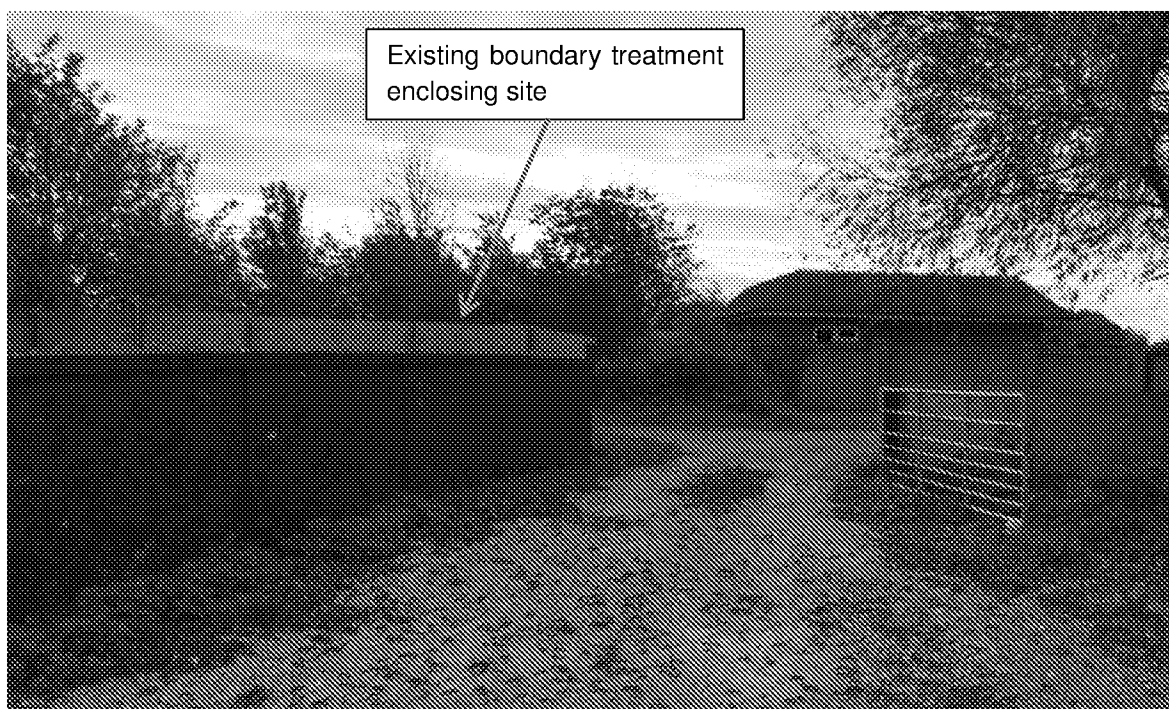


Figure 7 View from outside the site looking south

Field Shelters and Shed

- 6.1.5. The field shelters which have been erected on site comprise 2no which have been joined to create a single larger shelter, whilst the third shelter is a single detached shelter. Each of the shelters are of a simple timber construction with mono-pitched roof and open northern front. The maximum height is approximately 2.5m which is sufficient to allow the horses to manoeuvre comfortably whilst not being excessive.

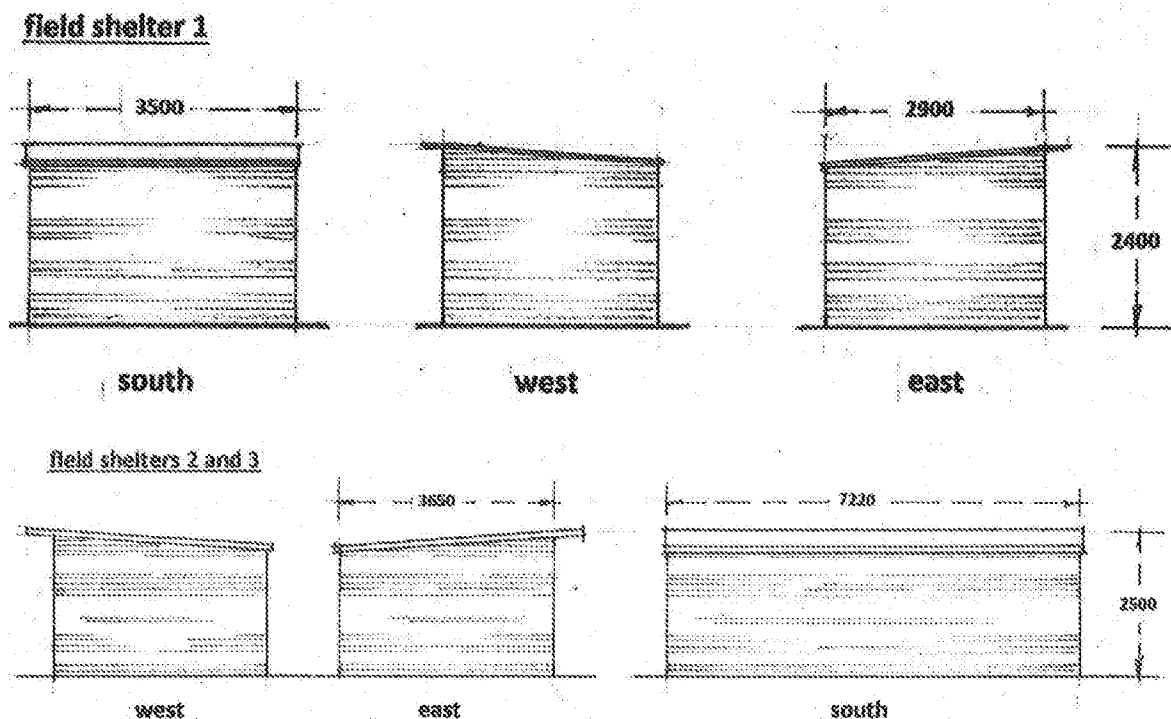


Figure 8 Field shelters as erected

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- 6.1.6. The shed which is sought to be retained is located between these field shelters and is used for the storage of equipment and tools associated with the keeping of horses on the land. The shed is imperceptible, as it is read as part of group of field shelters, as illustrated in Figure 9 below.

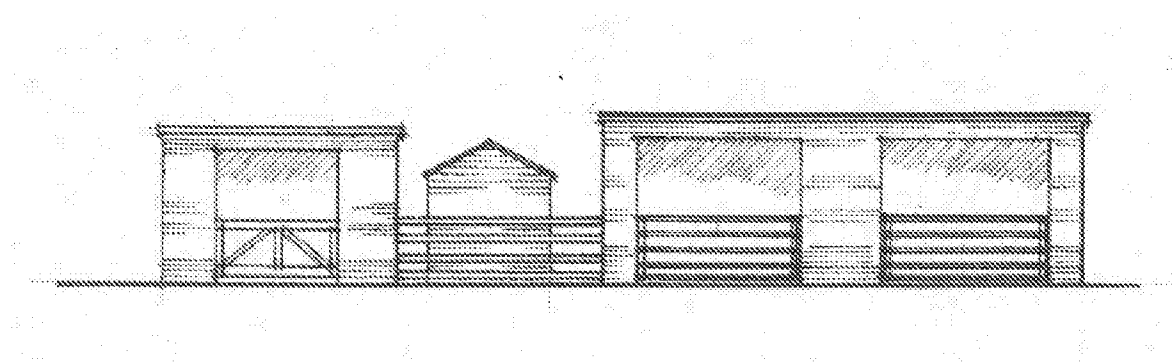


Figure 9 Northern elevation

7. Conclusions

- 7.1.1. Overall this grouping of field shelters and shed are almost imperceptible from the public rights of way which runs to the south, given the dense natural screening that is present on site. Similarly, the area of hardstanding is wholly contained within the site and is not visually imposing in the landscape.
- 7.1.2. In terms of compliance with local planning policy, the development as a whole does not result in a proliferation of development within the countryside of local gap, and is restricted to that which is reasonably necessary for the keeping of horses on this parcel of land.
- 7.1.3. It has not resulted in demonstrable harm to the landscape character or longer views from the north. The buildings are of a simple timber construction which blend into the landscape and are well sited and in respect of the access onto public rights of way to the south.
- 7.1.4. The hardstanding has been limited to the area directly adjacent the access to allow for a safe and level area for the parking and turning of vehicles and horse boxes.
- 7.1.5. The development is for private use and is not associated with a livery, and therefore the level of activity generated by the use would not give rise to inappropriate levels of movement within this location.
- 7.2. The development is considered to be entirely compatible with its surroundings and has not caused any detriment to the wider landscape, as such it is requested that the Council grant retrospective planning permission for the development as submitted.