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Lewis & Co
Planning

PA15/09

The Planning Department
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

21 September 2009

Dear Sirs

**LAND AT THE NORTH WEST OF MYRTLE GROVE FARM, LANE, PATCHING, BN13 3XL
RETROSPECTIVE APPLICATION FOR ERECTION OF REPLACEMENT STABLES
PLANNING PORTAL REFERENCE: PP-00836749**

Please find enclosed an application for retrospective planning permission for the erection of a stables building on the above site. The stables building replaced an earlier stables building that was erected in 1991. The replacement stables that are the subject of this application were erected in 2007.

Please note that the application is one in a series of three applications. The other two applications (submitted under separate cover) relate to:

- Certificate of Lawfulness for use of land for private stabling of horses
- Certificate of Lawfulness for the erection of an "L" shaped stables building opposite the stables that are the subject of this application.

The Application Forms have been submitted on-line via the Planning Portal. The remainder of the application is enclosed with this letter and comprises the fee of £335 and four copies of the following documentation:

- This Letter (setting out the reasons for why planning permission should be granted)
- Redmire Stables and Buildings Ltd drawing illustrating the site location plan, site layout plan, plans and elevations (please note that the stables that are the subject of this application are highlighted in red font, the other stables that are the subject of the aforementioned Certificate of Lawfulness application are highlighted in mauve font)
- Design and Access Statement

The stables were erected in 2007 and so are less than four years old. Consequently formal planning permission (instead of a Certificate of Lawfulness) is being sought for the stables.

The stables are located on land that is already used for the stabling of horses (see related applications for Certificates of Lawfulness). Consequently the main issues to consider in determining this application are the effects of the stables on the character and appearance of the area and the amenities of neighbouring residents in the light of prevailing planning policy.

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Planning Policy

Policy Gen 3 of the Arun Local Plan states:

"Outside the Built-Up Area, as defined on the Proposals Map, the countryside will be safeguarded for its own sake. Development will not be permitted unless:

- (i) it meets the operational needs of agriculture, forestry, the extraction of minerals or the deposit of waste; or**
- (ii) for quiet, informal recreation; or**
- (iii) for the diversification of the rural economy; or**
- (iv) for essential road schemes; or**
- (v) it is in accordance with a policy in Sections 2 and 3 of the plan referring to a specific use or type of development.**

Permission will not be given for the extension of isolated groups of buildings or the consolidation of linear or sporadic development unless the proposal accords with criteria (i) to (iii) or (v)."

Policy DEV 5 of the Local Plan states:

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.**

Main Issues

The stables are located on an existing yard area used for the stabling of horses. The stables are positioned adjacent to an existing stables block (the "L" shaped stables subject to a related application for a Certificate of Lawfulness), and with stables owned by neighbouring residents located to the side and rear.

The stables will not result in the loss of any agricultural land. Though sited in the Area of Outstanding Natural Beauty, the stables are screened from view by other stables buildings and so have no material impact on the landscape whatsoever. Similarly, the stables are located in an area where stables predominate, and so their use will not cause any harm to the amenities of neighbouring residents.

The stables attract very little in the way of car borne traffic – merely one or two car journeys a day to check on the horses and exercise the horses. In the context of stables located at the north west end of a busy working farm which accommodates other dwellings, stables and several commercial enterprises, such a restricted level of car traffic will not have any material impact on the surrounding area. Furthermore, given that the "L" shaped stables opposite are owned and used by the same person, any car journeys relating to the stables that are the subject of this application will obviously be linked to the car journeys related to the "L" shaped stables. Consequently the actual level of car traffic directly attributable to the stables that are the subject of this application is minimal.

Conclusions

The stables that are the subject of this application have been designed and positioned in order to have no material impact on the surrounding landscape. The stables will not affect any land of nature conservation importance and will not result in the loss of any agricultural land. The stables do not lead to any undue levels of car borne traffic – especially as their use is closely allied to an existing stables block within the same site. The proximity of the stables to other stables owned by neighbouring residents means that the development causes no harm to the amenities of neighbouring residents.

In the light of above, it can be seen that the erection of the stables block complied with adopted planning policy (policies GEN 3 and DEV 5 of the Local Plan) and so the Local Planning Authority is respectfully requested to grant retrospective planning permission.

Yours faithfully,

Simon Barnham

BSc(hons) DipTP MRTPI