PAUL STEVENS ARCHITECTURE LTD



FURZE FARM

DESIGN & ACCESS STATEMENT
PLANNING STATEMENT

SITE ADDRESS:	Furze Farm, Sherfield English Road, Landford, Salisbury, Wiltshire, SP4 6EH
SCHEME:	Change of Use of land (Agricultural to Equestrian) and the erection a stable block (retrospective).
DATE:	27/11/2023

JOB NO. 1062

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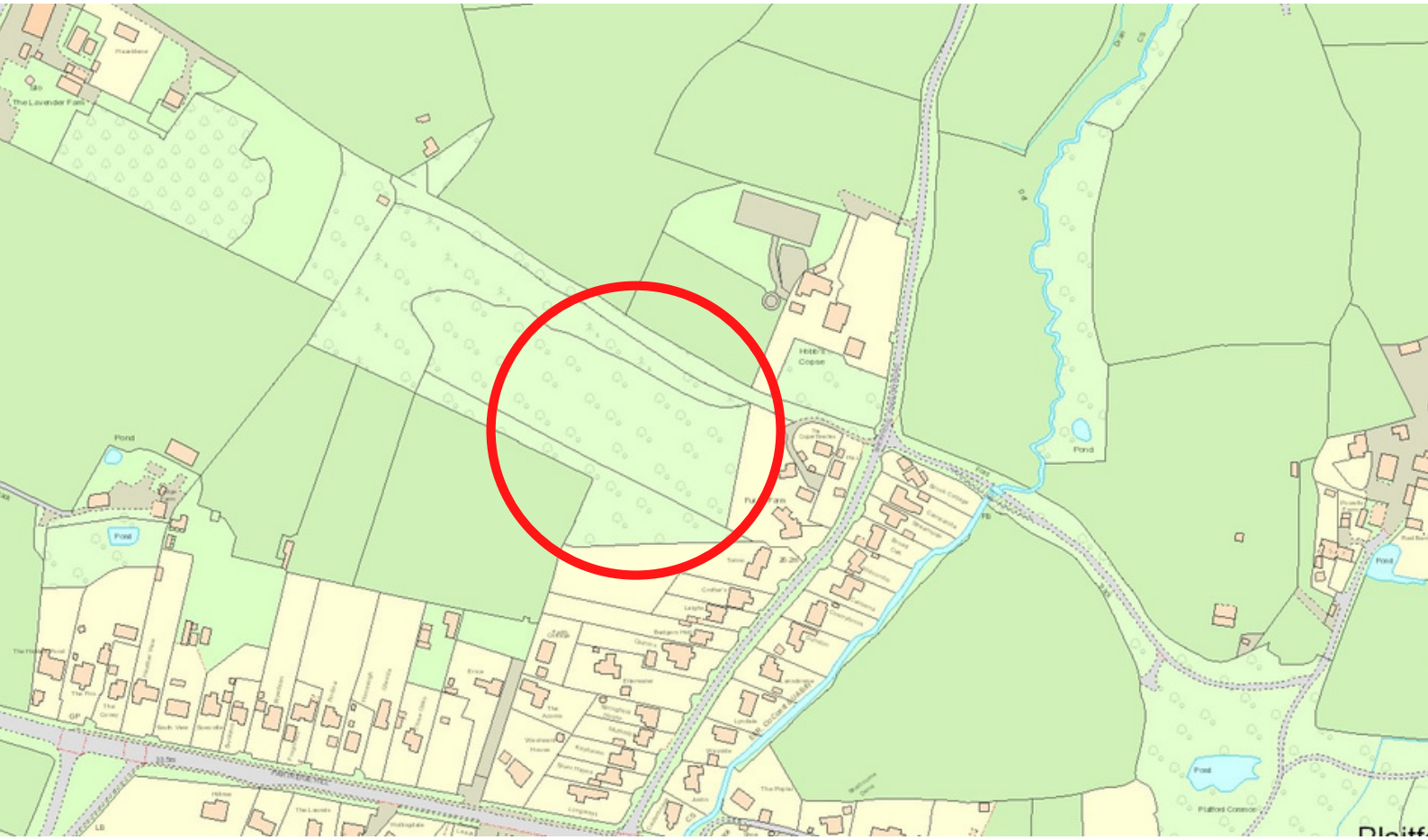


01 INTRODUCTION

1.1 Paul Stevens Architecture has prepared this planning application on the instruction of Mr Lucas the change of use of land (Agricultural to Equestrian) and the erection of a stable block (retrospective) at Furze Farm, Sherfield English Road, Landford.

1.2 This statement describes the site and its context, sets out relevant planning history in , details the proposals, reviews both National and Local planning policy and the rationale for the development.

1.3 Application PL/2023/08551 was refused. This was a proposal to vary condition 1 of application PL/2022/06397 (to amend the approved elevations, internal layout and materials from application)
Following the refusal I have sat down with the applicant and reviewed the reasons for refusal. It would appear the key concerns were: -

- The similarities to application PL/2021/07390 which was dismissed on appeal.
- That the building would not be used primarily for stabling of horses.

As such we have revised the proposal to now provide 4 stables, a store and a tack room, along with changes to the fenestration and the amount of land required for the equestrian use. This plan is now similar to that permitted under planning permission PL/2022/06397.

It is hoped that this revision now addresses the reason for refusal from application PL/2023/0855.

02 SITE

2.1 The site is on the western side of Sherfield English just to north of the A36 that provides a link between Southampton and Salisbury.

2.2 The site is within the settlement of Landford which straddles the A36 with the main element of the settlement to the south of the road.

2.3 Landford supports a number of local amenities and services including a shop, primary school, and Public House. There is a regular bus service to and from the local villages and to Southampton and Salisbury.

2.4 There is also a shop within the petrol station on the A36, just to the south of the site. Romsey is located approximately 6 miles to the east of the site and provides a wide range of facilities and services. The New Forest National Park is located to the south of the site.

2.5 The site comprises an existing building constructed under permission (18/11017/FUL) which is within the curtilage of Furze Farm. Following a recent appeal decision, it was confirmed that the building is unauthorised, this application seeks to obtain approval for the development.

2.6 There are no statutory environmental or landscape designations known to apply to the site.

2.7 The site is not located within an area identified as being at risk from flooding.



AERIAL VIEW OF THE SITE

03 PLANNING

PLANNING HISTORY

3.1 An online search revealed the following relevant planning history:

- 18/11017/FUL - Change of Use of land (Agricultural to Equestrian) and the erection of a stable block – Approved February 2019
- 19/11984/VAR - Variation of Condition 2 of planning application 18/11017/FUL amendments to approved elevations and materials of the stable block (retrospective) – Approved February 2020
- 20/07834/FUL – Permission for the conversion of ancillary outbuilding into a dwelling
- 18/11017/FUL - Change of Use of land (Agricultural to Equestrian) and the erection of a stable block – Approved February 2019
- 19/11984/VAR - Variation of Condition 2 of planning application 18/11017/FUL amendments to approved elevations and materials of the stable block (retrospective) – Approved February 2020
- 20/11334/FUL - Conversion of existing stables to tourist accommodation and use of land for agricultural purposes. Refused 22 June 2021.
- PL/2021/07390 -Retention of internal and external works to former stable building, use as tourist accommodation and use of land for agricultural purposes – Refused 29/09/2021. Appeal dismissed July 2022
- PL/2022/06397 -Change of Use of land (Agricultural to Equestrian) and the retention of building as a stable block – Approved 25/04/2023.
- PL/2023/08551 -Variation of condition 1 to amend the approved elevations, internal layout and materials from application PL/2022/06397 – Refused 24/11/2023.

04 PROPOSAL

DESIGN PROPOSAL

4.1 The appeal decision confirmed that although the building in terms of size and form is identical to that permitted in 2018 the internal works undertaken and changes to the fenestration have resulted in an unauthorised building.

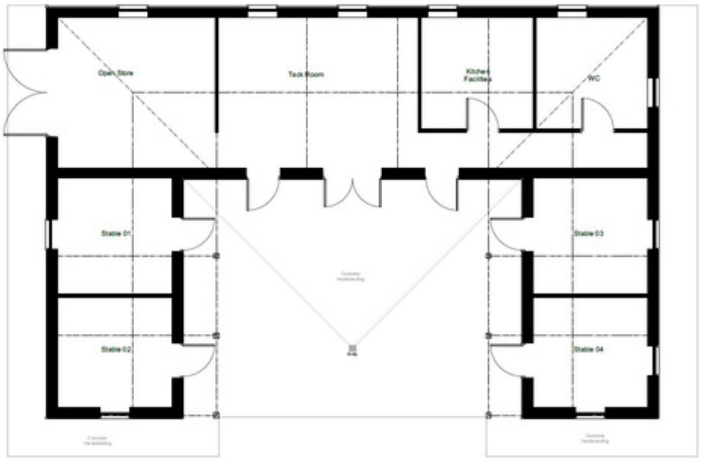
4.2 The proposal is for internal and external works and to retain the building as stables.

4.3 The submitted plans detail how the stables will be laid out. Note there are no changes to the height or scale.

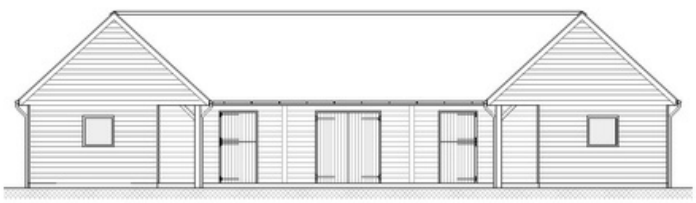
4.4 The stables are currently accessed via the access indicated in the permission for the stables and the recently permitted dwelling. This access is considered be a safe and suitable access for the proposed stables.

4.5 Changes from the previously approved application (18/11017/FUL) are:

- Reduction from 5 stables to 4 stables
- Reduction of change of use (agricultural to equestrian) from 3.17 hectares to 1.31 hectares.
- Moving the double door on the southwest elevation into a central position.
- Changing the building use to Livery rather than a simple stable block.



PROPOSED GROUND FLOOR PLAN



PROPOSED SW ELEVATION

05 PLANNING POLICY

5.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, and Section 70 (2) of the Town and Country Planning Act 1990, the planning policy framework relevant to the determination of the application comprises the adopted Development Plan and relevant material considerations. Where the Development Plan contains relevant policies, applications for development which are in accordance with the plans should be allowed, unless material considerations state otherwise.

5.2 The "other material considerations" relevant as per Section 38(6) of the Planning and Compulsory Purchase Act and Section 70 (2) of the Town and Country Planning Act 1990, include the National Planning Policy Framework, the Planning Practice Guidance, Supplementary Planning Documents and other local guidance.

National Planning Policy Framework (NPPF)

5.3 The following policies are relevant:-

- Section 2 Achieving Sustainable Development
- Section 12 Achieving Well Designed Places

Wiltshire Core Strategy

5.4 The following policies are relevant:-

- Core Policy 1 Settlement Strategy
- Core Policy 2 Delivery Strategy
- Core Policy 23 Southern Wiltshire Community Area
- Core Policy 57 Ensuring high quality design and place shaping

06 RATIONALE FOR THE DEVELOPMENT

Planning Considerations

6.1 The main planning consideration that needs to be addressed in this instance is the impact of the development in the proposed location.

6.2 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) and Section 70 (2) of the Town and Country Planning Act 1990 require that applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. This is emphasised in paragraphs 2 and 12 of the National Planning Policy Framework (NPPF) (2019).

Priciple

6.3 The application site constitutes a parcel of land adjacent to the residential curtilage of a detached dwelling house situated within an established residential area in Landford which in planning policy terms is considered to be open countryside. The proposal seeks planning permission for a change of use of land from agricultural to equestrian and the retention of a building and use as a Livery, Public footpath LAND15A runs adjacent to the site. Properties known as Haz, Copper Beeches and Torino are in close proximity to the application site.

6.3 The proposal should aim to conform to the objectives of Core Policy 57 of the Wiltshire Core Strategy which aims to achieve a high standard of design in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality

6.3 The whole site is approximately 6.3 HA in size. The stable block as existing consists timber weatherboarding and with a slate roof and is not out of keeping with the character of the area. The look and form are identical to that previously permitted. In planning terms, the proposed change of use of land and stable block are acceptable and as such, would not be contrary to Core Policy 57 of the Wiltshire Core Strategy.

07 CONCLUSION

7.1 The proposed development conforms to the objectives of Core Policy 57 of the Wiltshire Core Strategy and the aims of the NPPF. Taking the above into account, the application is not considered contrary to these policies as it does not cause any significant material harm that would justify a refusal of planning permission. Therefore, planning permission should be granted for the development.