CASE OFFICER'S REPORT

Application Reference:	PL/2023/10965
Application Type:	Outline planning permission: All matters reserved
Site Inspection:	
Consultation ends:	29 April 2024
Case officer:	Lucy Rutter-Dowd

Site Address:	Windmill Stud, Uffcott, Swindon, SN4 9EY
Proposal:	Essential worker accommodation for equestrian grooms with critical overnight observation stable (Outline application with all matters reserved)
Recommendation:	Approve with Conditions

Proposal and Site Description

The application concerns Windmill Stud at Uffcott Farm near Swindon. Windmill Stud comprises the existing farm / equestrian complex to the west, a sand school and paddocks to the north, east and south with managers dwelling sitting centrally and accessed via a long drive leading from the adjacent PROW. Wroughton Airfield lies to the east, and agricultural land to the south. The site which is the subject of this application refers to a small area of existing paddock positioned to the north of the complex, fronting the highway and with residential properties to the southwest. The site lies just outside of the built-up area of Uffcott in the open countryside, within the North Wessex Downs National Landscape (NL). A public Right of Way (PRoW) runs to the North East of the site (BHIN18). There are no other notable planning constraints pertaining to the site. The use of the site is a well-established equestrian use.

The proposal seeks outline permission for the erection of a terrace of three equestrian workers dwelling with a linked stable, associated yard, parking, access and garden area. An indicative site plan has been provided demonstrating the access to be taken from the existing private driveway serving the equestrian complex.

An indicative site plan and additional justification report were requested during the application process and a second round of public consultation was undertaken.

Policies

National Context:

National Planning Policy Framework (NPPF) Planning
Practice Guidance (PPG)

Local Context:

Wiltshire Core Strategy (WCS) adopted 2015

• Core Policy 1 – Settlement strategy
• Core Policy 2 – Delivery strategy
• Core Policy 14 – Marlborough community area strategy
• Core Policy 48 – Supporting rural life
• Core Policy 51 – Landscape
• Core Policy 57 – Ensuing high quality design and place shaping
• Core Policy 61 – Transport and new development
• Core Policy 64 – Demand management

Supplementary Planning Guidance and Other Relevant Documentation:

• Local Transport Plan 2011-2026 Car Parking Strategy (March 2015) – Minimum residential parking standards.
• Local Transport Plan 2011-2026 Cycling Strategy (March 2015) – Appendix 4
• Wiltshire CIL Charging Schedule May 2015
• Wiltshire Planning Obligations SPD May 2015

Constraints

• North Wessex Downs National Landscape (NL)
• Adjacent to Public Right of Way (PROW) - Byway BHIN18
• Great Crested Newt (GCN) Risk Zone – Green

Key Issues

• Whether the siting of an equestrian dwelling would be acceptable in principle meeting the necessary tests.
• Whether the dwelling would have an acceptable landscape impact.
• Whether the dwelling would give rise to any adverse neighbour amenity impacts.
• Whether the dwelling would have an acceptable impact upon the highway.

Relevant Planning History

14/07148/FUL - Change of use of existing agricultural barns and land to equestrian and construction of a sand school - Approved with conditions - 18/09/2014

15/03383/FUL - Construction of new access track, lunge pen and horse walker - Approved with conditions - 01/06/2015

16/01905/VAR - Variation of planning permission 14/07148/FUL (change of use of agricultural barns and land to equestrian and construction of a sand school) with Condition 4 (the approved plans) to be varied to refer to amended plans that reflect the as-built construction - Approved with conditions - 21/04/2016

18/00045/OUT - Manager's dwelling and home office - Approved with conditions - 21/02/2018

18/07990/REM - Reserved matters application pursuant to Outline Permission 18/00045/OUT (Managers dwelling and office) relating to scale, layout, external appearance and landscaping - Approved with conditions - 26/10/2018

20/00900/FUL - Garage with room above for storage and self-contained home office - Approved with conditions - 22/04/2020

20/05019/FUL - Erection of an equestrian workers dwelling - Approved with conditions - 16/09/2020

Consultation Responses

Highways - Objects. Comments included within report.

Broad Hinton and Winterbourne Basset Parish Council - One letter received in objection making the following comments:

"The Parish Council supports the growth of rural businesses within our parishes and is reflected in the objectives of our emerging Neighbourhood Plan. These businesses bring much valued employment and funding into the local area.

The council has concerns about the location of the proposed site.

1. The site would represent an expansion of the village (open countryside) in conflict with the settlement strategy of the Local Plan.
2. The site would obscure views of the open countryside leading to the Ridgeway impacting visual amenity in the National Landscape.
3. The critical care stable on the site requires 24 hour access and may lead to noise and light impacting the residential amenity of adjacent properties.

As the site is within the National Landscape and extends the village, we would like to see more detail of the proposed development including a design and access statement.

The council would be supportive of the development if it was located within or adjacent to the existing stables/farm buildings, with appropriate separation maintained for the critical care stable. We believe this would likely address the 3 concerns above."

No further comments were received following the second round of consultation.

Representations

30 letters initially received, 14 in support and 16 in objection. The full comments of which can be read on the councils website under the relevant application number. The material considerations are bullet pointed below for ease of reference:

Support:

• Onsite accommodation is critical in providing care for the horses which is a 24/7 job.
• The proposal would reduce the need for workers to travel to and from site thus reducing traffic.
• The critical care stable would allow workers to monitor sick or foaling horses from the accommodation through a window internally without causing disturbance to the horse or residents.
• The proposal would not increase the business size but would accommodate those already working there.
• The accommodation would remove the need for workers to sleep in the stable to monitor horses.
• The facility would allow for an isolation stable away from existing stables for any imported or new horses to ensure infection control.
• Workers would be able to walk to and from the yar thus reducing traffic further.
• Noise impacts would be negligible as the horse and workers would all be accommodated inside thus reducing noise impacts.
• The proposal would improve the running of the business.
• Living on site would remove the need to travel to site in the early hours of the morning for competitions as it would remove travel time.
• The location would improve security as it would be positioned next to and with a view of the access.
• The business supports local farriers, vets, chiropractors, physios and feed merchants. The proposal would greatly improve the business thus supporting these local trades.
• The critical care stable would reduce significant cost and stress to the horse which would otherwise need to be moved to a vet offsite.
• On site accommodation would improve the wellbeing of existing employees.
• The proposed accommodation would be appropriate, considerate and respectful in style with the existing ‘New Cottages’.
• The proposal would not conflict with or impose of existing dwellings.
• No new access is proposed, and access will be taken form existing driveway.
• The proposal would not detract form or offended the NL.
• The site is well served by public transport.

Objection:

• The proposed accommodation would be better placed in closer proximity to the existing development at the site, thus reducing the visual impact.
• Alternative options for accommodation existing nearby.
• Intensification of traffic using the adjacent Byway which is a popular walking route would have a negative impact on highway and pedestrian safety.
• Impacts on nearby heritage asset, namely the Barbury Castle ruins.
• Negative impact on the landscape setting of the National Landscape which should be preserved and enhanced and is protected by various legislations and policies.
• Increase of light pollution in the area which would occur from the residential use, stable use, external lighting, and vehicles coming and going at all hours of the day and would subsequently harm the setting of the dark skies in the landscape and biodiversity.
• Concerns views, including those towards the ridgeway, would be disrupted.
• Concerns of noise nuisance resulting from intensified use of the site and animals.

• The business use would be too closely positioned to existing residential development.
• The site would be situated on a dangerous bend in the road.
• The site is outside of the settlement boundary.
• Negative impact on neighbour amenity including privacy due to proximity to residential properties.
• The proposal is out of keeping with the existing character and pattern of development in the area which is a hamlet of farms and family homes.
• The parking of horse boxes and other vehicles associated with the use would be unsightly.
• Concerns regarding the appearance, size and location of the building.
• The proposal goes against CP2 of the WCS which states development in small villages should be infill only, should not elongate the village and should respond to housing needs.
• Additional workers accommodation should be situated with existing accommodation on site as allowed by application ref: 20/05019/FUL.
• The commercial aspect of the site is creeping further into the residential boundaries of the hamlet.
• The site already benefits from an observation stable as evident in application ref: PL/2023/10965.
• The proposal offers no benefit to the local community.
• The proposal could result in a potential 12 additional workers/residents.
• The location next to the highway, byway and main access would not be appropriate for a critical care stable due to noise impacts.
• Traffic will not be reduced due to workers not needed to travel to and from work as the residential use and need to make trips out and have visitors and deliveries will increase traffic at the site.
• Concerns the risk of disease from the critical care stable would affect nearby residents and animals and that further control is needed.
• The critical care stable would not meet the International Code of Practice or NTF Code of Practice.

20 additional letters received post re-consultation, 8 in support and 11 in objection plus one duplicate. The full comments of which can be read on the councils website under the relevant application number. The material considerations are bullet pointed below for ease of reference:

<u>Support:</u>

• On site fast response is required.
• It would reduce traffic movements.
• The existing number of horses and staff will not increase.
• Grooms at the site work for various workers.
• Would reduce night visits to the site during the night.
• The accommodation would meet the needs of the existing business which is not expanding.
• Living in a nearby village or town would not meet the requirements of the businesses or horses.
• There would be no increase in horseboxes as its not an expansion of the business.
• Horseboxes would continue to be parked at the main yard.
• The accommodation would improve the care of the horse for each yard and the working life for grooms.
• Unwell horses require constant monitoring so the stable being next to grooms accommodation would be a huge help in managing the business.

• The business supports the local economy through its employments of vets, farriers, trainers and feed merchants etc. The accommodation would improve the running of the business and wellbeing of top level horses.

Objection:

• There is no justification for the proposal.
• There is evidence to show that additional housing should be avoided in Uffcott due to the unsustainable location.
• The roads are not suitable for larger equestrian vehicles and general highway safety concerns remain.
• The site is not well served by amenities such as schools, transport links, recreation facilities and shops.
• The site is open land in the AONB which is visually sensitive.
• Alternative accommodation could be sought in the village and observation of the stables made via CCTV.
• The mangers dwelling should be vacated and made available for staff to live on site.
• Manure management would need to take place onsite to avoid spread of disease and contamination, this would have a negative impact on neighbour amenity.
• Letters of objection draw attention to various other policies, codes of practice and legislation which should be applied to the management of a critical care or isolation stable. The Code of Practice states that an isolation stable should be at least 100m from other properties.
• The proposed scale of the building goes beyond that which is required.
• The stable element need not be double storey.
• If the use should cease and the dwellings made unrestricted, the occupants would be entirely dependant on use of the private car.
• The justification report claims that the manager can no longer look after the horses as such the need for the managers dwelling is questionable.
• Question over the lawful use of the land as agricultural or equestrian.
• The accommodation and stable would be best suited behind the managers dwelling.
• The proposed accommodation is required for independent business owners which are tenants at the site, not essential workers for Windmill Stud.
• Risk of disease to nearby residents.
• Concerns regarding light pollution remain.
• Impacts on the wellbeing of nearby residents from the smell, noise and light.
• Nearby residents will be surrounded by equestrian development.
• The proposal is outside the settlement boundary and not in keeping with its character.
• The location is inappropriate due to its proximity to the byway, highway and nearby residential properties.
• Impacts on privacy of nearby properties.
• No benefit to the local community as no local residents are employed there.
• There are alternative nearby rental opportunities for workers to live closer to the site.
• The reduction in traveling to and from the site will be offset by the increase is residential traffic.
• The building will be an eyesore and will have a negative impact on the setting.
• The residents of the proposed accommodation being in such close proximity to the stable will be distressing for the horses.
• Concerns regarding management of additional domestic waste.
• Does not support the change of use to residential.

• Comment drawing attention to the quoted appeal and the fundamental difference between the cases and suggests that there is no unequivocal case law that employment should outweigh other location factors.
• The justification which has been made around the business need for the development does not outweigh the planning considerations around the specific location of the proposed development.
• The accommodation and stables should remain grouped with the existing development on site.
• Grooms would be able to come and go at all times through the night.
• Vet traffic would increase.
• Would set a negative precedence for future development.
• The aspect of the business and need for the accommodation is speculative and runs the risk of becoming private residential accommodation.
• The site is positioned on a dangerous bend.
• All objections previously raised still stand.

Some comments have been received questing why representations have been received and published after the 'cut off' date. Wiltshire Council will accept and acknowledge comments made on an application while it is still live but the case officer is free to make a decision as soon as the consultation date has passed.

Planning Considerations and Assessment

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

Principle of Development:

Core Policy 1 of the WCS, the Settlement Strategy, identifies the settlements where sustainable development will take place. Starting with Principle Settlements, Market Towns, Local Service Centres, through to Large and Small Villages.

Core Policy 2 of the WCS states that *"Within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages… At the Small Villages development will be limited to infill within the existing built area."* The application site falls within an area of open country on the outskirts of Uffcott which is afforded no designation within the WCS. The proposals involves the erection of 3 units of accommodation with associated stable for the purpose of housing equestrian workers on site to serve a well established equestrian business. The proposal therefore falls to be considered under one of the exception polices of the WCS as listed under paragraph 4.25. The relevant policy is CP 48 which states:

"Outside the defined limits of development of the Principal Settlements, Market Towns, Local Service Centres and Large Villages, and outside the existing built areas of Small Villages, proposals for residential development will be supported where these meet the accommodation needs required to enable workers to live at or in the immediate vicinity of their place of work in the interests of agriculture or forestry or other employment essential to the countryside. Proposals for

accommodation to meet the needs of employment essential to the countryside should be supported by functional and financial evidence."

The equestrian use is one that is considered essential to the countryside. Providing the applicant can demonstrate functional and financial evidence to justify the need for the equestrian worker dwellings, then the proposal would be considered acceptable in principle and in accordance with the criteria of CP48.

The concept is also supported by para 89 of the NPPF which states that *"Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist."*

The proposed site is considered to be well-related to the existing settlement of Uffcott whilst also remaining within the existing established equestrian enterprise.

Functional Requirement:

Windmill Stud is a well-established equestrian business, managing some 30 acres of grazing land, stables, all-weather areas, a lunge pen and a horse walker. The business enterprise comprises stud, breeding, producing, and competing event horses as well as rehabilitation of injured horses. There are self-contained yards which are occupied by professional event riders and showjumpers all of which are supported by various staff members including grooms.

The site accommodates an equestrian managers dwelling which was granted permission in 2018 and an equestrian workers dwelling which was granted consent in 2020. The panning history and activity within the site are a testament to the thriving business and the submitted planning statement outlines the top-level horses and showjumpers that operate from the site. Due to the manager's demand to be away at events and the three separate yards requiring assistance, there is a functional need to have more staff on site on a 24-hour basis. There are often cases of in-foal mares, episodes of colic and injured horses which require constant monitoring with not enough facilities to accommodate appropriately. Horses often need to be moved off-site or with workers at times sleeping in stables to care for these horses.

The proposed accommodation would provide for one equestrian worker per yard to be on-site to aid and assist in the required 24-hour care of the horses. This has become more relevant as the manager is less available due to overseas events and the raising of a family. The on-site accommodation would bridge the gap left by her absence but, it is also recognises that as manager of the entire site, the existing manager's accommodation is still very much needed. Off-site accommodation in nearby villages would not suit this need given that such close monitoring is required and the use of CCTV is not a practical alternative in emergency situations.

The supporting documents confirm that there is no proposal to expand the existing business in this case, but rather to provide essential accommodation to support the already established and in-need enterprise.

To conduct the functions as listed within the Planning Statement for the large number of horses on site, the council is of the view that there is a functional need for further onsite accommodation to house essential workers associated with the equestrian business.

Concerns have been raised, and attention drawn to other various codes of practice etc. These go beyond the remit and consideration of the planning stage but would still be required to be complied with by the applicant if relevant. Some confusion lies in the proposed stables building being an isolation unit for infectious diseases and that this would not comply with codes of practice due to its proximity to nearby residential dwellings and highway networks. The applicant has confirmed that the stable would be for general use to care for pre-existing issues such as monitoring of in-foal mares, treating injured horses, and colic, and also to isolate new horses as a means to ensure no infectious diseases are brought onto site. The facilities are not intended to be a hospital-grade facility. But merely a stable, isolated away from the existing stables to provide round-the-clock care for horses in need in the interest of their welfare.

Financial Requirement:

The success of the business is evident in the planning history, and it is clear that the business is well-established and has evolved over the years. The proposed accommodation would allow the business to successfully maintain its high level of facilities and equine care.

The site is part of a wider farm business with a variety of incomes. This business is one of the supplementary incomes for the farm. It is therefore considered that the business is financially viable and is further supported by the tenants of the self-contained yards being well established on-site for years. As previously mentioned, the business is already established and clearly thriving based on the evidence provided by the applicant, the accommodation is not required to support a new enterprise but rather to support an existing need.

In summary, the applicants have demonstrated that there is a functional and financial basis for the equestrian workers dwelling in accordance with the terms of Core Policy 48 of the WCS and NPPF. A condition restricting the occupancy of the dwellings would be necessary in order to ensure it complies with Core Policy 48 i.e. to prevent occupation by a non-equestrian worker. This occupancy may also cover the needs of an agricultural worker as the site does form part of a wider working farm.

Residential Amenity:

As this is an outline application with all matters reserved bar access, no elevation drawings have been provided for the building. However, it is considered that an appropriately designed dwelling will not give rise to any significant neighbour amenity impacts due to the separation distance between the proposed building and the nearest neighbour. It is highly unlikely that any overshadowing, overbearing impact or loss of privacy would occur. Concerns have been raised concerning impacts from noise and light pollution. The proposal includes a single stable, as such the noise generated from one horse kept internally is also considered unlikely to give rise to any

significantly harmful impacts in this regard. The very intention of an isolated stable is to keep the horse calm and quiet and away from other stables. With the access and parking area situated to the blind side of any neighbouring buildings, nuisance arising from the comings and goings of residents is also unlikely to cause much harm. In addition it is noted that workers at the site are already able to come and go at any hour of the day, this matter is particularly exacerbated through the night-time hours due to having to live off-site and make regular checks on horses at all hours of the day by car. The requirements of Core Policy 57 of the WCS in respect of amenity can therefore be satisfied and further details will be considered at the reserved matters stage, including formal confirmation that no muck heaps will be located within the site, but manure and bedding regularly removed to the main yard away from nearby properties.

Heritage Impacts:

There are no heritage assets in close enough proximity that stand to be affected by the proposal.

Design, Visual and Landscape Impact:

As mentioned above, due to the nature of the application being only for outline consent, the full design of the building and plot are not being considered at this stage, however it is noted that the positioning and location of the building would be well related to the existing development, which sees a mix of building designs, layouts and sizes. There would be a visual impact from the development of what is currently a paddock used for grazing, and due to its close proximity with the PROW however, the building would remain associated with the wider enterprise and would be well accommodated into the site through a sensitive landscaping plan and additional planting which would aid towards filtering views into the site. As the location of the building would be at the northern end of the PROW, views of the site would be fleeting when heading towards the south and read in conjunction with the existing hamlet when viewed from the south.

Concerns have been raised due to the loss of view across the countryside and NL when taken from the highway to the north, however, views through and adjacent to the site will still be achievable and views towards the ridgeway by users of the adjacent PROW will not be affected as this runs parallel to the east of the site with the ridgeway some distance to the south. The road already sees much developed land with properties fronting the highway a mere 20m from the site. As such the building would not appear out of place and is considered to respect this existing pattern of development.

The building will sit out on the edge of the existing hamlet on an area of established equestrian land. The supporting statements submitted with the application confirm that there are no existing buildings within the complex that would be available for conversion and that there is limited space to accommodate it within the farmyard without impeding other existing facilities, nor is there an alternative location at a far enough distance from the existing stables. As such, the LPA is satisfied that alternative locations have been investigated that would be potentially less visually intrusive.

The site has undergone considerable change in recent years to turn it into a reasonably sized equestrian complex comprising stable buildings, a horse walker, a lunging ring, sand school, separate access, several turnout paddocks and a manager dwelling. As such the character of this part of the landscape has already fundamentally changed. The erection of additional equestrian

workers dwellings that tie in well with the surrounding development would not fundamentally alter the character of this landscape such that it would be deemed to have a harmful impact.

Some distance views would be available of the site, however in comparison to the nearby hangers at Wroughton Airfield, the building would have a minimal visual impact.

Based upon the above assessment, it is considered that an appropriately designed building with a robust landscaping scheme could be achieved at the site without having an adverse impact to the landscape character or visual qualities of the NL. Subject to appropriate controls at reserved matters stage (e.g. appearance, scale, landscaping, waste and management) the development is considered to conserve landscape character in accordance with Core Policy 51 of the WCS.

Highways Safety:

The following comments were received from the highways officer:

"The location being outside of any development boundary would be against the presumptive favourability of sustainable development and as such this proposal would run contrary to Core Policy 60 and 61. Should the use as a rural worker's dwelling cease and the dwelling be converted to a family home, then all future occupiers would be entirely reliant on private journeys via automobile to access all daily services. Therefore, if you are minded to refuse, I would recommend a highway refusal on the following Grounds:

The proposal, located remote from a range of services, employment opportunities and being unlikely to be well served by public transport, is contrary to the key aims of local and national sustainable transport policy guidance which seeks to reduce growth in the length and number of motorised journeys. The proposal is therefore not considered to be a sustainable form of development and is contrary to Core Policies 60 and 61 of the Wiltshire Core Strategy and Section 9, paras 110, 111, and 112 of the National Planning Policy Framework 2021

Reason: In the Interests sustainable transport

I will be guided by planning requirements on the principal of development."

Whilst the highway officers concerns are noted, attention is drawn to a previous response from the highways department for a similar application at the site (ref: 20/05019/FUL - erection of equestrian workers dwelling), where the highway officer raised no objections should the officer be considering the application under one of the exception policies of the WCS (para 4.25). Whilst the applications are materially different in that the current proposal is for three units whereas the comparison application was for one, the exception policy CP 48 is applicable in this instance and as such the highways objection is overridden.

The indicative site plan demonstrates a parking area which has the potential to accommodate approximately 6 parking spaces with a turning area. If each unit were to be 1 to 2 bedrooms then sufficient parking and turning space looks to be achievable within the site.

Access would be made via the existing private driveway which would remove the potential of any new or additional accesses being taken from the adjacent highway or PROW. Intensification of

the use of the existing access is not considered to be a significant concern. The current situation sees equestrian workers travelling to and from the site on a daily basis to their residences - this could often be more than once a day. As this element of trips will no longer be taking place, it is difficult to see how any noticeable or significant intensification will occur even when you factor in the increased residential presence at the site.

A safe and suitable means of access can be achieved to the site in accordance with the requirements of Core Policy 61 of the WCS. Access to the new dwellings would need to be laid out prior to occupation. This can be controlled via a suitably worded planning condition.

The site will need to adhere to minimum parking standards. This detail would be controlled at the reserved matters stage to comply with Core Policy 64 of the WCS.

Ecology:

CP 50 of the WCS states that “Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term.” There are no notable ecological constraints within or adjacent to the site. The site is bounded by post and wire fencing on the north, east and western boundaries with open grazing land to the south. There are no significant trees or hedging within the site boundary but there is some sporadic planting along the neighbouring side of the western boundary. The site is therefore considered to be grass land and would not warrant the need for in-depth reports, surveys or a full consultation with the council's ecology department.

The site is considered to be open countryside in the NL and, as such, the main consideration in ecological terms when assessing the site as existing and its minimal ecological constraints would be any possible impacts on the dark skies. Whilst some light is likely to spill from the building internally, external lighting can be controlled via the use of a restrictive condition and any further harm can be offset by incorporating opportunities for biodiversity net gains (BNG) on-site and through elevational detail and a detailed landscaping plan. These elements can be considered in more detail at the reserved matters stage and as part of a planning condition. It is noted the application was submitted prior to the requirement for demonstrating 10% BNG and therefore it is exempt in that regard. However, paragraph 180 of the NPPF sought to secure some form of net gain prior to the 10% requirement. As such, the condition to require some form of net gain would still be required by policy.

CP 51 goes on to say that “All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services.” The proposed site plan incorporates measures for new hedge and tree planting along the northern and eastern boundaries, this planting coupled with the inclusion of bat and bird boxes on the elevations of the proposed building (to be secured at RM stage) and exclusion of any form of roof lights is considered to enhance biodiversity within the site and mitigate any impacts caused by some minor internal light spillage. As such, the proposal is considered to be acceptable in ecology terms.

CIL

The proposal would be CIL liable as it is new residential development. However, as CIL is based upon floor area, it will need to be established at RM stage.

Planning Balance / Conclusion

A functional and financial requirement for additional equestrian workers' dwellings in this location has been demonstrated by the applicant in accordance with the requirements of Core Policy 48 of the WCS and the NPPF. An occupancy restriction condition would be necessary to prevent them from being occupied on the open market.

Landscape character would be preserved as a result of the development subject to further control at reserved matters stage. Compliance with Core Policy 51 of the WCS is thus secured.

There are no highway impacts associated with the development that would warrant objecting to under Core Policy 61 or 64 of the WCS.

Neighbour amenity impacts are acceptable in principle.

Based upon the above findings, the outline proposal is considered to accord with the development plan as a whole. There are no material considerations that indicate the proposal should be determined other than in accordance with the development plan. Accordingly, it is recommended that the application be approved subject to any conditions outlined in this report.

Conditions: (8)

1 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 An application for the approval of all of the reserved matters specified in condition 3 shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

3 No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:

a) The scale of the development;
b) The layout of the development;
c) The external appearance of the development;
d) The landscaping of the site;

The development shall be carried out in accordance with the approved details.

REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 5 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Drg Title: Location Plan 1:1250 @ A4
Drg Title: Proposed Block Plan. Drg No: PR001A.

REASON: For the avoidance of doubt and in the interests of proper planning.

5 No part of the development hereby permitted shall be first occupied until the access has been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

6 The occupation of the dwellings hereby permitted shall be limited to a person solely or mainly working, or last working, in the training/keeping/breeding of horses, in agriculture or in forestry in the locality, or a widow or widower of such a person, and to any resident dependants.

REASON: The site is in an area where residential development for purposes other than the essential needs of agriculture or forestry is not normally permitted and this permission is only granted on the basis of an essential need for a new dwelling/residential accommodation in this location having been demonstrated.

7 No external lighting shall be installed on-site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the

appropriate Environmental Zone standards set out by the Institution of Lighting Professionals in their publication “The Reduction of Obtrusive Light” Guidance Note 01/21 (reference GN01/21), have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site which is within the North Wessex Downs National Landscape.

8 The development hereby permitted shall not be first occupied until a scheme of biodiversity enhancement has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the first occupation.

REASON: To ensure that biodiversity enhancements are secured on site in accordance with paragraph 180 of the National Planning Policy Framework.