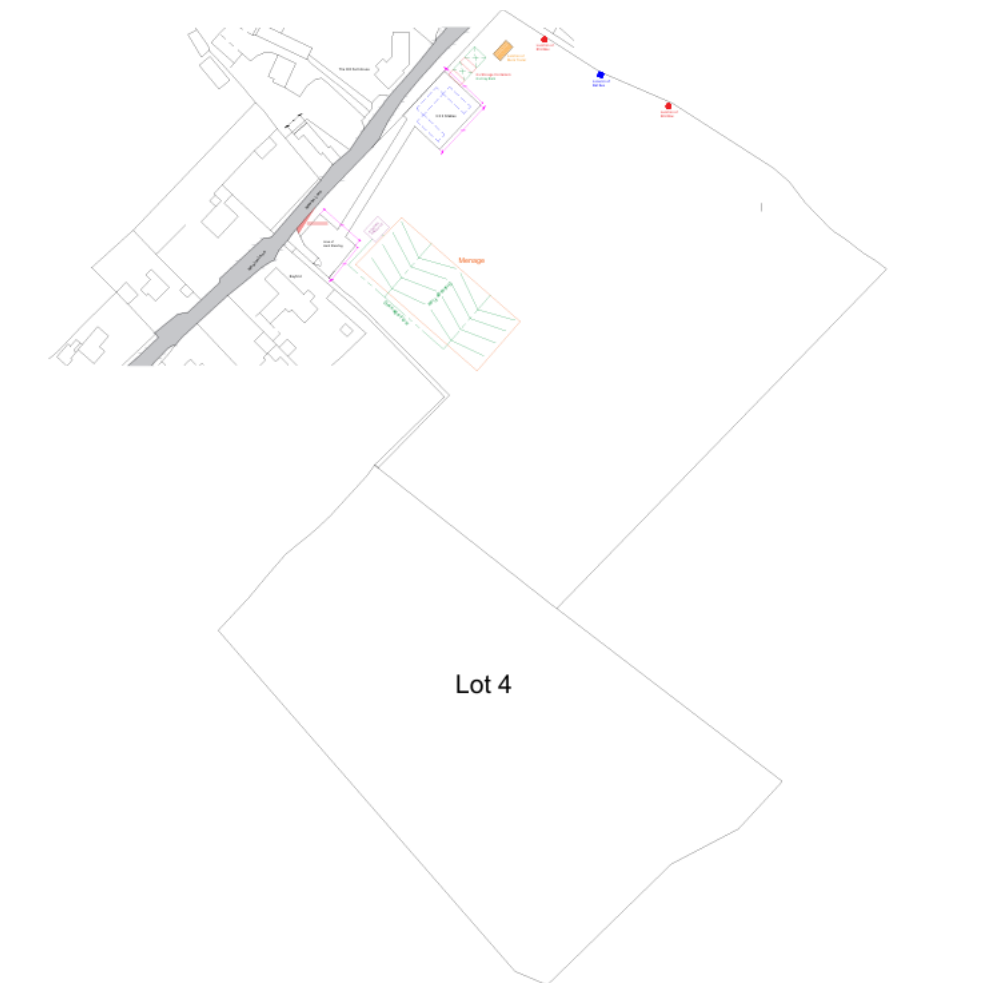


APPLICATION FOR FULL-PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/01783
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	PLOT 2-3, NEWTON LANE, WHITEPARISH, SP5 2QQ
DEVELOPMENT DESCRIPTION:	Establishment of stables and area to exercise horses. Area for personal not commercial use.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The application site comprises of fields (approx. 7 hectares) which have been in use for equestrian uses accessed via Newton Lane in Whiteparish. The site is rural in character within a small hamlet. The site is stepped back from Newton Lane with residential properties to the North and West. The current owners appear to have been on the site since 2023 following purchasing the site from the Equestrian Centre, with the hardstanding, stables and tack/feed containers and hay barn being in situ from 2024..



PROPOSAL

The proposal seeking partial retrospective approval for the 9 bay stable block, hardstanding and feed/tack containers and hay barn structures already which are already present on site. The application also seeks approval for the installation of a 25m by 60 m riding menage onsite, with the whole site being for private use only.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Statutory Legislation:

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 3 Infrastructure Requirements;
- Core Policy 23 Wiltshire Community Area
- Core Policy 48 Supporting Rural Life
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 60 Sustainable Transport;
- Core Policy 61 Transport & Development;
- Core Policy 62 Development Impacts on the Transport Network;
- Core Policy 63 Transport Strategies
- Core Policy 64 Demand Management

ISSUES

The main issues that need to be addressed in this case include:

- Whether the scheme constitutes high quality design (CP 57)

- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the scheme would have an acceptable landscape impact (CP 51)
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64)
- Whether there would be any harmful impacts upon protected species or priority habitats (CP 50)

CONSULTATION RESPONSES

WC Highways: No Objection, subject to the site being solely used for private use.

WC Public Protection: No objection, subject to conditions

Ecology – No objection, subject to conditions

Drainage: No objection, subject to conditions

Parish/Town Council: No comment

Rights of Way: Public footpath WHIT11 runs diagonally through the southern paddock. I note there are no buildings proposed in this paddock. The footpath should remain open and available at all times and must not be obstructed by fencing. I have no objection subject to the following informative:

The applicant should note that no gates or stiles should be erected across the public right of way without prior consultation and approval from the Countryside Access Officer (contact rightsofway@wiltshire.gov.uk). Unauthorised structures across a right of way are an obstruction and gates may only be authorised for the control of stock under section 147 of the Highways Act 1980.

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised.

Below is a summary of the representations received during the consultation period. Only material planning considerations have been taken into account in the assessment of this application. Non-material issues, such as property values or private legal disputes, cannot be considered in the determination process.

One letter of support was received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

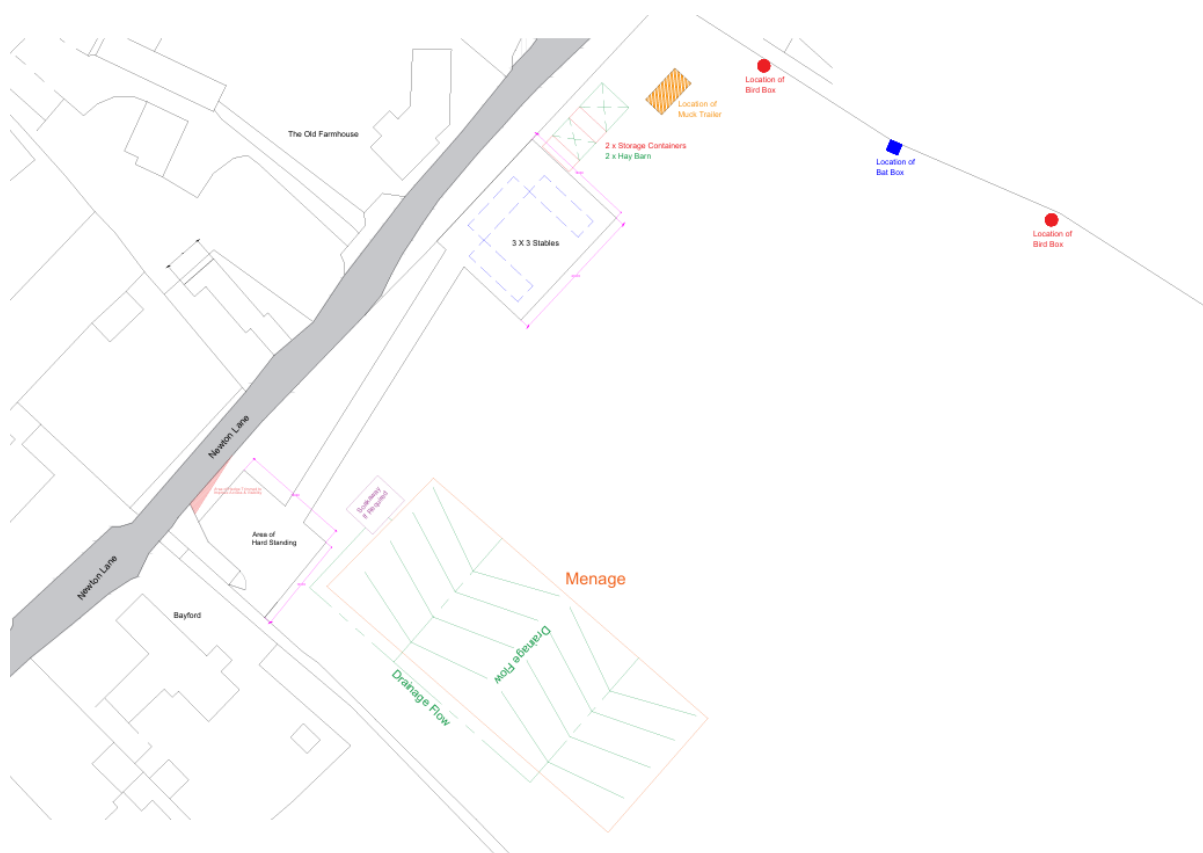
"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

Design and Impact on the Character and Appearance of the Area

Core Policy 57 of the WCS requires high-quality design that:

- Section 12 of the NPPF emphasises design that is:

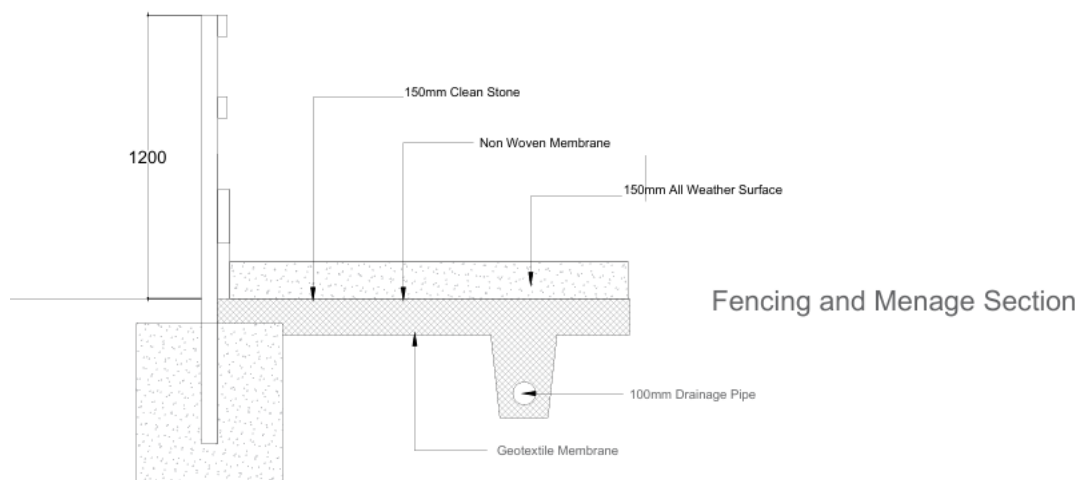
- The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.



As the stables block, hardstanding, feed and tack barns/containers are already present on site and appear to have been in situ for some time, it is evident from visiting that the additions are not overbearing or visually intrusive upon the streetscene.

The stables, and feed/store barns/containers are modest in scale and typical designs for such a use. The structures are grouped together, fully contained within the site which allows for the remainder of the site to remain open.

The proposed menage, again is a feature which is common within such an equine use and is a further low level addition, with open low-level fencing. The menage will be constructed using *terram geotextile base membrane, install clean free angular lime stone – lay rubber riding surface.*



Therefore, the proposed fencing is not considered to result in any visual alterations which would negatively impact the open and rural character of the area, with the aesthetics of the site remaining largely as existing.

Being for private use only the site is not considered to be intensifying in use and conditions can be imposed to ensure the use remains private only and any future additions which may be required would require further permissions.

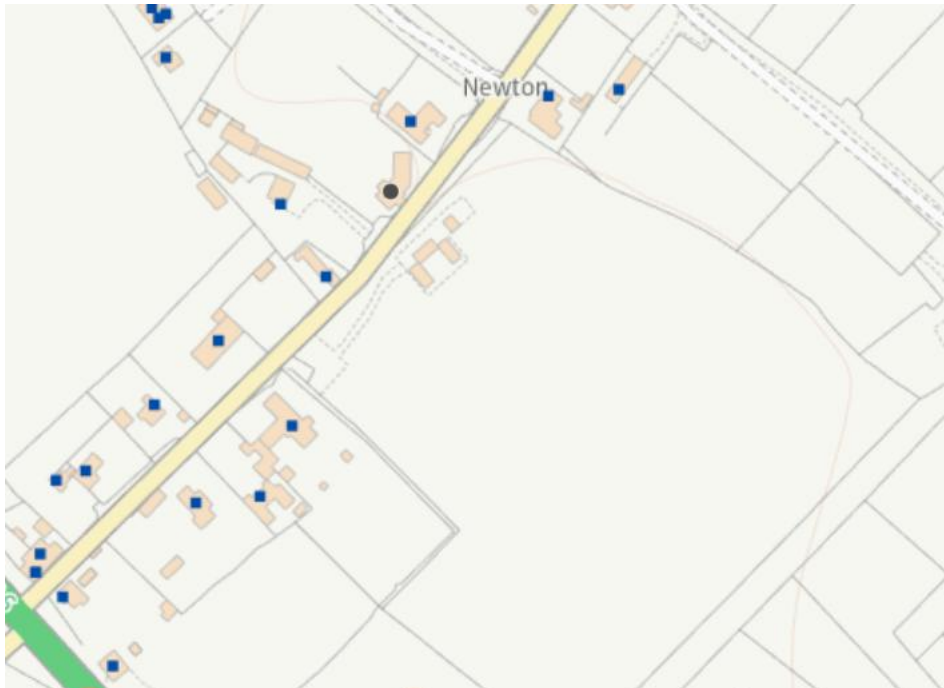
Amenity

Policy Context

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

Due to the nature of the proposal and the location of the site in relation to any nearby residential properties the change of use would not result in any adverse effects.



The application site is sited opposite from a cluster of residential properties along Newton Lane with the closest being The Old Farmhouse, Meadowside and Knotts Barn. Most of the structures on site are well screened from view by the dense boundary hedging.



With the stables and additional structures being modest in scale the impact visually upon the opposite neighbouring properties is minimal.

The property Brayford is located to the West of the site and would be the closest neighbouring property to the proposed Menage. The menage is a low-level addition for the exercising of horses. The use of this will be sporadic and as the use of the site is solely for private use the menage is not considered to pose any harm in terms of any significant noise or disturbance,

From visiting the site, it is evident that there is a level of mutual overlooking between the two sites and the installation of the menage in this location is not considered to result in any increased overlooking/loss of privacy to the current use of the field which would warrant a refusal.

Brayford is stepped back from the shared boundary as is the location of the proposed menage ensures its presence is not overbearing, in addition the existing boundary fencings/hedging aids with screening.



In addition, it is noted that no objections have been received from any residents with the council only receiving a letter of support for the site.

The site has a muck heap trailer positioned in the North-east corner of the site.

The applicant has confirmed that the trailer is for waste from the stables, for example horse manure and shavings which will be deposited in the trailer, once the trailer is full it will be collected and the waste disposed of by the contractor, the muck container will be collected every 4 to 5 weeks.

This position is well stepped away from any of the residential properties. The property Carleon is located to the Northeast of the site. However, again this property is stepped back from the shared boundary, with the muck trailer being further stepped back within the application site from that boundary also.

The council's Public Protection officer has raised no objection to the application subject to a formal waste disposal management plan containing details of the arrangements for the storage and/or disposal of manure and other material derived from the keeping of horses or livestock being submitted to and approved by the Local Planning Authority.

The details are to include a plan illustrating where the material will be stored and details of the construction and design of the structure / enclosure within which the material will be stored. The storage of manure and other material derived from the keeping of horses or livestock shall only be carried out in accordance with the approved details.

The proposal does not include any details of any external lighting and therefore a condition can be imposed to ensure no lighting is installed without prior approval to ensure no light spillage impact upon the neighbouring properties.

Highways Impacts and Parking

Policy Context

Transport implications are a key factor in assessing planning applications, especially for larger developments. Proposals must demonstrate:

- Safe and suitable access for all users, including pedestrians, cyclists, and those with mobility impairments.
- No severe residual impacts on the surrounding highway network.
- Promotion of sustainable travel, reducing reliance on private vehicles.
- Adequate parking and cycle provision, in line with adopted standards.
- Protection and enhancement of public rights of way and active travel routes.

Relevant policies include Core Policies 60–64 of the Wiltshire Core Strategy, supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy. The Local Cycling and Walking Infrastructure Plan (LCWIP) and LTN 1/20 (DfT) provide further design guidance for active travel infrastructure.

The Councils Highways officer was consulted on the proposal and provided the following comments:

Stables at this scale can generate a significant amount of additional traffic, however, I am aware that the submission states that these stables will be for the applicant's private use and not a commercial enterprise. It is essential in highway safety terms that this is secured appropriately, as the surrounding highway network is substandard in terms of width and the existing site access has restricted visibility.

Some minor improvements to the visibility at the site access are proposed and whilst I believe visibility will remain substandard, I am mindful that this is a development for private use only and that the existing access could have been used to an equivalent amount for agricultural purposes as the equestrian use.

Therefore, I recommend that no Highway objection is raised, subject to conditions.

Ecology and Biodiversity

Policy Context

The ecological impact of development is a key planning consideration, especially for larger schemes. Proposals must assess and address potential effects on:

- Protected species
- Priority habitats
- Ecological networks
- Green and blue infrastructure

Core Policy 50 of the Wiltshire Core Strategy requires development to:

- Avoid harm to ecological assets.
- Deliver measurable Biodiversity Net Gain (BNG), in line with the Environment Act 2021.
- Support habitat restoration and connectivity.
- Integrate biodiversity into site design.

Habitat Regulations Assessment (HRA)

New Forest SPA, New Forest SAC and New Forest Ramsar site:

The proposed development site lies within the 13.8km zone of influence for the New Forest internationally protected sites, which comprises the New Forest SPA, New Forest SAC and New Forest Ramsar site. Therefore, the application is screened into appropriate assessment under the Conservation of Habitats and Species Regulations 2017 (as amended) on account of its potential to cause adverse effects on the New Forest protected sites through increased recreational pressure which may occur alone and in-combination with other plans and projects. Many of the special features of the New Forest protected sites afforded protection are vulnerable to adverse effects associated with an increase in recreation as demonstrated in Natural England's supplementary advice issued for the SPA on 19 March 2019 and for the SAC on 18 March 2019.

However, as the proposal does not involve an increase in the number of residential units, it is not expected to contribute to additional recreational visits or associated pressures on these designated sites. Moreover, the proposed works are of a relatively minor nature and are not anticipated to result in any direct or indirect impacts on the integrity of the New Forest designations.

Therefore, it is concluded that there is no pathway for a likely significant effect, and the proposal can be screened out of the requirement for Appropriate Assessment under the Habitats Regulations.

River Test Catchment - Solent Maritime Special Area of Conservation (SAC), Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar site, Portsmouth Harbour SPA and Ramsar site, Solent and Southampton Water SPA and Ramsar site.

WCS policy CP50 (Biodiversity and Geodiversity) and the NPPF requires the Local Planning Authority to ensure protection of important habitats and species in relation to development and seeks enhancement for the benefit of biodiversity through the planning system. Whilst the application site is not adjacent to any rivers or in any respective flood zones, it is situated within the River Test catchment which drains into the Solent. This region is protected by a number of international designations including the Solent Maritime Special Area of Conservation (SAC), Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar site, Portsmouth Harbour SPA and Ramsar site, Solent and Southampton Water SPA and Ramsar site; as well as the nationally designated Sites of Special Scientific Interest (SSSIs) that underpin these international designations.

The Solent water environment is one of the most important for wildlife in the United Kingdom. It is protected under the Water Environment Regulations and the Conservation of

Habitats and Species Regulations 2017 (as amended) as well as through national legislation for many parts of the coastline and adjacent maritime areas. Natural England has confirmed high levels of nitrogen and phosphorus are entering this water environment and that there is sound evidence that this eutrophication is causing excessive growth of plants and algae which reduces oxygen and light levels and is leading to negative effects on the special features for which the European sites are designated. These nutrient inputs mostly come either from agricultural sources or from waste water from existing housing and other development.

Natural England currently advises that every permission for new dwellings in the River Test Catchment Area could result in increased nutrients entering the Solent area (NE776 Edition 5 Nutrient Neutrality and Nutrient Mitigation.pdf) from the increase in waste water and land use change. Accordingly, the Local Planning Authority considers this proposal is likely to lead to significant effects on the European Sites and an Appropriate Assessment (AA) is required.

However, since the proposal that is subject of this application will not increase the number of residential units in the catchment, there is no mechanism for adverse effect. The proposed works are also relatively minor nature and there is no likelihood of direct impacts to the river itself. This proposal would therefore be screened out of Appropriate Assessment.

Protected Species

The submitted Preliminary Ecological Appraisal by Arbtech 10/01/2025 provides a clear overview of the species present on site. The report includes appropriate mitigation recommendations to avoid or minimise potential impacts on biodiversity. Notably, the installation of bat and bird boxes has been proposed to enhance roosting and nesting opportunities on site, contributing to biodiversity gain. The ecological surveys have been undertaken by a suitably qualified ecologist and are in accordance with current industry guidelines. The recommendations made are considered proportionate and appropriate to the findings, and I am in agreement with the conclusions drawn in the submitted report. In order to ensure that these recommendations are accommodated and are enforceable within the development, the condition set out below requires that the locations of bat and bird boxes are shown on site plans.

Lighting

The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

Biodiversity Net Gain

Under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) this application is required to deliver 10% Biodiversity Net Gain (BNG). The Biodiversity Gain Plan condition will automatically apply if approval is forthcoming.

A completed statutory metric calculation confirming the baseline and predicted post-development biodiversity units of Site has been submitted (including the condition assessment sheets and maps).

Information in the completed on-site baseline habitat tabs is accepted as accurate based on the information submitted. The pre-development (baseline) situation is summarised below.

On-site pre-development (baseline) biodiversity value	3.68 Habitat units
	0.60 Hedgerow units
	0.0 Watercourse units
Are there any irreplaceable habitats on-site?	No
Has any habitat degradation of occurred?	Yes

It is acknowledged that the stable block and access track have already been constructed, resulting in habitat degradation within that part of the site. As such, the Biodiversity Net Gain (BNG) metric has appropriately used a baseline based on the pre-development habitat conditions. These conditions were determined using a combination of anecdotal and photographic evidence, along with aerial imagery. The area has been assessed as likely reflecting the condition of the adjacent grassland and has therefore been assigned a moderate condition classification. This approach is considered reasonable and ensures that the BNG calculations reflect a more accurate and representative baseline for assessing biodiversity impacts and gains.

It is intended that an area of land (Appendix 4 – Post Development Habitat Plan - Proposed of the Biodiversity Net Gain Assessment by Arbtech 12/02/2025) would be enhanced to achieve a 10% gain.

All land located outside the redline application boundary of the development site is considered off-site (refer to information here [Make off-site biodiversity gains as a developer - GOV.UK](#)).

All off-site biodiversity gains sites must be registered on the national biodiversity gains site register. Guidance on how to register a biodiversity gains site including a list of items required to apply can be found here - [Register a biodiversity gain site - GOV.UK](#). In order for the Biodiversity Gain Plan condition to be discharged all off-site gains must be shown on the Biodiversity Gain Plan as allocated to this development on the national biodiversity gains site register. Off-site gains must be secured via a legal agreement for at least 30 years.

This must be a planning obligation (Section 106 agreement) or conservation covenant. Wiltshire Council will not enter into a Section 106 agreement for off-site gains unless the off-site gain site has been verified. Contact ecologychargeableservice@wiltshire.gov.uk to request further information on site verification.

Flood Risk and Drainage

Policy Context

Core Policy 67 of the Wiltshire Core Strategy and NPPF paragraphs 170–182 require:

- Avoidance of increased flood risk.
- Use of appropriate mitigation measures.
- Application of the sequential and exception tests for developments in Flood Zones 2 or 3.

Sustainable Drainage Systems (SuDS) are required for all major developments and must:

- Manage runoff near its source.
- Improve water quality.
- Support biodiversity and amenity.
- Be integrated into the site layout and green infrastructure.

In April 2025, the LLFA stated that the site is in Flood Zone 1 and there is a very low risk of surface water flooding and low risk of ground water flooding.

The Council's Drainage consultant provided the following comments:

The proposed works are minor in nature and will not result in a significant increase in impermeable area or corresponding flood risk when compared to the existing baseline scenario. It is noted that the May 2026 plans show the Menage draining to a soakaway however, no details have been provided with respect to infiltration testing, sizing and design.

Therefore, we raise no objections to this application, subject to further soakaway details..

Other matters:

Public footpath WHIT11 runs diagonally through the southern paddock. The Council's Rights of Way Officer was consulted and provided the following comments:

I note there are no buildings proposed in this paddock. The footpath should always remain open and available and must not be obstructed by fencing. I have no objection subject to the above.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to 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 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

Location plan received 28/03/25
Proposed elevations CB5 received 26/03/26
Menage levels CB2 received 26/03/26
Proposed menage elevations CB6 received 26/03/26
Proposed layout plan received CB1 26/03/26
Red line plot CB3 Received 26/03/26
Whole site plan CB4 Received 26/03/26
Proposed layout plan CB1 Received 26/03/26

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

3. The development will be carried out in strict accordance with the following documents: • Biodiversity Net Gain Assessment by Arbtech 12/02/2025 Section 4 Recommendations to Deliver BNG • Preliminary Ecological Appraisal by Arbtech 10/01/2025

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

4. No external light lighting shall be installed onsite

REASON: To avoid illumination of habitat used by bats and in the interest of residential amenities.

5. Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of enhancement features for biodiversity, such as bat roosts and nesting opportunities for birds (e.g. bat and bird boxes), shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation /enhancement for biodiversity.

6. The development hereby permitted shall only be used for the private stabling of horses and the storage of associated equipment and feed and shall at no time be used for any commercial purpose whatsoever, including for livery, or in connection with equestrian tuition or leisure rides.

Reason: In the interests of highway safety and/or to protect the living conditions of nearby residents.

7. The development hereby permitted shall not be first brought into use until the first 10m of the access, measured from the edge of the carriageway has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

Reason: In the interests of highway safety

8. Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.

Reason: To ensure that the highway is not inundated with private water.

9. No part of the development shall be first brought into use until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 600mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter.

Reason: In the interests of highway safety

10. Any gates shall be set back 10 metres from the edge of the carriageway, such gates to open inwards only.

Reason: In the interests of highway safety.

11. Within three months of this consent the following information shall be submitted to the local authority for approval:

- Soakaway testing in accordance with BRE365, and groundwater level monitoring (taking into account seasonal variations).
- • If infiltration is proposed, it is implemented in manner that does not create an offsite impact, particularly if there are reports of groundwater flooding in the area.
- Existing pre and post development runoff rates for the site, in accordance with Wiltshire Council's betterment policy update, which can be found [here](#).
- Calculations that demonstrate the sizing of any attenuation/ SuDS features and cross section drawings of these features.
- Pre and post development exceedance routing that demonstrates flood risk is not increased elsewhere.
- Details of how the proposed and existing drainage features on the site will be maintained and managed after completion with confirmation from the relevant authority that they will adopt any systems that are being offered for adoption.
- If access to the site is predicted to flood, an emergency plan must be agreed with Wiltshire Council.

REASON: In the interest of appropriate draining for the site.

12. No fences (other than those shown on the approved plans) or jumps shall be erected on the site without the prior approval in writing of the Local Planning Authority.

REASON: In order to protect the living conditions of nearby residents and/or the rural character of the area.

INFORMATIVE: The applicant should note that no gates or stiles should be erected across the public right of way without prior consultation and approval from the Countryside Access Officer (contact rightsofway@wiltshire.gov.uk). Unauthorised structures across a right of way are an obstruction and gates may only be authorised for the control of stock under section 147 of the Highways Act 1980.

INFORMATIVE: The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.