

TOWN & COUNTRY PLANNING ACT 1990

PLANNING STATEMENT

INSTALLATION OF A RIDING ARENA

CHURCH FARM, LOWER SEAGRY, WILTSHIRE, SN15 5EP

Prepared by

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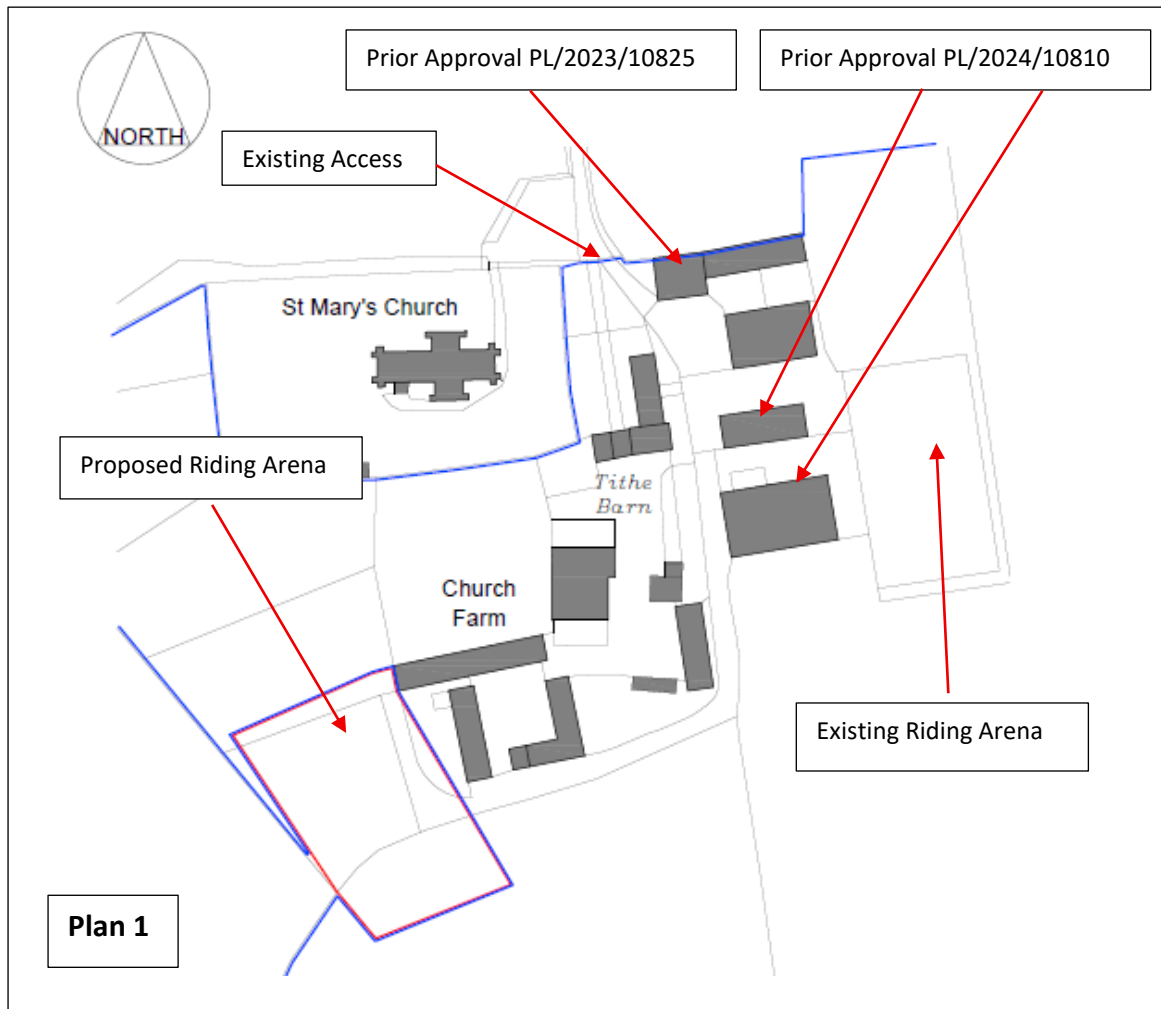
Our Reference: LPC.5358

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1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared to support the submission of a planning application seeking full planning permission for the installation of a riding area on land at Church Farm, Lower Seagry, Wiltshire, SN15 5EP.
- 1.2 This statement will describe the location of the site and will set out what is proposed by the planning application. The statement will then provide an overview of the planning policy context and an assessment of the key material planning considerations, demonstrating the proposal's acceptability.
- 1.3 The documents included with the application submission are as follows;
- 01B-Location Plan
 - 02E-Proposed Site Plan
 - 03A-Proposed Sections Through Manege
 - Survey
 - Preliminary Ecological Appraisal
- 1.4 The proposed development comprises the installation of a riding arena with dimensions of 25m x 45m enclosed by a post and rail fence. The location is immediately to the south west of the cluster of buildings associated with Church Farm. It's pertinent to note that within the north east part of the Church Farm complex a Class Q Prior Approval PL/2023/10825 was granted in February 2024 for the conversion of an agricultural building to one dwelling, and in February 2025 Class Q Prior Approval PL/2024/10810 was granted to convert two agricultural buildings into three dwellings. The implementation of this scheme is well advanced. There is an existing riding arena immediately to the east of the above approved dwellings which was granted permission N/05/01894/COU in 2005. This proposal is essentially a replacement of the existing riding arena at the site, with the new location being much more suitable for operational reasons. The locations of the existing and proposed riding

arena, together with the Class Q Prior Approvals are shown on Plan 1 below.



2.0 PLANNING POLICY CONTEXT

2.1 The Wiltshire Core Strategy (WCS) (adopted January 2015) contains the key policies relevant to the assessment of the proposed development, which are;

- **WCS** Core Policy 48: Supporting Rural Life
- **WCS** Core Policy 50: Biodiversity and Geodiversity
- **WCS** Core Policy 51: Landscape
- **WCS** Core Policy 57: Ensuring High Quality Design
- **WCS** Core Policy 58: Conservation of the Historic Environment

- 2.2 The WCS is accompanied by the Policies Maps, which provides a spatial representation of the Local Plan policies. The site lies within Flood Zone 1 and is not subject to any national or local landscape designations.

3.0 KEY ISSUES AND PLANNING ASSESSMENT

- 3.1 In light of the context of the site and relevant national and local planning policies the key material planning considerations are considered to be:-
- i) Principle of Development
 - ii) Design and Impact on Landscape Character
 - iii) Highway Safety
 - iv) Neighbour Amenity
 - v) Ecology

Principle of Development

- 3.2 The WCS is silent on the provision of new equestrian facilities because their type and nature are acceptable in principle within the countryside. The policies of the WCS in relation to securing high quality design, protecting the landscape, and protecting and enhancing the character of the historic and natural environment are sufficient to assess any proposal for equestrian development on its own merits.
- 3.3 The application site falls within the countryside but the proposed use of land is appropriate for the rural location and context of the site. The facility is modest in scale, and the overall scale and appearance of the riding arena will respect the established character of the natural landscape. Accordingly, the principle of such an equine development in this rural locality is entirely acceptable.

Design and Impact on Landscape Character

- 3.4 WCS Policies 51 'Landscape' and 57 'Securing High Quality Design' seek to secure high quality design in all development and ensure there is no harm to landscape character.
- 3.5 The application site does not lie within a protected or valued landscape, albeit it is acknowledged the intrinsic character and beauty of the countryside must be recognised and considered. The application site is purposefully located immediately adjacent to the south west of the existing cluster of buildings associated with Church Farm to minimise it's visual impact.
- 3.6 In terms of the impact on landscape character and visual amenity, Core Policy 51 of the WCS seeks to ensure that new development protects, conserves and where possible enhances landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. The proposed development will be in keeping with the established character of the locality, will not be visually prominent and will have negligible visual impact outside the immediate confines of the site, conserving the local landscape character as required by Policy 51.
- 3.7 It is acknowledged that within the Church Farm complex (to the north east of the site) is a listed Tythe Barn and further to the north is the listed St Mary's Church. These are shown on Plan 1. Given the equine nature of the proposal, within a rural equality, this means there will be no harmful impact whatsoever to the setting of these heritage assets.

Highway Safety

- 3.8 There is an existing vehicular access point to the Church Farm complex, as identified on Plan 1. This will serve the access requirements for the proposed riding area. Furthermore, as this is a replacement of an existing facility there will be no increase in traffic generation.

Neighbour Amenity

- 3.9 The locality of the proposal is well divorced from any neighbouring properties and therefore no harmful amenity impacts will accrue from wither it's visual impact or the riding activities associated with the arena.

Impact on Ecology and Biodiversity

- 3.10 The Given the rural characteristics of the wider locality a Preliminary Ecological Appraisal has been undertaken. This has established that there are no prohibitive Ecological issues arising with the following being a salient extract, *"The habitat present on-Site is unsuitable for ground nesting birds as the grassland is heavily grazed which discourages birds from breeding. The hedgerow within the buffer zone offers potential for nesting birds such as blackbird and wren; the Proposed Development will keep the habitat intact."* Given the size of the site, coupled with no impact upon any priority habitats either on site or within 500m, this means the site is exempt from a BNG appraisal.

4.0 CONCLUSION

- 4.1 The propose riding arena is entirely appropriate in principle for this rural locality, and will have no harmful effect upon the local landscape character. It's been demonstrated that no prohibitive Ecological issues will arise and the existing access arrangements are entirely suitable.
- 4.2 Accordingly, it is entirely appropriate that planning permission be granted.