
APPLICATION NO.	23/00609/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	21.03.2023
APPLICANT	Mrs and Mr Sam and Terry Davis
SITE	Land lying to The north east of Manor Farm, Chilworth Old Village, CHILWORTH
PROPOSAL	Change of use from arable to equestrian use, erection of stables, hay barn, jump shed, construction of manege and parking, installation of septic tank, erection of fencing
AMENDMENTS	19 th September 2023 – description of development altered to remove reference to floodlighting 31 st August 2023 – further information on essential need for the proposals received 24 th August 2023 – samples and details of materials and muck heap details received. 14 th July 2023 – amended landscape management plan received. 15 th May 2023 – surface water drainage information received. 12 th April 2023 – ecological impact assessment received.
CASE OFFICER	Kate Levey

Background paper (Local Government Act 1972 Section 100D)

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1.0 INTRODUCTION

- 1.1 The application has been called to Southern Area Planning Committee at the request of a member.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application site is located to the south of the A27. The land is designated as countryside and is within the local gap. The size of the land under the applicant's control totals approximately 5.6 hectares. Site observations and aerial photography indicate that the land has most recently been used for grazing and hay making.
- 2.2 There are numerous trees along the site boundaries, however, none of these are protected by TPO. The land is served by an existing gated access leading from Old Chilworth Lane. The site currently has a large timber outbuilding with pitched roof in the northern corner, this is proposed to be re-located to form part of the smaller stable block building.

3.0 **PROPOSAL**

3.1 This proposal is for change of use from arable to equestrian use, erection of stables, hay barn, jump shed, construction of manege and parking, installation of septic tank and erection of fencing.

3.2 The submitted planning statement explains that the site will be used privately, for the applicant's family and for some of their close friends. The statement further explains that the site will not be used commercially. The proposal includes the provision of a septic tank for a toilet which would be located in one of the rooms at the end of the larger stable building. No overnight accommodation is to be provided on site.

4.0 **HISTORY**

4.1 22/01760/FULLS Change of use of land from agricultural to equestrian, erection of stables, barns, manege, tack office, store and associated car parking. Withdrawn 14.09.2022

4.2 22/02636/FULLS Change of use from arable to equestrian use, including barns, stables and ancillary accommodation. Withdrawn 06.12.2022

5.0 **CONSULTATIONS**

5.1 Landscape: no objection

5.2 Ecology: no objection subject to condition.

5.3 Trees: no objection subject to condition.

5.4 HCC Lead Flood Authority: no objection

5.5 Environment Agency: at the time of writing this report, no comments have been received.

5.6 HCC Highways: no objection.

6.0 **REPRESENTATIONS** Expired 28.07.2023

6.1 Chilworth Parish Council: 2 letters of objection (summarised):

- The application is in breach of policies E2 and E3
- The Parish Council attempt to preserve the sanctity of the Local Gap
- The application will disturb the current peace and quiet area and have adverse effects on the natural habitat
- There seems to be surplus of stables and buildings
- The traffic report submitted assumes that the readings are taken from the land running to and from the Old Village and not the main A27
- Leylandii and maple are not natural species to the area and should be taken down

6.2 Chilworth Riding Club – support (summarised)

- It is great that horse owners want to take good care of their animals and in going so will also take care of their riders
- Advised to ensure that school is big enough to enable a safe place for children and adults to jump safely
- It is brilliant that (the applicant) is hoping to make use of the land by erecting jumps, allowing young riders to learn in a safe environment
- This will also allow riders to safely hack around the land and not have to rely on road hacking which can be hazardous

6.3 Five letters of objection, summarised below:

- The continued arable designation of this land is crucial as in a key position as the Local Gap and Strategic Gap
- This land used to produce cereal crops and the UK needs far greater crop production
- The applicant has a lack of awareness of the heritage of this area
- The proposed structures could be converted into housing in the future
- The approval would set a precedent for more extensive house building
- The installation of utilities and septic tank already indicates provision of facilities that could be used for business and accommodation purposes.
- Why is there a need for another equestrian centre in this area and is this a stepping stone for housing
- The owners have constructed a stable block, solid metal gated entrance and wooden fencing and damaged an oak tree next to the lane and in the process of installing piped water.
- The Conservation Area of Chilworth Old Village is designated
- The former and widely respected Borough Councillor for Chilworth stressed the importance of maintaining this local gap and strategic gap
- Lighting would impact bird life and natural environment of the area and would be dangerous for passing traffic
- The area is renowned for its wide-open landscape with far-reaching views
- Strict controls should be employed
- The site can clearly be seen from the main road and beyond
- Overdevelopment
- Traffic congestion and there are no turning points on the road

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

7.2 Test Valley Borough Revised Local Plan (2016)(TVBRLP)

COM2: Settlement hierarchy

E1: High quality development in the Borough

E2: Protect, Conserve and Enhance the Landscape Character of the Borough

E3: Local Gap

E5: Biodiversity

E7: Water management

E9: Heritage
LHW4: Amenity
T1: Managing movement
T2: Parking provision

7.3 Local Gap Topic Paper

This document was produced to inform the wording of the current Local Plan and to provide justification to the examining Inspector. The document accompanied the Local Plan when it was at examination.

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Character and appearance of the area
- Effect on the local gap
- Arboriculture
- Biodiversity
- Neighbouring amenity
- Water management and flooding
- Highways
- Parking provision
- Heritage

8.2 **Principle of development**

The site is situated outside of any defined settlement boundary and is therefore within the countryside. Policy COM2 of the Local Plan states that development outside of the boundaries of settlements will only be permitted if:

- 'a) it is appropriate in the countryside as set out in Revised Local Plan policy COM8-COM14, LE10, LE16- LE18; or*
- b) it is essential for the proposal to be located in the countryside.'*

8.3 The proposal is not of a type that falls under any of the policy exceptions listed in criterion (a) of Policy COM2 and therefore, the application falls to be considered against criterion (b).

8.4 The proposal includes change of use of the land to equestrian use. The use of land for the keeping of horses and construction of equestrian buildings is not considered an unusual prospect in the countryside and provides a more appropriate setting than a site available within the designated settlement boundaries. The proposed equestrian use of the land will be for private, personal use and not for commercial purposes. The application has been submitted on the basis that the site will be used by the applicant's family and for some of their close friends, for private equestrian use as a recreational hobby. Between these families there are 9 horses which are proposed to be stabled at the site.

- 8.5 The large stable building proposed under this application measures 3.5 metres maximum ridge height and 29 metres in length. The other, smaller, stable block measures 3.1 metres maximum ridge height and 14.5 metres length. Each loose box in the stable buildings measure 3.6 metres by 3.6 metres. The British Horse Society (BHS) recommend a stable size of 3.65m x 3.65m for average size horses. Additionally, the BHS recommendations are that the roof height should allow a minimum clear space to the eaves of 60 – 90cm above the ears of the horses as they stand, to allow adequate ventilation and air circulation. Based on an average horse height of 1.6 metres, the eaves height of the proposed building should be 2.5 metres. The proposed eaves height is 2.5 metres for the larger stable block and 2.9 metres for the smaller stable block. In view of the BHS stable size recommendations, the sizes of the stables proposed under this application are considered reasonable. Furthermore, the Animal Welfare Act 2006 requires that care is given to all animals, including horses, and that The Code of Practice for the Welfare of Horses, Ponies, Donkeys and Their Hybrids (last updated in 2018) details guidance in relation to providing a suitable environment for horses, and amongst other things, identifying that it is important to provide appropriate shelter for horses, particularly for older horses and less hardy breeds, it is necessary to provide stabling/shelter. The proposals for the stables within the barn will support the health and welfare of the horses kept on site.
- 8.6 On the submitted floor plans, there are two unlabelled rooms at either end of the larger stable block. The agent has clarified that one of these rooms would be used for a toilet associated with the proposed septic tank in the car park area. The other unlabelled space in this stable block would be used for tack storage and tea making facilities. The provision of a tack storage area is considered to be reasonable given the number of horses on the site. The provision of a toilet and associated septic tank, and space within a storage room for tea making facilities is also considered reasonable.
- 8.7 The proposed hay barn would measure 3 metres to the ridge (not including the overhang) and 22 metres in length. At the time of the case Officers site visit the grass was noted to be cut short, indicating that hay is harvested here, and this is something which is also noted in the submitted planning statement. It is understood from the Horse and Hound website that the average horse eats 15 – 30 bales of hay a month, so on average of 63 – 126 bales of hay each month would be required to be stored in the barn. The proposed building is open plan and open sided, which would allow for a tractor to load the hay into the barn. The hay barn has an overhang which would help protect the hay from bad weather. Overall, it is considered that the size and design of the hay barn is acceptable to support the health and welfare of the horses kept on site.

- 8.8 The proposal includes provision of a jump shed, measuring 3.8 metres by 3.8 metres, not including the overhang. The maximum ridge would be 3.1 metres. This is proposed to be used for secure storage of equestrian paraphernalia including jumps and poles for use in the manege. The proposal also includes provision of a manege which would measure 60 metres x 30 metres. The provision of the jump shed indicates that the manege would be used for jumping and it is understood from the Horse and Hound website that extra width is recommended for manege proposed to be used for jumping or dressage. This is corroborated by the letter of support from the Chair of Chilworth riding club which states that 'jumping arenas would normally be 60ft x 30ft or 60ft x 40ft.' Therefore, in this instance it is considered that the size of the manege is acceptable for its intended use.
- 8.9 Parking is proposed at the northern side of the manege, which would accommodate cars belonging to horse owners connected with the facility. There are no specific car parking standards in Annex G of the RLP for private equestrian facilities. However, given the private use of the site, it is considered that the car park is of a sufficient size for on site parking of vehicles which belong to the horse owners. A muck heap is to be provided, and the agent has explained that the muck would be collected every two months as a minimum, by a tractor with a trailer attached. It is considered that the size of the car park area is sufficient to allow a tractor and trailer to manoeuvre within the car park area to collect the muck and remove it from the site.
- 8.10 A septic tank is proposed to be sited in the car park area, immediately adjacent to the muck heap. This septic tank is proposed to facilitate a toilet which would be located in one of the unmarked rooms at either end of the larger stable block. This toilet and associated septic tank are proposed as welfare facilities for users of the equestrian facilities.
- 8.11 Fencing is proposed to demarcate the paddock boundaries. The fencing would be of post and rail type. The British Horse Society recommend that the minimum land requirements for the grazing of horses is one horse per 0.4 – 0.6 hectares on permanent grazing. The size of the land under the applicant's control totals approximately 5.6 hectares, and of this land, approximately 5.4 hectares will be set aside for grazing. Given that 9 horses will be kept on the site, that allows for 0.6 hectares per horse. This accords with the space requirements recommended by the BHS and is therefore considered a reasonable amount of land to be used for grazing.
- 8.12 In view of the preceding discussion it is considered that the development would only serve a private equestrian function, it is considered that there is an essential need for a countryside location as an appropriate setting for the stated use. Therefore, the application is in accordance with criteria (b) of Policy COM2 of the TVBRLP and the principle of development is acceptable.

8.13 Impact to the character and appearance of the area

The site has an existing access from Old Chilworth Road. The site is visible from the A27 and Old Chilworth Road and there are a number of open views into the site from these public vantage points. There are no public rights of way in the vicinity.

8.14 The site currently contains a timber outbuilding which is proposed to be re-located to form part of the smaller stable block building. The site also contains a number electricity pylons which are highly visible and prominent when viewed from the public realm. The site has post and wire fencing to the boundaries, and there are some mature trees along the north boundary. While the site can be seen from a range of viewpoints, it is considered that the design of the proposals would not have a significant wider negative impact on views or the setting of the site. Equestrian use is not an unusual prospect in the countryside. The proposed buildings would be sited to the south of where the existing barn is located. All of the proposed buildings are single storey – for example the main stable block would have an eaves height of 2.5 metres and a ridge height of 3.5 metres. The buildings are of simple design and samples of construction materials have been submitted, these include timber cladding for the walls and merlin grey pre-finished steel for the roofs. The timber cladding would respect the rural character of the site. Due to the setback distance from the public highways and the single storey scale of the proposed buildings, it is considered that they will not appear unduly prominent within the wider landscape and viewed in context with the existing vegetation onsite.

8.15 At the time of the case Officer's most recent site visit, the west and east boundaries had been planted with conifer and laurel hedging, however, as these species are non-native the applicant has agreed to remove this planting from the site. This is reflected in the submitted landscaping plan. This landscaping plan also shows that additional native planting is proposed, as shown on the submitted landscaping plan. The application is also supported by a landscape management plan covering an initial period of five years and then up to 20 years. The landscape officer has reviewed the proposals and has raised no objection. A condition has been added to this recommendation to ensure that the landscape plan and management plan are adhered to.

8.16 It is considered that the visual aspects of the proposal respect and complement the character of the area and avoid any adverse impact on the wider landscape. Therefore, the application is in accordance with Policies E1 and E2 of the TVBRLP.

8.17 Local Gap and the impact on the surrounding area

The application site is located within the Local Gap. Policy E3 states that development within local gaps will be permitted providing that:

- a. It would not diminish the physical separation and/or visual separation; and
- b. It would not individually or cumulatively with other existing or proposed development compromise the integrity of the gap.

The proposal to use the land for equestrian purposes and the proposed addition of equestrian buildings would change the character of this part of the local gap. However, from site observations and a review of aerial photography, it would appear that the land has most recently been used for grazing and hay making. The proposed use is considered to be consistent with this. The proposal would increase the amount of built development on the site. However, the design of the buildings is simple and includes timber cladding, as such the buildings are considered to have the appearance of agricultural buildings. The manege proposed can be used all year round in all weathers, and would therefore prevent riders needing to use land within the wider holding for intensive riding during wet periods which would result in the land becoming poached and unsightly. The car park area proposed would be for the sole use of the owners of the horses at the site. Again, the laying out of hardstanding for parking would prevent poaching of the land.

- 8.18 There is a belt of fairly dense woodland to the east and south east of the site and this is mentioned in the local gap topic paper, which was used to inform the wording of the current Local Plan and to provide justification to the examining Inspector. The topic paper document explains the special character of each area and sets out that:

– ‘The belt of woodland along the northern edge of the gap adjacent to North Baddesley, contains the settlement, however, the rooflines of buildings are present in some views.’

The Topic paper goes on to state that *‘In view of the openness of the valley landscape and local topography, visual separation between settlements is dependent on the undeveloped character of the land between them. In addition, the belts of woodland contain the settlement edge and provide a wooded setting in each case. If development were to extend beyond the woodland in to the valley area it would lead to an erosion of the settlement settings, as well as increasing intervisibility and visible coalescence. The woodland edges provide robust boundaries....’*

- 8.19 Third party comments about the continuation of arable designation of this land being crucial in a key position within the local and strategic gap are acknowledged. However, policy E3 does not seek to prevent all development within a local gap; development may be acceptable in some circumstances where the proposal is of a rural character and has minimal impact on the purpose of the gap. In this case, the land has most recently been used for grazing and hay making. The areas to the south and east of the proposed buildings would remain as grazing land for the horses proposed to be kept on site. The land would be divided up into 9 separate paddocks, and it is secured by condition that the fencing shall be of post and rail type. This type of fencing allows more open views across the land from public vantage points and would still be appreciated as such in views from the public realm. The proposals are considered to integrate, respect, and complement the surrounding area.

8.20 It is acknowledged that the extent of built development on the site is increasing and that the proposals would change the character of this part of the local gap. However, the proposed buildings are single storey and additional landscaping is to be provided. Given the presence of the existing building on the land and taking into account the retention of existing trees present to the north of the application site as noted within the local gap topic paper, and grazing land to the south and east, it is considered that development in this location can occur without physically or visually diminishing the separation the gap provides. Furthermore, it is considered that the presence of development here would not compromise the integrity of the gap.

8.21 For the reasons discussed above, the development is considered to be in accordance with relevant local plan policies E1, E2, and E3 of the Revised Borough Local Plan 2016.

8.22 **Arboriculture**

There are numerous large and mature trees on the site boundaries and adjacent to the site and these trees positively contribute to the character of the site within the local gap. The application is supported by an arboricultural impact appraisal, method statement and tree protection plan (Barrell Tree Consultancy, February 2023). No construction is proposed within the root protection areas or crown spreads of trees within or adjacent to the development area. Implementation of the submitted method statement and tree protection plan will ensure that trees are not inadvertently damaged as a result of construction activity. A third party representation has been received about a damaged oak tree next to the lane. The tree Officer consulted has carried out a site visit and no specific concerns have been raised about this. A condition is recommended such that the development shall be undertaken in accordance with provisions within the submitted tree report.

8.23 For the reasons discussed above and subject to conditions, it is considered that the proposal will not give rise to any visual detriment and as a result, the application is in accordance with Policies E1, E2 and E3 of the RLP.

8.24 The Tree Officer has commented that if the site access requires upgrading or the access to be widened then a revised arboricultural impact assessment and method statement should be submitted and approved in writing by the LPA. This requirement has been included within an informative note attached to this recommendation.

8.25 **Biodiversity**

The application is supported by an ecological impact assessment (ECOSA, April 2023) which the Council's ecologist is satisfied represents current conditions at the application site. The site comprises a paddock used for grazing and a timber building which is proposed to be re-located to form part of the smaller stable block building. In moving this structure it is anticipated that the timber panels will need to be taken down and the building demolished. This building has been specifically surveyed within the submitted ecological report, and no gaps between the walls and roof or under the fascias were noted. The existing timber

building with onduline roof would provide poor thermal conditions for roosting bats. As such, the building has been assessed as having negligible suitability for roosting bats. The trees and hedging along the boundaries will not be affected by the proposed development. The report identifies that the site supports opportunities for protected and priority species including breeding birds, foraging and commuting bats, reptiles and hedgehogs. Sensible measures are proposed to ensure that impacts to these species are avoided, including the retention of the boundary features.

- 8.26 A third party representation states that lighting would impact bird life and the natural environment of the area. However, since the scheme was submitted, the external lighting has been removed from the scheme. Providing that the avoidance measures outlined within the submitted report are secured, the Ecologist has no concerns that this development would adversely affect any legally protected or notable habitats or species. It is secured by condition that the development shall proceed in accordance with the measures set out within the submitted report. Subject to this condition, the proposal accords with policy E5 of the RLP.
- 8.27 The submitted ecological assessment includes a range of recommendations regarding ecological enhancements. The Council's Ecologist has recommended that an Ecological Management Plan with enhancements is submitted for approval by the LPA prior to commencement of development. This is acknowledged, however, the scheme is for minor development of equestrian facilities and not currently subject to biodiversity net gain and so imposing such a condition is considered unreasonable in this instance.
- 8.28 **Amenity**
The proposed buildings and riding arena are to be located to the west side of the field adjacent to Old Chilworth village road. The nearest neighbouring property, Manor Farm, is located in excess of 300 metres to the south east, measured from the southern boundary of the application site. The proposed buildings are single storey. Due to the separation distance between the proposal and neighbouring properties in conjunction with its single storey scale, the proposal will materially impact neighbouring amenity with regard to daylight or sunlight provision or privacy.
- 8.29 A muck heap is proposed within the south east corner of the proposed car park. To prevent pollution impacts due to smells and flies, a condition is recommended which seeks to manage the storage and disposal of the manure and soiled bedding. Subject to this condition the proposal is in accordance with policy E8 of the RLP.
- 8.30 As a result of the above, and subject to conditions, the proposed scheme sufficiently provides for the amenity of neighbouring properties in accordance with Policies E8 and LHW4 of the RLP.

8.31 Highways and parking provision

The proposed equestrian facilities would be accessed via an existing access onto Old Chilworth Road, which is subject of national speed limit. The application is supported by a transport statement (Nick Culhane Highway consultant) and in order to inform the assessment a 7-day speed and volumetric survey has been undertaken near to the access point of the site on Chilworth Road. This survey has confirmed 85th percentile speeds of circa 18-19mph and extremely low traffic volumes. The Highways Officer has commented that the visibility splays at the site access of 2m x 22m and 23m are considered acceptable and that the submitted vehicle tracking diagram for a large rigid horsebox is also acceptable. A third party representation has been received about lighting and the impact this could have on passing traffic. However, since the scheme was submitted the external lighting has been removed from the scheme. No objection is raised from the HCC Highways Officer regarding this proposal.

8.32 Annex G of the RLP has no specific parking standards for private equestrian facilities. However, it is considered that the hardstanding space provided to the north of the site is of a sufficient size for parking and manoeuvring of vehicles, given that the site is to be used on a private basis only.

8.33 Given the considerations discussed above, it is not considered that the proposals would have an adverse impact on highway safety and sufficient parking is available on site, in compliance with policies T1 and T2 of the Test Valley Borough Revised Local Plan 2016.

8.34 Flooding risk and water management

The application is supported by a flood risk assessment and surface water drainage information. The application site is not located in an area of high flood risk. The buildings proposed are of modest scale and open grass areas are to be retained which consist of open paddocks. As such, it is not considered that there will be any materially significant increase in flood risk or surface water flooding. HCC Lead Flood Authority have raised no objection to the proposal. The application accords with policy E7.

8.35 Heritage

The Chilworth Old Village Conservation Area is located approximately 0.3km away, measured from the south boundary of the application site. There are a number of listed buildings in the conservation area. However, given the separation distance, the proposal is not considered to harm the appearance or significance of any heritage assets and in this respect the effect on those interests is considered neutral, or preserved, in accordance with policy E9.

8.36 Other matters – third party comments

Third party comments about possible future housing on this land are acknowledged. However, this application is for equestrian facilities only and is assessed on its own merits. Any possible future planning application would also be assessed individually on its own merits and can not be afforded any weight in this decision.

8.37 Third party comments about the land being used to produce cereal crops in the past and that the UK needs greater crop production are acknowledged. However, this application has been assessed against all relevant material considerations and there are no specific policies within the RLP which seek the retention of land capable of producing cereal crops.

8.38 Third party concern about the installation of utilities and the septic tank leading to business and accommodation purposes are acknowledged. However, the application has been submitted on the basis that the facilities are for private purposes only and a condition is recommended which ensures that the development 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.

9.0 **CONCLUSION**

9.1 The site is situated outside of any defined settlement boundary and is therefore considered to be within the countryside. Given that the development would only serve a private equestrian function, it is considered that there is an essential need for a countryside location as an appropriate setting for the stated use. Therefore, the application is in accordance with criteria (b) of Policy COM2 of the TVBRLP and the principle of development is acceptable.

9.2 It is considered that the proposed equestrian buildings would not appear unduly prominent within the wider landscape and viewed in context with the existing vegetation onsite. It is considered that development in this location can occur without physically or visually diminishing the separation the gap provides. Furthermore, it is considered that the presence of development here would not compromise the integrity of the gap.

9.3 The proposals are considered acceptable in principle and would not have any adverse impacts on the character and appearance of the surrounding area or the local gap, trees, biodiversity, neighbour amenities, highways, heritage or flooding. The proposals are therefore considered to comply with the relevant policies of the Test Valley Borough Revised Local Plan 2016. Permission is therefore recommended.

10.0	RECOMMENDATION	
	PERMISSION subject to:	
	1.	<p>The development hereby permitted shall be begun within three years from the date of this permission.</p> <p>Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>

	2.	<p>Notwithstanding the floodlight details shown on the submitted plans, the development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers DRE Rev D 2, site location plan, 10296/01, DRE-C, DRE-B, DRE-G, DRE- Rev C 2, DRE-D 1, tree protection plan, DRE-D 3, DRE-D 4, DRE-D 7, DRE-D 8, DRE-D 2, DRE-D 5, DRE-D 6.</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>
	3.	<p>The external materials to be used in the construction of external surfaces of the development hereby permitted shall be in complete accordance with samples submitted on 23rd August 2023 – namely timber cladding and merlin grey pre-finished steel.</p> <p>Reason: To ensure a satisfactory visual relationship of the new development with the existing in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.</p>
	4.	<p>Development hereby permitted shall proceed in accordance with the measures set out in Section 5 of the Ecological Impact Assessment (ECOSA, April 2023). Thereafter, the enhancements shall be permanently maintained and retained in accordance with the approved details.</p> <p>Reason: to conserve biodiversity in accordance with policy E5 of the Test Valley Revised Local Plan DPD.</p>
	5.	<p>The development hereby approved shall be undertaken in full accordance with the provisions set out within the Barrell Arboricultural Impact Appraisal and Method Statement reference 23016-AIA-PB dated 27th February 2023.</p> <p>Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.</p>
	6.	<p>The development hereby approved shall be undertaken in full accordance with the provisions set out within the landscape management plan (Helen Brown Treescapes, 13th July 2023) and accompanying landscape plan. All planting shall be completed before the end of the current or first available planting season following the grant of planning permission. Any trees or planting that are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period, shall be replaced before the end of the current or first available planting season following the failure, removal or damage of the planting. Furthermore, all conifers, laurel and other non-native evergreen trees and hedging as planted on the site and along the boundaries shall be removed from the site prior to first use of the facilities hereby permitted.</p> <p>Reason: To ensure the development would integrate and complement the character of the area and to respect the visual appearance of the local gap, in accordance with policies E1, E2 and E3.</p>

7.	<p>The development hereby permitted shall include provision of storage of horse manure and soiled bedding in the location shown on the submitted proposed site plan, reference DRE Rev D 2. No storage of manure and soiled bedding shall take place outside of this storage area hereby approved. Any muck and soiled bedding shall be disposed of from the site every two months as a minimum. The development hereby permitted shall not be brought into use until the works for such storage have been completed in accordance with these approved details. The approved storage area shall subsequently be maintained in accordance with these approved details.</p> <p>Reason: In the interests of public health and safety, in order to protect the natural environment and prevent pollution in accordance with Test Valley Borough Revised Local Plan (2016) Policy E7 and E8.</p>
8.	<p>The paddocks forming part of the development hereby approved shall be demarcated with post and rail fencing only.</p> <p>Reason: To ensure the development would integrate and complement the character of the area and to respect the visual appearance of the local gap, in accordance with policies E1, E2 and E3.</p>
9.	<p>No external storage, parking of vehicles, trailers, mowers, or other paraphernalia shall be stacked or deposited in the open outside of the buildings or car park area hereby permitted.</p> <p>Reason: To enable the Local Planning Authority to regulate and control the development of land and to preserve the visual amenity of the area in accordance with policies E1, E2 and E3 of the Test Valley Borough Revised Local Plan (2016).</p>
10.	<p>The development hereby permitted shall not be occupied or brought into use until the car parking spaces have been provided in accordance with the approved plans. The areas of land so provided shall be retained at all times for this purpose.</p> <p>Reason: To ensure sufficient off-street parking has been provided in accordance with the Test Valley Borough Revised Local Plan (2016) Policy T2 and in the interest of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.</p>
11.	<p>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.</p> <p>Reason: In the interests of highway safety and/or to protect the living conditions of nearby residents in accordance with Test Valley Borough Revised Local Plan (2016) Policies T1 and E8.</p>
12.	<p>No overnight parking of any vehicles shall take place on the site.</p> <p>Reason: To enable the Local Planning Authority to regulate and control the development of land and to preserve the visual amenity of the area in accordance with policies E1, E2 and E3 of the Test Valley Borough Revised Local Plan (2016).</p>

	13.	<p>No external lighting shall be installed at the site.</p> <p>Reason: To enable the Local Planning Authority to regulate and control external lighting at the site and to preserve the visual amenity of the area in accordance with polices E1, E2 and E3 of the Test Valley Borough Revised Local Plan (2016).</p>
Notes to applicant:		
	1.	<p>In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.</p>
	2.	<p>If the site access requires upgrading or the access to be widened then a revised arboricultural impact assessment and method statement should be submitted and approved in writing by the LPA.</p>