

PLANNING AND JUSTIFICATION STATEMENT

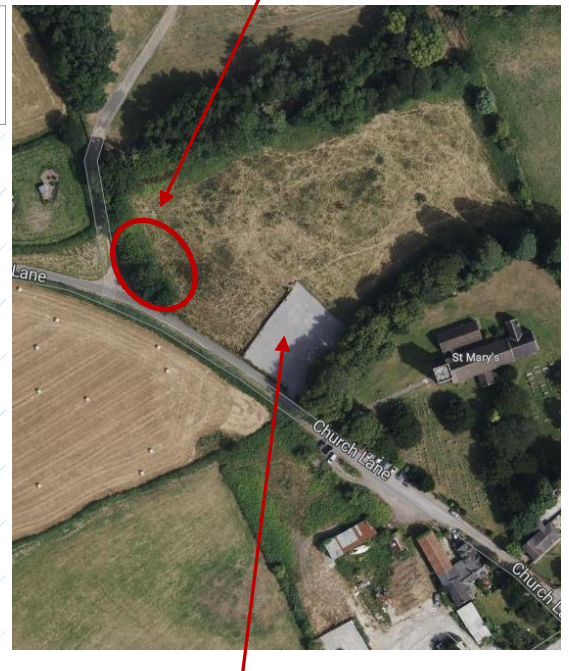
CONSTRUCTION OF STABLE BLOCK, IMPROVED ACCESS AND ECOLOGICAL ENHANCEMENTS

LAND TO THE NORTH OF ST MARY'S CHURCH, CHURCH LANE, MARSHFIELD,
NEWPORT, CF3 2UF

8th September 2025



New application site



Unauthorised hardstanding now removed

Scan of Drawing 03 showing the proposed site plan and Aerial Photograph
of the application site showing its location Bing Maps



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Hays / 1531

Application for Full Planning Permission Town and Country Planning Act 1990

Head of Planning
Newport City Council
Civic Centre
Newport
South Wales
NP20 4UR

HAYSTON DEVELOPMENTS & PLANNING LTD has been instructed to make an application on behalf of Mr Jacob Price for the following development planning permission:

Proposal: The construction of a stable block, improved access and ecological enhancements.

Site location: Land to the north of St Mary's Church, Church Lane, Marshfield, Newport, CF3 2UF.

Type of Planning Permission: Full

Relevant LDP Policy: SP 3 - Flood Risk, SP 5 - Countryside, SP 7 – Green Wedges, GP2 - General Amenity, SP9 – Conservation of the Natural, Historic and Built Environment, GP 5 – General Development Principles – Natural Environment, GP 6 – Quality of Design, CF 7 – Horse Related Developments.

National Planning Guidance: Planning Policy Wales Edition 12 and TAN 15 – Development and Flood Risk.

1.0 INTRODUCTION AND PLANNING BACKGROUND

1.1 The following documents support this planning application –

Planning Statement and Justification Report (this document)

- **Application Form** and associated certificate of ownership
- **Drawing 01**– Expanded Location Plan at Scale A3 @ 1:2500
- **Drawing 02**- Location and Block Plans at Scales A3 @ 1:2500 and 1:500 respectively
- **Drawing 03**- Site Plan- Stable Area at Scale A3 @ 1:250
- **Drawing 04a**– Floor Plan Stable of Block at Scale A3 @ 1:50
- **Drawing 05**– Elevations of Stable Block at Scale A3 @ 1:100
- **Drawing 06**– Muck Heap Details at Scale A3 @ 1:50
- **Appendix A** - Flood Consequences Report by Francis Sant Ltd (May 2025)
- **Appendix B** – Green Infrastructure Statement
- **Appendix C** – Pre-application Response PS/24/0018 dated 29th August 2024
- **Planning Fee:** £460-00

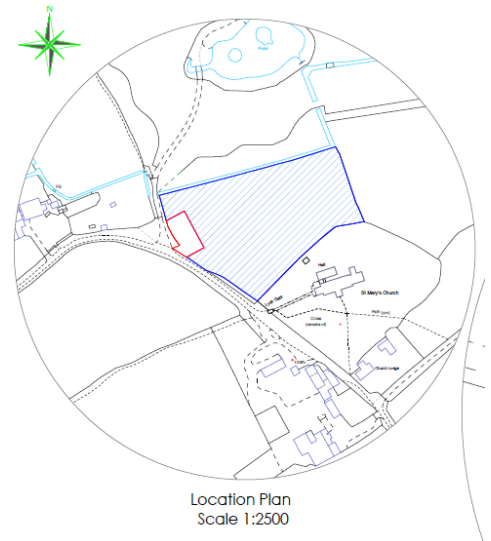
1.2 This report is prepared in accordance with the requirements of Policies contained within the *Local Development Plan for Newport and Welsh Government Development Management Manual* (05th May 2017).

1.3 No tree report has been done as all boundary and trees are being retained and root protection zones can be conditioned. Also, no ecology has been done as it is part of an active horse grazing area and enhancements are provided in the GIS.

2.0 THE APPLICATION SITE AND PLANNING BACKGROUND

2.1 The application site is an 'L' shaped parcel of agricultural land, 598m² in area, located to the northeast of the St Mary's Church grounds, to the north of the Church farm complex and east of Court Farm. The applicant owns an additional parcel of land to the east which extends to 1.06ha. The site has an existing gated access on to Church Lane. Along and adjacent to the southeastern boundary of the application site is a group of protected mature trees.

Scan of Drawing 02 showing the location of the application site



2.2 A previous owner undertook unauthorised development on this land in 2021 which included the removal of existing hedging along the site frontage, its replacement with close boarded fencing, a hardstanding area and the deposit of soil along the northern boundary adjacent to the reen together with the provision of a pole mounted CCTV system and the installation of external lighting units. Below are two photos from January 2025 of the application site with existing gateway and setting. The temporary stockpile of hardcore relates to compliance with the enforcement notice and material being removed next door.



(2025) The application site with existing gateway and setting. The temporary stockpile of hardcore relates to compliance with the enforcement notice and material being removed next door

2.3 The LPA served an Enforcement Notice (Ref (Ref21/0170)1409) on 2nd July 2021 on the owner. This Notice required the: -

- 1) The removal all close board fencing and replace with a post and rail fence not exceeding 1.4 metres in height. The attached advertisements and lighting completely removed.
- 2) The removal of topsoil on the northern side of the Land, adjacent to the reen, or spread it over the entirety of the field and seed it with a general-purpose meadow mixture.

3) To the rear of the post and rail fence, a mixed native hedge shall be planted in accordance with the attached scheme and be maintained in perpetuity.

4) Removal of the hardstanding and the resultant material from the Land, and reinstate the ground to its former condition, including seeding with a general-purpose meadow mixture. The Notice took effect on 9th August 2021 and the time for compliance was 4 months.

2.4 A partially retrospective planning application (Ref 21/1055) was submitted by the previous landowner in November 2021 in an attempt to regularise some of the development referred to in the Enforcement Notice.

A) The application detailed an 'L' shaped timber stable block located in the southern corner with a gross floor area of 72.4m², a maximum height of 2.1m to the eaves and 3.5m to the ridge. The stable block and associated development were located immediately adjacent to the western boundary of St Mary's Church.

B) The retention of the hardstanding area comprising of well compacted permeable clean stone finishing away from the edge of the crown of the trees along the south-eastern boundary. The hard standing area would provide ample parking facilities for vehicles towing horse boxes.

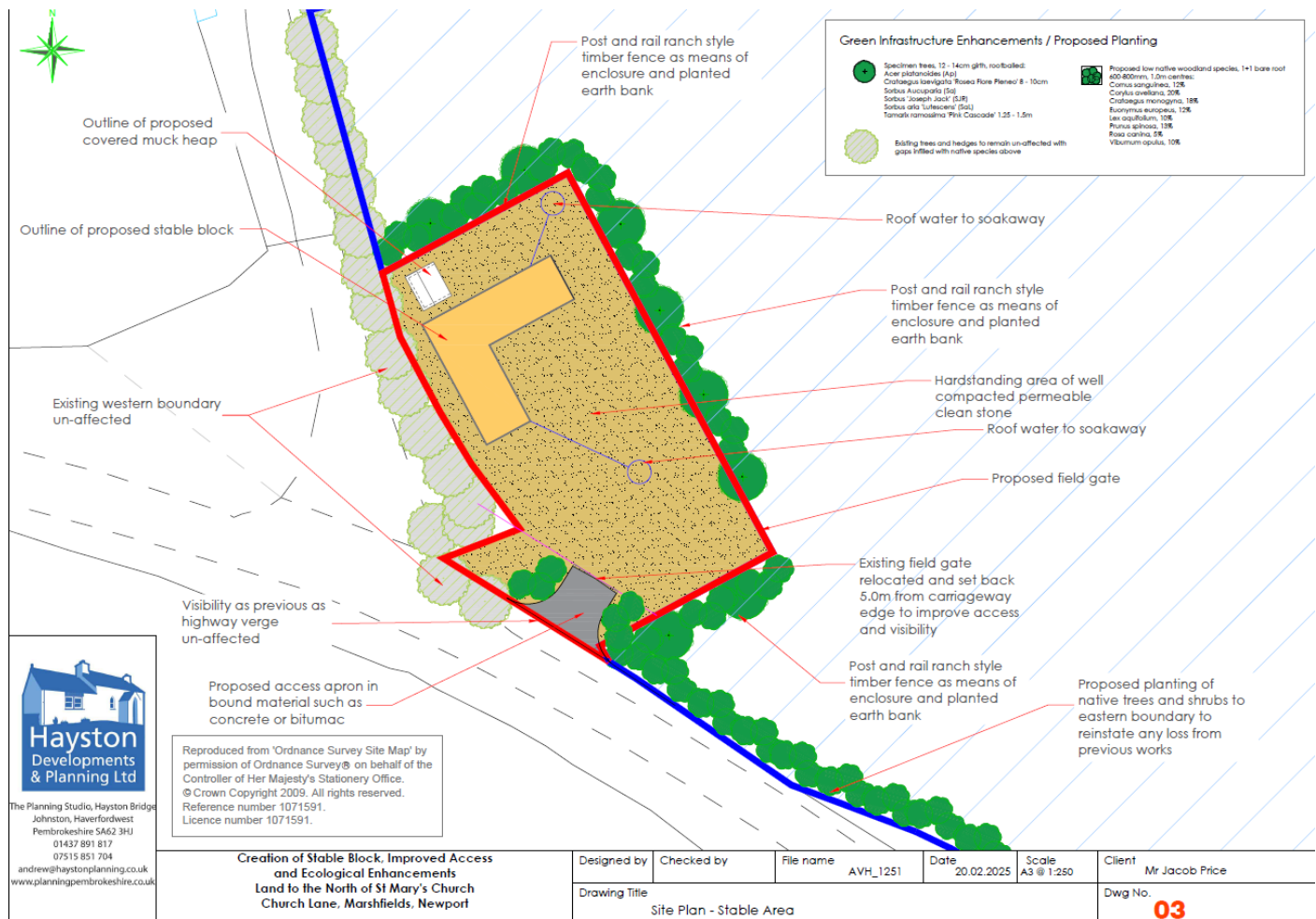
C) A proposed rectangular manege, 130m² in area, for the exercising of horses and ponies to be constructed to the southwest of the stable block.

D) A three-sided muck heap was located adjacent to the stable block constructed in rendered block work to a height of 1.4m.

2.5 This application was refused by Notice dated 3rd December 2022 primarily on the grounds of potential impact on the protected trees, the nearby Listed church and substandard northern visibility from the access point.

2.6 Following the refusal of the planning application the previous landowner sold the land to the current applicant and the Price family have complied with the requirements of the Notice.

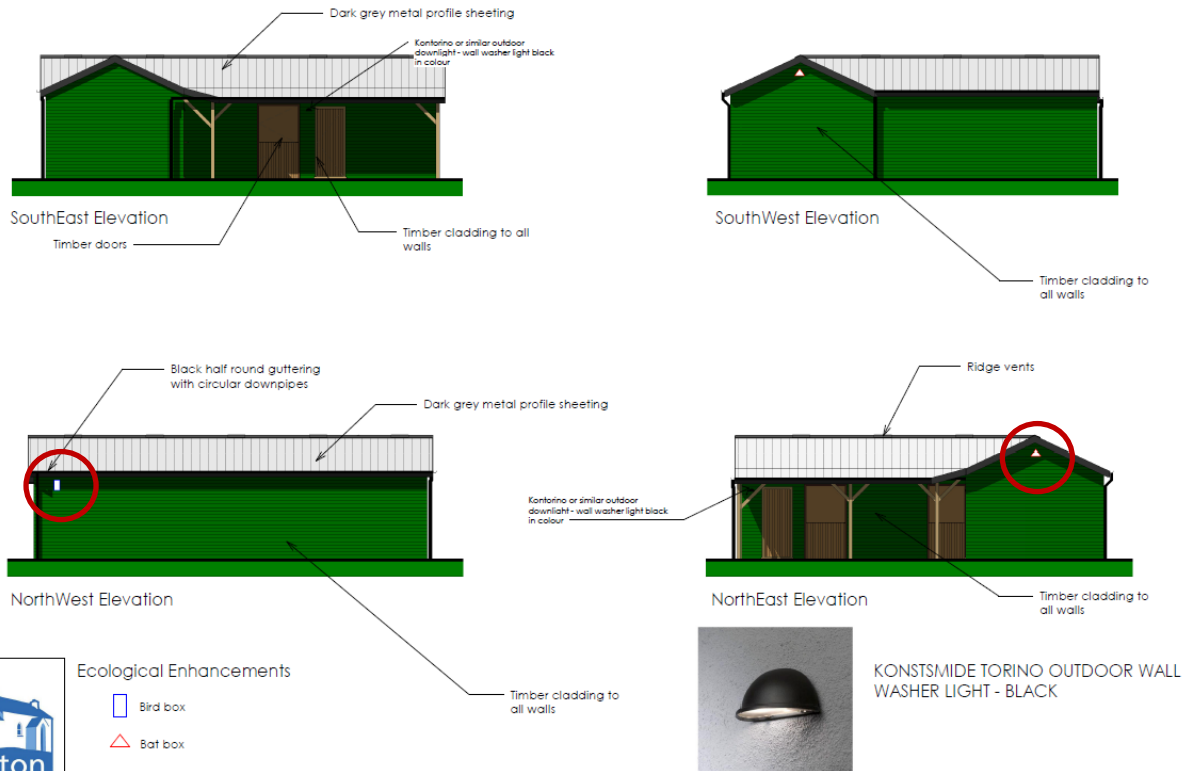
3.0 THE PROPOSAL



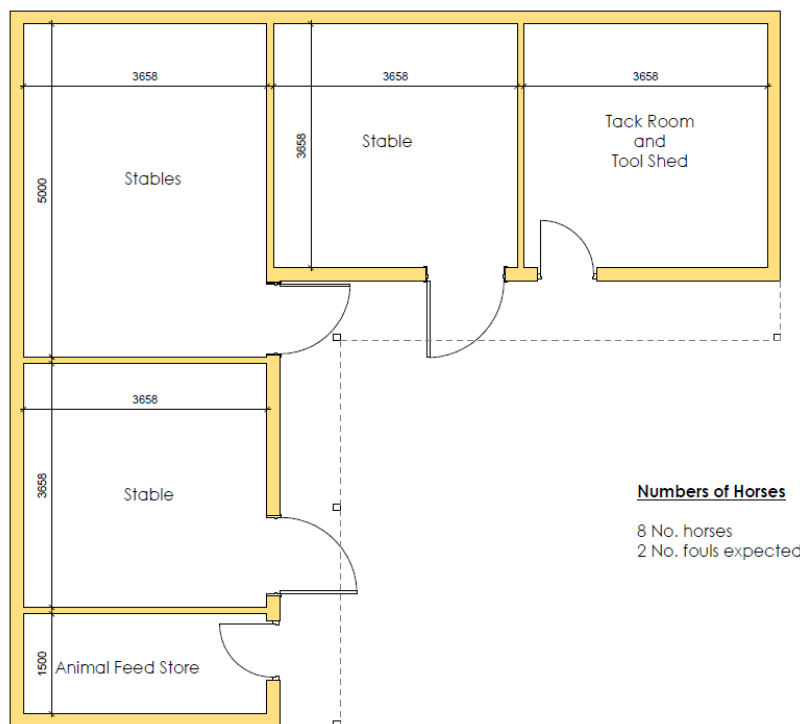
Scan of Drawing 03 showing the proposed site plan

3.2 The proposal contains the following elements, details of which are included on Drawings 03 to 06 (shown on the previous page)

a) The erection of a smaller scale 'L' shaped stable block located in the western corner of the application site with a gross floor area of 58.6m², a maximum height of 2.3m to the eaves and 3.4m to the ridge. It will accommodate three stables, a tack room and animal feed store and will be constructed in blockwork and finished in horizontal timber external cladding, The shallow pitched roof will be finished in dark grey profile sheeting extending over the front elevation to create a sheltered veranda. Surface water will be disposed via a soak. A bat box will be provided on the southwest elevation and a bird box on the northwest elevation.



Scans of Drawing 04a and 05 showing the floor plan and elevations, including the circled (in red) bat and bird boxes on the stables



b) A significantly reduced hardstanding area of well compacted permeable clean stone will be provided around the stable block. The hard standing area will provide ample parking facilities for vehicles towing horse boxes.

c) A small rectangular muck heap will be located to the rear of the stable block and will be constructed in rendered block work to a maximum height of 1.5m.

d) Post and rail timber fencing is proposed along the northern and east facing boundaries to a height of 1.4m. Behind this fencing and earth bank will be constructed to a height of 1.5, utilising in part soil currently stored on the site, the area to be excavated to build the stable block and will be planted with native species as specified in the schedule detailed on Drawing 03

e) The existing field entrance onto Church Lane will be relocated to the northwest to be used as the sole means of access into the site and the existing gate will be replaced with a new timber gate. The scheme also details a proposed access apron from the application site to Church Lane constructed in concrete or bitumac and the entrance gate will be set back 5m from the carriageway edge and will open inwards. There will be appropriate visibility splays available in both directions along the road verge.

f) Finally, extensive ecological enhancement and planting is offered with GIS to enhance ecology and screen the site.

4.0 CURRENT LDP POLICIES 2011 – 2025 ADOPTED 2015

The most relevant policy is CF 7 – Horse related Developments. Reference will also be made to Policies SP 3, SP 5, SP 7, SP 8, , SP 9 and GP 5.

4.1 CF 7 Horse Related Developments.

Horse related developments, both recreational and commercial, including stables, shelters and riding schools will be permitted provided that: i) the scale, design, siting and materials do not detract from the character and appearance of the locality; ii) the proposal does not result in an excessive number of buildings or inappropriate ancillary structures; iii) the proposed development does not require the provision of a new dwelling unless classified as a rural enterprise dwelling; iv) the proposed development does not require the provision of unsightly infrastructure.

4.2 Accompanying the previous Enforcement Appeal by the last owner the LPA submitted a document entitled 'Building Stables for Horses'. It has not been possible to ascertain the status of this document as to whether it is Supplementary Planning Guidance or merely general advice for potential developers.

4.3 This policy recognises the riding and keeping of horses for both commercial and domestic purposes is increasing in popularity. The economic benefit of these activities to the countryside is also acknowledged but it is essential to ensure that the horse related development does not have an adverse impact on the surrounding countryside. The policy sets out a number of criteria for assessing the impact of such developments including design, use of materials, scale, impact on the landscape and provision /access to services.

4.4 The applicant has been a horse owner and breeder for all his adult life and currently has 6 horses and two colts, and this was one of the main reasons for purchasing the site. The proposed 'L' shaped stable block, with a floor area of 58.6m², will be finished in natural timber with a horizontal emphasis and is of a functional appearance. In terms of scale, it is low level in nature with a maximum height of 2.1m to the eaves and 3.4m to the ridge and will have a minimal impact on the surrounding landscape. Furthermore, such timber structures can be considered to be temporary in nature with a life

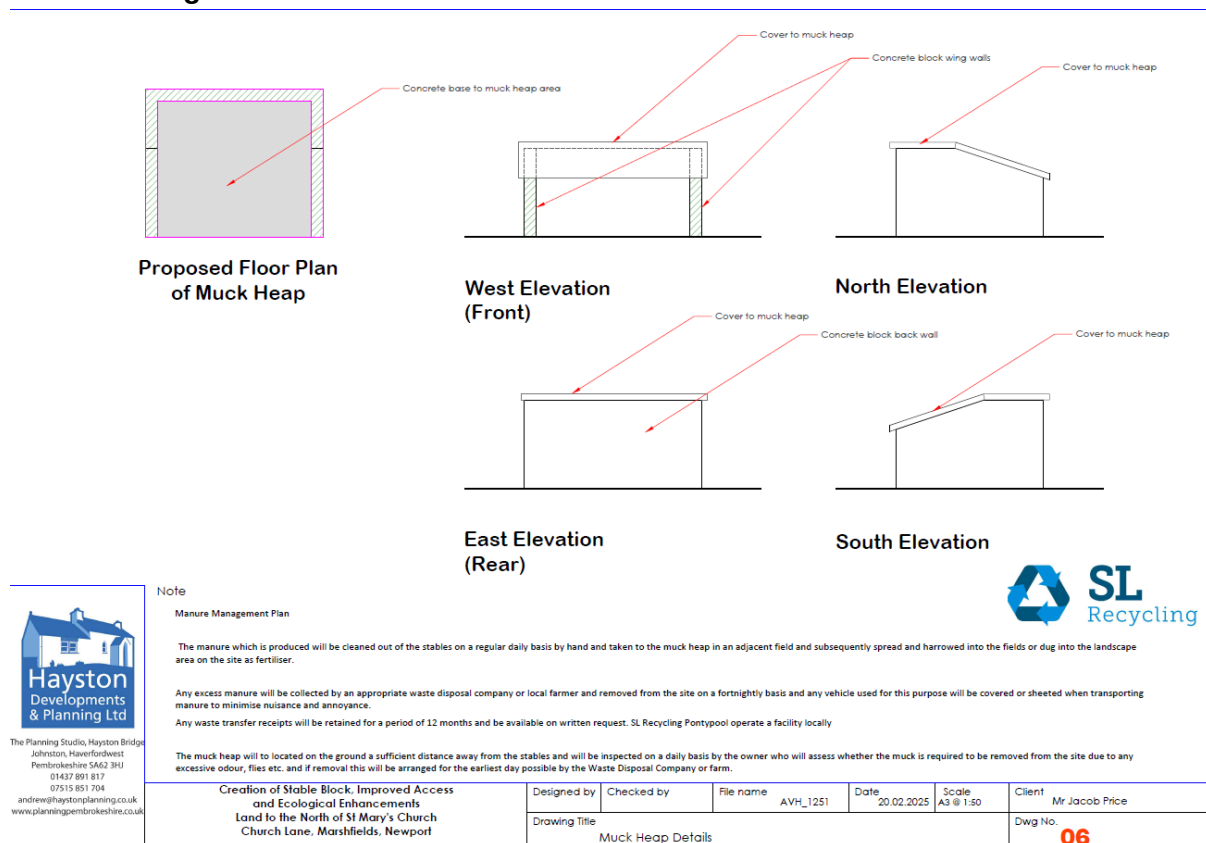
expectancy of up to 50 years subject to appropriate maintenance and repair. One small ancillary structure is proposed in the form of a low level, open sided muck heap adjacent and to the rear of the stables. The application site was purchased with a water and electricity connection available. The site has an existing gated entrance on to Church Lane which is proposed to be relocated further to the northwest where there will be good visibility in both directions along Church Lane. A similar, but much larger stable block on land to the south at Church Farm has the benefit of a Certificate of Lawfulness granted in 2011.

4.5 As previously discussed in the adjoining planning application 23/1055 for the stables / sand school this field did have a small stable building on site (moveable and exempt). Also the LPA's Enforcement Officer, Mr Neil Gunter, has informally suggested the principle for stables is acceptable here, subject to scale and siting.



A photo of the site (see right) that shows an old small stable building / shed

Manure Management Plan



Scan of Drawing 06 showing the muck management plan

4.6 Please refer to Drawing 06. The manure which is produced will be cleaned out of the stables on a regular basis by hand and taken to the muck heap at the rear of the stables and subsequently spread and harrowed into the applicant's adjoining field as an onsite fertiliser. Any excess manure will either be collected by an appropriate licensed waste disposal company, local farmers or local householders to be used as a garden fertiliser.

4.7 The proposal is in accordance with criteria in Policy CF7 in terms of overall scale, materials, and appearance.

SP 5 Development in the Countryside

Development in the countryside (that is, that area of land lying beyond the settlement boundaries shown on the proposal and inset maps) will only be permitted where the use is appropriate in the countryside, respects the landscape character and biodiversity of the immediate and surrounding area and is appropriate in scale and design. Housing development, rural diversification and rural enterprise uses, beyond settlement boundaries, will only be appropriate where they comply with national planning policy.

4.8 The application site lies to the east of Marshfield in a countryside location. Such a location is wholly appropriate for the construction of a stable block for horses of a scale detailed on Drawing 05. In fact, Policy CF7 does not preclude the development of appropriately scaled and designed stable blocks within countryside locations subject to satisfying the criteria of that Policy. The building's design is small in scale, functional and finished in recessive materials appropriate for a countryside location and is similar to the details previously supplied to the original owner by the Senior Enforcement Officer when offering guidance to support the original, partly retrospective, planning application.

Policy SP 7 Green Wedges

Green Wedges have been identified in order to prevent coalescence between four named settlements, including Newport and Cardiff. Within these area development which prejudices the open nature of the land will not be permitted. An increase in size of a dwelling of more than 30% of the volume of the original size of the dwelling, or as existed in 1948, will not be approved.

4.9 The application site lies within one of the named Green Wedges; however, it is small scale in nature and appropriately designed and sited whereby the impact on the openness and its purpose are not prejudiced to any significant degree. The actions of the previous and current owner to comply with the Enforcement Notice, have considerably improved the appearance and character of the application site and land surrounding within the landscape. The proposed development, with extensive landscaping and ecological enhancements, is much smaller than previously submitted and considered to be appropriate in this location which, cumulatively, does not have an adverse impact on the Green Wedge.

4.10 Special landscape areas are designated as follows within which proposals will be required to contribute positively to the area through high quality design, materials and management schemes that demonstrate a clear appreciation of the area's special features: - Wentlooge Levels.

4.11 Within Special Landscape Areas, priority will be given to landscape conservation and enhancement. The designation of a SLA does not preclude development, but any proposals must demonstrate that they have been designed to respect the valued characteristics of the recognised landscape as well as being in accordance with other Policies of this Plan. Developers will be required to ensure that proposals do not impact or affect the intrinsic

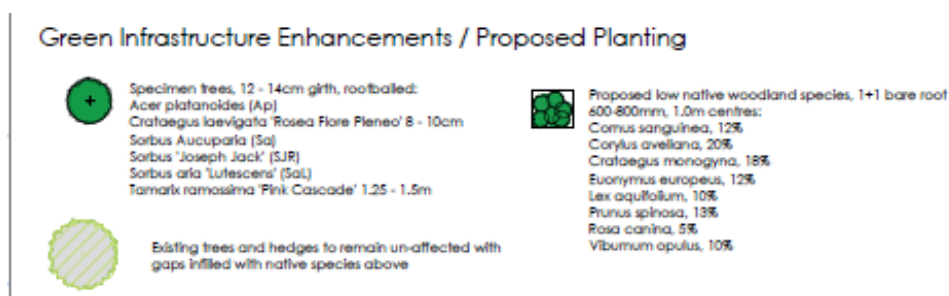
character, quality, feature or conservation value of the SLA. Designs will be required to be of a high standard, appropriate in scale and massing, integrated sympathetically into the landscape as well as ensuring long term management. Supplementary Planning Guidance will provide detail concerning the value, management and maintenance of the areas. Finally, the site is within a SSSI, however, no toilets are proposed in this scheme and muck management is mitigated. The scheme also tried to enhance the area and is discussed in the GIS.

4.12 The proposed development of the site for informal horse purposes and the construction of a timber, single storey low level stable block is in keeping with other similar developments within the SLA and the wider countryside. Adopted policies SP 5, SP 7 and CF 7 do not preclude such small-scale developments in the countryside as they are most appropriately located in such rural areas. The proposals include extensive hedgebanking and tree planting around the perimeter of the site which, cumulatively, do not have any significant adverse impact on the character and appearance of the surrounding landscape.

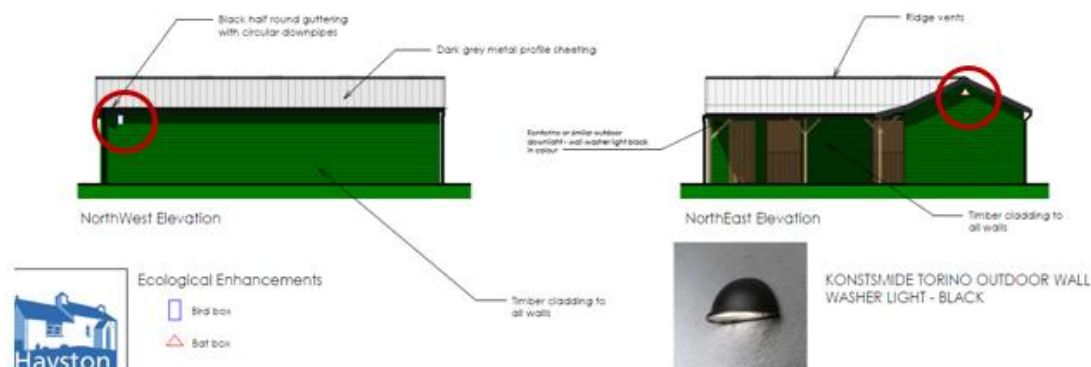
SP 9 Conservation of the Natural, Historic and Built Environment

4.13 The conservation, enhancement and management of recognised sites within the natural, historic and built environment will be sought in all proposals.

4.14 Below is the original Heritage Impact Statement prepared by Mr Rob Scourfield, Conservation Heritage Consultant on behalf of Hayston Developments and Planning Ltd. The circumstances have now changed in that the application site has moved away as far as possible from the grounds of the Listed church. Additional tree planting is now proposed and referred to in the Green Infrastructure Statement (**Appendix B – Drawings 03 and 05 should be referred to also**). Consequently, the impact of the development is significantly reduced. Furthermore, the previous close boarded fencing erected by the original site owner was removed and replaced by a timber post and rail fence as a requirement of the Enforcement Notice.



4.15 In the pre-application, which included a new stable block at this location, the Conservation Officer, was happy with the re-siting and offered design advice (see **Appendix C**).



Scan of Drawing 03 and 05 showing the net biodiversity gains

Setting of the Protected Assets (Heritage Impact Assessment by Rob Scourfield, Heritage Consultant)

4.16 The setting of a listed building is a material planning consideration, as set out in section 66 of the 1990 Planning (Listed Buildings and Conservation Areas) Act. Where relevant, development must have special regard to preserving the setting of listed buildings. Planning Policy Wales (February 21) paragraph 6.5.11 states that there should be a general presumption in favour of the preservation of a listed building and its setting, which might extend beyond its curtilage.

4.17 Guidance is contained within the annexes to Technical Advice Note 24 - the Historic Environment, all supplementary to the Historic Environment (Wales) Act 2016. The Setting of Historic Assets in Wales (2017) draws on best practice and case-law to provide a framework for understanding what might define the setting of a listed building.

4.18 The setting of a listed building is the surroundings (not fixed in extent) in which it is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape. Views to, from and across a historic asset are an obvious form of evaluation, but other sensory elements may be relevant too, including topography, layout, use, noise, and light pollution, as well as historic, artistic, literary, cultural or scenic associations, tranquillity and remoteness.

4.19 The site lies adjacent to St Mary's Church (Grade II* listed – Cadw ref 2932), its churchyard containing a medieval preaching cross, a scheduled ancient monument (Cadw ref MM 311). The church – containing significant early thirteenth-century, is set within a large cemetery. Some doubt surrounds the period of the date the church was founded, but the advowson was granted to St Augustine's Abbey Bristol (today's Cathedral) in the C12. A pre-Norman foundation is perhaps associated off-site with a known oval (ecclesiastical?) enclosure near the Old Vicarage, to the south-west (Glamorgan Gwent Archaeological Trust PRN 083929). Bradney suggests that the early parish church was at Castleton, Capel Meiryn. The cross was a typical feature of parish churchyards by the C13 (that at Marshfield perhaps C15), denoting consecrated ground, but also important in terms of church processions during the year, notably Palm Sunday.

4.20 The setting of the historic assets is rural, a contrast to the essentially modern village of Marshfield, reached via Church Lane. Church Farm lies opposite, with a cottage – Church Lodge – to the south. The churchyard is bounded by mature trees and the remains of a yew avenue; the southern sections filled with memorials. All is immaculately tended. Beyond the immediate setting is the surrounding, typically flat pastoral landscape, the fields bounded by hedgerows and drained via reens. Church Reen for example, runs along the north-west boundary of the wider site.

4.21 Settings of historic assets may change as the asset, and its surroundings evolve and elements of a setting may make a positive, negative or neutral contribution to the significance of an asset. Historically, the setting was probably rather different to that of today. The network of footpaths and size of the church hint at a 'lost' medieval settlement centred on the church, Church Farm and Court Farm perhaps the sole remnants, both later rebuilt. The Old Vicarage further to the south-west is another relic, much altered, but with an early core according to GGAT. Nothing is recorded of any settlement, which perhaps contracted as early as the C16. Later, the open landscape was enclosed (C18-early C19) intensifying the pattern of reens, with hedges gradually added. Much of this is speculative and of course, well out of memory. There are more recent changes to the setting, which can be summarised as follows:-

- The abandonment of the main church path (running south-east between yews) through the C19 in favour of the present entrance, this provided with a lych-gate in 1914. The old gateway survives as a pedestrian gate.
- The semi-metalling of the verge in front of the western roadside boundary of the churchyard as the church car park – a typical functional change. The verge opposite has been similarly treated.
- The partial replacement of the boundary each side of the lych-gate with a close boarded fence – slightly suburban in character
- The extension of the church to provide a hall to the north – sympathetically done.
- The modern fencing around Church Lodge, adjacent.
- The creation of a large pond to the north of Church Reen
- Recreational use of field east of Church Lodge Further change is envisaged with the proposed conversion of the outbuildings at Church Farm into two residential units (application ref 21/0831) with associated extension, and alterations to curtilage.

4.22 The six conservation principles set out in Cadw's Conservation Principles for the sustainable management of the historic environment in Wales (2012) establish values which should be attached to heritage assets, namely evidential, historical, aesthetic and communal.

- **Evidential Value.** Although no archaeological sites are recorded within the site, there is potential for evidence of earlier settlement – although the proposal involves minimal excavation. There is no impact on the churchyard boundary or the Church Reen or on the obviously important evidential value of the historic assets themselves.
- **Historical Value.** The historic assets score highly in this respect also, the medieval core of the parish, the church and cross obvious reminders of the impact of the church on medieval life. The site itself was enclosed in the C18 or early C19, shown as such on the 1840s Tithe Map. The roadside fence impacts on the historical values of both assets and site, but the subdivision itself has little impact on the local irregular field pattern (subject to the proposed landscaping).
- **Aesthetic Value.** The church in particular is one of the finest churches on the Gwent Levels, its C13 work of outstanding. The group comprising church, cross and

cemetery is very attractive. The current state of the development site - as set out elsewhere within this report – impacts on the aesthetic values of the historic assets, especially in the case of the timber roadside fence.

- **Communal Value.** The communal values of the historic assets are self-evident, survivals from a medieval past that have endured centuries of change – the church with tower, S porch and chancel added in the C15, typical Victorian/Edwardian restorations following in the 1860s and 1909. The cross itself has been upgraded with a new (war memorial) terminal in 1991. The church remains in use, maintained to very high standards. As with the aesthetic values, the existing roadside fence and on the site detract from the communal importance of the church and cross.

4.23 In terms of the setting of the historic assets and the impact of the proposed development:-

- Views to, from and across the historic assets, influential topographical features, formal/planned vistas and the functional and physical relationships with other structures/historic assets and how these have changed over time. Inter-visibility is restricted, due to the strong tree-lined boundary between site and churchyard. The entrance to the site and road boundary/lychgate are visible together from the road approaches. The proposed hedge and more sensitive gateway will provide ample mitigation, an improvement on the arrangements prior to the erection of the fence. Wider views from land to the north-west will be softened/screened by the proposed western hedge. In terms of function/physical relationships, the use of the land for stables and horse pasture is regarded as appropriate – indeed, there was formerly a small timber-built stable on the site.
- Potential buried or archaeological elements surrounding the historic asset The potential is considered low, no early records noted on the Archwilio database. Whilst medieval settlement around the church is very likely, the proposal does not involve excavation beyond the removal of topsoil. Previous excavations to the south-west
- The proposed hedges will assist in terms of any distant views from the network of public footpaths, the planting e.g. of hazel very typical of the immediate area, where vistas are historically more restricted than more open areas of the Levels. As stated above and elsewhere in this report, the site was used historically in association with horse-grazing and stabling.
- Tranquillity and remoteness. The rural character of the area is attractive and a welcome contrast to the modern village. It is clearly popular with local residents and is no doubt greatly valued by the church community and those tending graves. The proposed use of the site appears to be appropriate in this context.
- Historical, artistic, literary, placename, cultural or scenic associations. No change - the rural setting of the historic assets remain unaltered by the proposed development, as does its history.
- Other sensory elements – noise or smell associated with the historic asset. No change – the proposed use is low-key, of rural nature and reversible. In a sensory context, traffic generation is inconsequential given the low-key private use.

Conclusion

4.24 It is noted that the site is adjacent to, but outside, The Gwent Levels – a registered Historic Landscape, which are an extensive low-lying area of estuarine alluvium. The fields behind the application form part of the Marshfield / Coedkernew area No 20. Therefore, the impact to this landscape is deemed insignificant as it is outside.

4.25 Having considered the context of the historic assets together with their settings (by Mr Rob Scourfield, Heritage Consultant), it is concluded that the impact of the proposed development will be very low and entirely reversible. Finally, the identified landscape / ecological mitigation will help screen and soften any impact.

4.22 SP 3 Flood Risk

Newport's coastal and riverside location necessitates that development be directed away from areas where flood risk is identified as a constraint and ensure that the risk of flooding

is not increased elsewhere. Development will only be permitted in flood risk areas in accordance with national guidance. Where appropriate a detailed technical assessment will be required to ensure that the development is designed to cope with the threat and consequences of flooding over its lifetime. Sustainable solutions to manage flood risk should be prioritised.



To address the issue of potential flooding, Francis Sant, Consultant Hydrologists, have been commissioned to undertake a Flood Consequence Assessment following the publication of the revised TAN 15 - Development and Flood Risk. The comprehensive report is contained in **Appendix A**. Attention is drawn to the conclusions reached on page 24 of the document which states '**the site is not at risk from fluvial or surface water flooding**', and is therefore compliant with the latest TAN 15. A Flood Response Plan for the horses can be agreed and covered by a condition.

5.0 PRE-APPLICATION SUMMARY (APPENDIX C)

5.1 A useful exercise was undertaken to discuss the enforced site (next to Church) and the new application site (now part of this submission). The advice provided has been reviewed and has guided this application. A Flood report and extensive landscape mitigation / enhancement is also now offered.

5.2 At this stage no tree report or ecological assessment has been undertaken as:-

- Surrounding trees wish to be retained and used for screening and ecological enhancement. Suitable tree root protection can be conditioned.
- The land is already grazed by horses and the fallback option of stables on skids or an ancillary moveable structure (i.e. caravan) for holding refreshments etc can be explored and sited here. Therefore, a comprehensive GIS is provided, however, we are happy to discuss this further during the application process.

6.0 CONCLUSION

6.1 The scale, nature and location of the proposed development has been influenced by the actions undertaken by the previous owner, the requirements of the Enforcement Notice issued

in July 2021 and the decision by the LPA to refuse the partially retrospective planning application in November 2022. The pre-application advice was also very useful and shown in **Appendix C**.

6.2 Most importantly, the location of the proposed stables away from the western boundary of St Mary's Church, the smaller scale of the stable block and reduced hardstanding area significantly minimises the visual impact the development will have on the character and appearance of the surrounding landscape. The proposed boundary treatment is appropriate and in accordance with the requirements of the Enforcement Notice. In particular, the protected trees and the stone walling along the western boundary of the Church will not be harmed. Furthermore, the landscaping proposals detailed in the comprehensive Green Infrastructure Statement will significantly soften any impact the development will have on the immediate surroundings.

6.3 As a responsible horse owner the applicant considers the stables are essential to protect the wellbeing and welfare of the animals.

5.4 In terms of the scale, use of materials and overall appearance the stable block has been designed in accordance with the criteria in Policy CF 7 in that the building will be low level in nature with a maximum height of 3.4m to the ridge and externally clad in horizontal timber panels. This will result in the development having a minimal impact on the surrounding landscape and, in particular, the grounds associated with St Mary's Church. This has been agreed in the pre-application reply by the LPA.

6.5 The proposal has been fully assessed against the criteria in adopted LDP Policies SP 3, SP 5, SP 7, SP 8, SP 9, GP 5 and CF 7. The cumulative impact of the development on the surrounding countryside, Green Wedge, Special Landscape Area, and nearby historic and important Church, is considered to be significantly reduced than the previous scheme and is appropriate in this location. Its scale is less imposing than the stable development adjacent to Church Farm which has the benefit of a Certificate of Lawfulness.

6.6 A thorough Flood Consequences Assessment has been undertaken by Francis Sant, Consultant Hydrologist, to assess any risk and consequences of potential flooding on the proposed development. The assessment concludes that even with 100 years of climate change the site is not at risk from fluvial or surface water flooding. Such timber structures, as proposed, can be considered to be temporary in nature with a general life expectancy of up to 50 years subject to appropriate maintenance and repair.

6.7 Biodiversity net gains are shown in Appendix B and associated Drawings 03 and 05.

6.8 A Muck Management Plan is provided as shown in Drawing 06.

6.9 The proposed resitting of the existing access point will result in improved visibility in both directions along Church Lane and will therefore have minimal impact on highway safety.

6.10 Finally, the use of these fields for horse grazing and farming is exempt from development and there are movable structures that do not need formal planning permission, as stables on skids and caravans used for storage / food etc. Therefore, this sensitively sited stable block

with sustainable finishes / design and landscape mitigation and ecological enhancements should now be welcomed by the LPA.

The information in this supporting statement sets out the planning policy criteria and material considerations that currently exist to guide the determination of this application. Should you require any further information on this application please do not hesitate to contact this practice.

REPORT PREPARED BY
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Appendices