

Application No: 18/00403/FULL Full Application

Site: Land At Bourne Lane, Woodlands, Southampton, SO40 7GW

Proposal: Stable block; hardstanding; sewage treatment plant

Applicant: Mr J Allen

Case Officer: Liz Young

Parish: NETLEY MARSH

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP1 General Development Principles
CP2 The Natural Environment
CP8 Local Distinctiveness
DP22 Field Shelters and Stables

4. SUPPLEMENTARY PLANNING GUIDANCE

Guidelines for Horse Related Development SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 11 - Conserving and enhancing the natural environment
Sec 12 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Netley Marsh Parish Council: Recommend permission; No impact upon neighbouring properties.

8. CONSULTEES

8.1 Tree Officer: No objections.

9. REPRESENTATIONS

- 9.1 One letter received (comment only) raises concerns over the narrow width of Bourne Lane and the implications of increased vehicle movements along with the impact of horse waste from the site.

10. RELEVANT HISTORY

- 10.1 None.

11. ASSESSMENT

- 11.1 The application site forms part of a network of open fields located within the Forest North East Conservation Area. The site is not directly adjoined by any other properties and slopes up towards the north. The roadside boundary is enclosed by established trees and hedgerows and these include a group Tree Preservation Order.
- 11.2 Consent is sought to erect a stable block of just over 112 square metres and 5.2 metres in height adjacent to the west boundary of the site. A substantial area of hardsurfacing (gravel) is also proposed, incorporating an access track towards the front of the building. This would amount to an area of approximately 320 square metres. Because the stable would include a toilet and sink area a septic tank is also to be installed and this would be positioned below ground level and immediately south of the track.
- 11.3 The proposal would not have any direct or harmful implications for the amenities of neighbours and the Tree Officer raises no objections to the development. The main issues to assess would be the size and scale of the proposed development and the impact upon the character and appearance of the conservation area.
- 11.4 The New Forest National Park is subject to the highest status of protection in relation to landscape and scenic beauty. The fact that the site also lies within the Forest North East Conservation Area also brings about the duty of the New Forest National Park Authority to preserve or enhance the character and appearance of the area, which is an attractive rural setting of agricultural fields, hedgerows and trees. The site (classed as ancient forest farmland) lies within the Copythorne Forest Farmlands character area. The Landscape Character Assessment describes the locality as comprising small-scale, irregular fields with well treed boundaries forming part of the distinctive character of the locality. The document also notes how the open hilltops allow rare long views across the surrounding area (such as those immediately

north of the application site). The pattern of fields is noted as having historic origins and the medieval land divisions are also noted within the Conservation Area Character Appraisal.

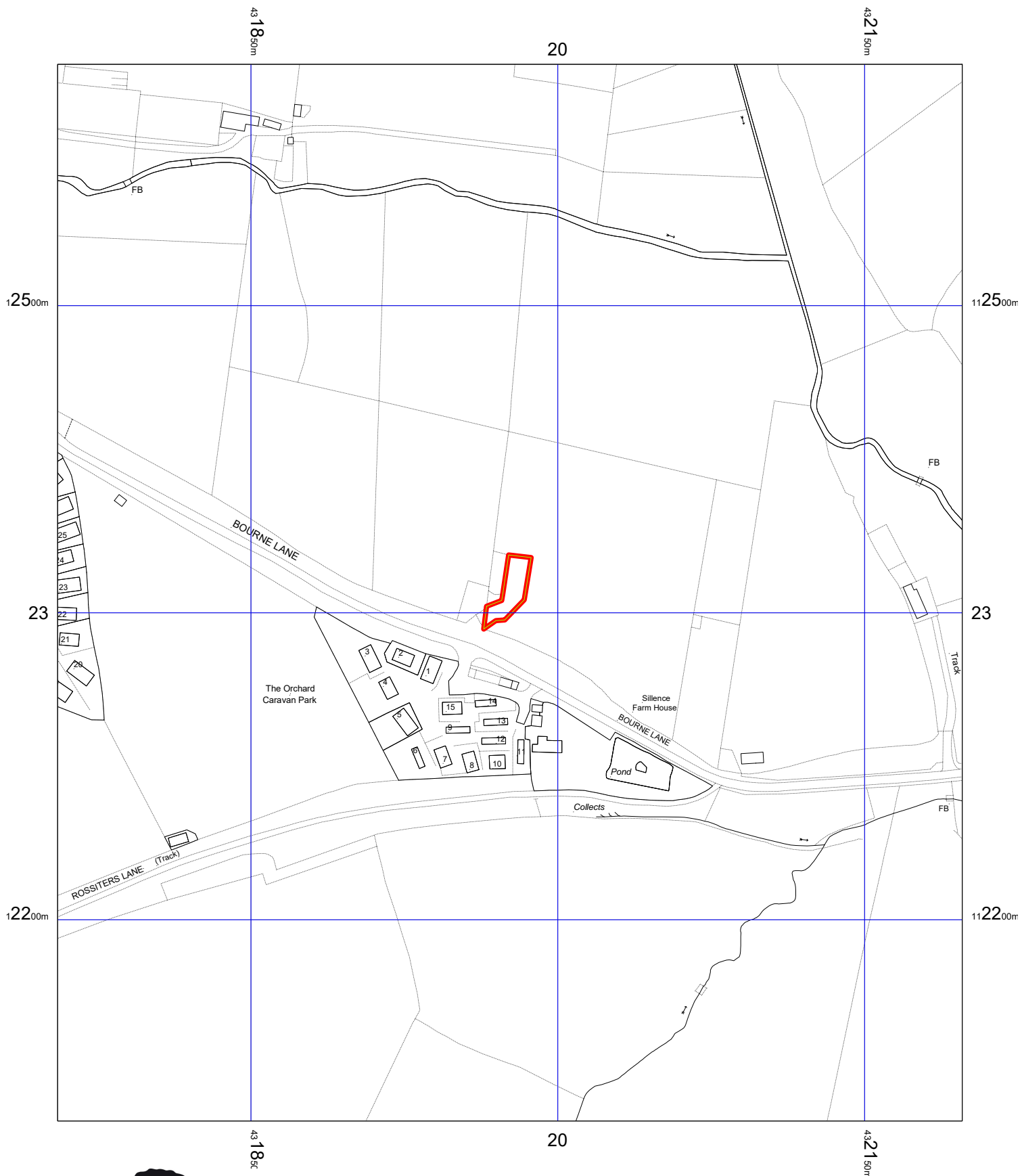
- 11.5 In terms of policy context, Policy DP22 (along with the Supplementary Planning Document, Horse Related Development) seeks to ensure stables and field shelters would be sensitively sited, unobtrusive in the landscape and modest in scale and appearance. The Supplementary Planning Document states that new stables and other structures should be kept to a minimum. The document also states that new accesses and roadways are unlikely to be permitted due to the urbanising impact they can have.
- 11.6 The proposed stable block and hardsurfacing would introduce a significant element of built development into open countryside when viewed from land to the north. This area is not currently occupied by buildings and therefore the proposal would visually encroach upon the openness of this part of the application site and the land to the north. Furthermore, the scale of the building is such as to detract from the special character and appearance of the National Park and the conservation area. Whilst a stable structure has been introduced on the adjoining field, this is significantly more modest in size with a roof of less than 3 metres in height. It is comparable in size and form with a typical mobile shelter and is also not associated with any hardsurfacing. In contrast, the significant height and footprint of the proposal and the urbanising impact of the proposed hard surface would significantly undermine the special rural qualities of the site and would fail to meet the criteria set out in Policy DP11 along with the requirements of the Supplementary Planning Document.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 The proposed stable block and substantial hardstanding would, by virtue of its size, form, prominence and encroachment onto open countryside, fail to preserve the character and appearance of the Conservation Area and the wider New Forest landscape. The development would therefore be contrary to Policies DP1, DP22 and CP8 of the New Forest National Park Core Strategy and Development Management Policies DPD along with the requirements of the Supplementary Planning Document, Horse Related Development.



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