

**Application No: 21/00450/FULL Full Application**

**Site:** Land Adjacent Talbot Farm, Main Road, Dibden, SO45 5TB

**Proposal:** Stables

**Applicant:** Miss Mackenzie

**Case Officer:** Liz Young

**Parish:** HYTHE AND DIBDEN

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

No specific designation

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP2 General development principles  
DP51 Recreational horse keeping  
DP52 Field shelters and stables  
SP7 Landscape character  
SP17 Local distinctiveness

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Guidelines for Horse Related Development SPD

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 15 - Conserving and enhancing the natural environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Hythe and Dibden Parish Council: Comment: This is a rural site hidden away from street view and the application is a design and construction that is in keeping with the site and similar farms. The site has more than enough room for this proposal and at single storey will have no impact on the appearance or character of the plot or wider countryside. The Committee fully supports this application.

## **8. CONSULTTEES**

No consultations required

## **9. REPRESENTATIONS**

9.1 No comments received.

## **10. RELEVANT HISTORY**

10.1 None.

## **11. ASSESSMENT**

- 11.1 This application relates to an area of grazing land which amounts to just under two hectares. The main vehicular access lies in the southern corner of the site off Main Road and the site comprises two large fields with a hedgerow and mature trees separating the two. There is currently no significant built development within the site, which lies just outside the built up, residential area of Hythe. The northernmost field (the site of the proposed development) wraps around two residential properties, Talbot Farm and Talbot Cottage. The wider setting, however, is essentially rural.
- 11.2 Consent is sought to erect an "L-shaped" stable block fairly centrally within the south east section of the north field. The stable would comprise five loose boxes, a hay barn and a tack room. The external footprint would measure just over 115 square metres. The ridge height would measure just over 3 metres and the external facing materials would be tanalised softwood with black onduline roofing. The submitted block plan indicates the presence of two barns within the site, although these were no longer in place at the time of visiting the site.
- 11.3 The proposed stable would be well distanced from neighbouring residential properties (the closest being over 40 metres from the proposal) and the main issues to assess relate to the extent to which the proposal would meet the requirements of Policy DP52 in terms of being modest in size and unobtrusive in the landscape. The impact upon the character of the wider area would also form part of this consideration.
- 11.4 In terms of policy context, Section 15 of the National Planning Policy Framework (NPPF) confirms that great weight should be given to conserving the landscape and scenic beauty in National Parks, designations which enjoy the highest status of protection. It is also the statutory duty of all English National Parks to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park (being the first statutory purpose as set out in the Environment Act 1995). The NPPF also states that permission should be refused for development of poor design that fails to take

the opportunities available for improving the character and quality of an area (paragraph 130).

- 11.5 The application site lies within Landscape Character Area 12 (Hythe and Ashurst Forest Farmlands) of the New Forest National Park Landscape Character Appraisal and the component landscape type is identified as ancient forest farmland. This is described within the appraisal as settled farmland on the edge of the forest heaths. The period of predominant character is 17th – 18th century farmland and predominantly comprises pastoral land use, with paddocks used as commoners' grazing. These elements form a visual and physical connection with the New Forest. One of the key issues identified within this area is that the stock of important grazing land has decreased and that conversion to intensively grazed paddocks is common. One of the key objectives within the appraisal is to protect the agricultural land uses of the area and to minimise the development of alternative land uses.
- 11.6 Policy DP52 of the Local Plan does not relate the size of stables to the availability of land or intensity of use but (along with the Supplementary Planning Document, Horse Related Development) requires stables to be sensitively sited within the landscape, simple in appearance, modest in scale, constructed of appropriate materials and located close to existing buildings. Whilst, in the case of this proposal, the proposed materials would be appropriate, the significant footprint, along with the L-shaped design and significant encroachment across the site would significantly exacerbate the building's obtrusiveness. The proposed stables would lie fairly centrally within the field and would not be closely associated with any of the existing buildings or established boundary screening. Having regard to this, along with their very substantial size, they would form an additional tier of development within open countryside. This area is not currently occupied by buildings and therefore they would visually encroach upon the openness of this part of the site. The significant size of the proposed stable, would result in a building which would appear prominent within the landscape thus contributing towards an erosion of the National Park's local character. The proposed replacement stable block would therefore be contrary to Policy DP52 of the New Forest National Park Local Plan along with the guidance set out within the Supplementary Planning Document, Horse Related Development.
- 11.7 In addition to the impact of the stable itself (which would accommodate up to five horses), the proposal would appear to facilitate a more intensive grazing use on the land. Policy DP51 does not rule out the change from low key agricultural / grazing uses to more intensive recreational horsekeeping, but seeks to

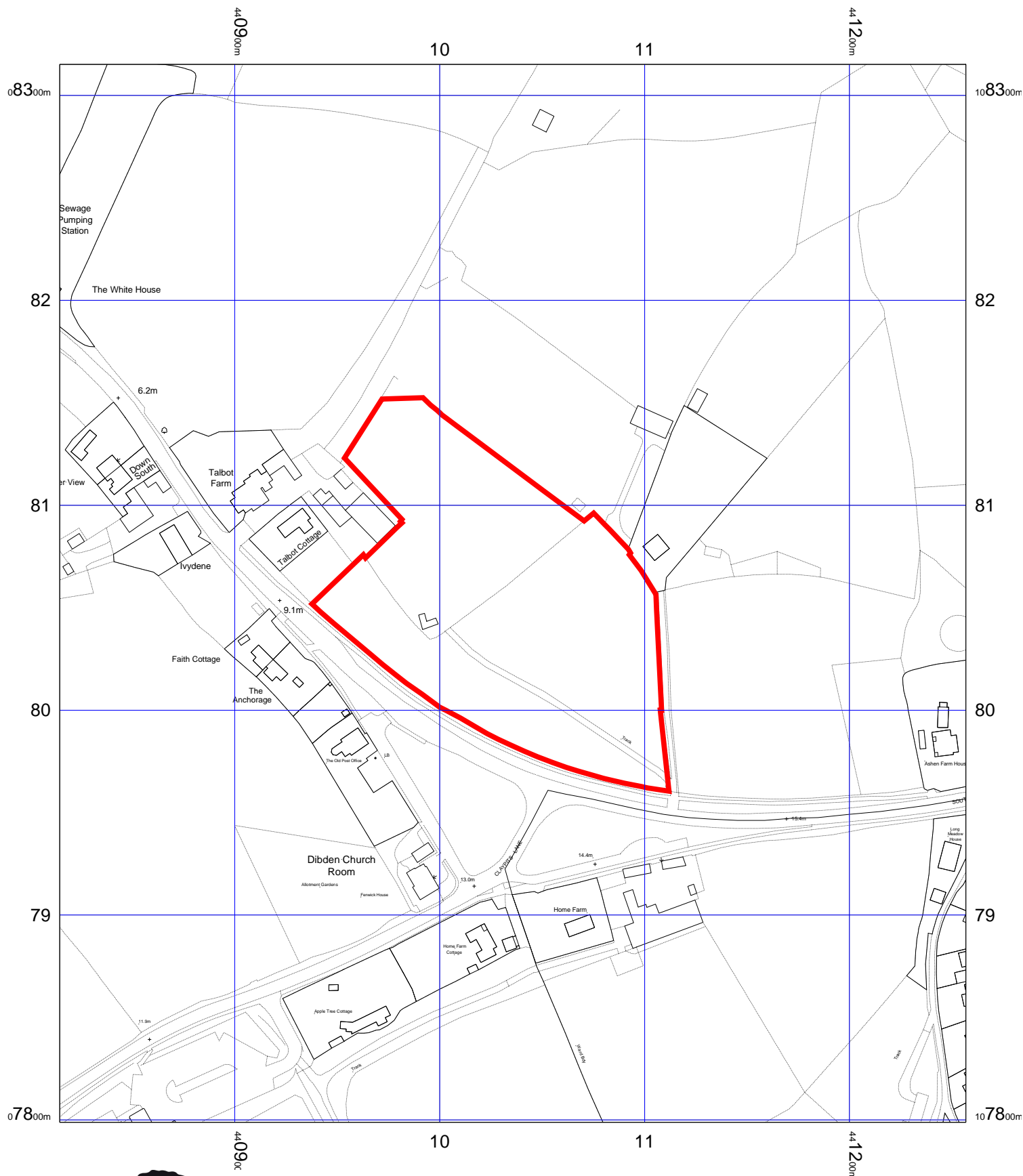
ensure such uses would not have a harmful impact upon the special qualities and landscape character of the New Forest. Having regard to the largely unspoilt character of the site, the minimal subdivision, its predominantly agricultural character and also the objectives set out within the Landscape Character Assessment, it is considered that the proposal to introduce a substantial new element of built development to facilitate the keeping of horses in this location would be contrary to Policy DP51 of the New Forest National Park Local Plan. The significant distance between the stable and the main access would also give rise to a likely future demand to formalise an access track across the length of the southern field, which would further undermine the rural character of the area. It is therefore recommended that planning permission should be refused.

## **12. RECOMMENDATION**

Refuse

### **Reason(s)**

- 1 The proposed stable block would, by virtue of its size, form, and encroachment onto open countryside, fail to preserve the special qualities of the New Forest landscape and would be contrary to Policies DP2, SP17 and DP52 of the New Forest National Park Local Plan along with the requirements of the Supplementary Planning Document, Horse Related Development.



NEW FOREST  
NATIONAL PARK

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