Application No: **25/01344FULL Full Application**

Site: Roy L Falcons Ltd, New Road, Landford, Salisbury SP5 2AZ

Proposal: Manege

Applicant: Roy L Falcons Ltd

Case Officer: Natalie Walter

Parish: Landford Parish Council

---

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. POLICIES

Development Plan Designations

Tree Preservation Order

Principal Development Plan Policies

DP2 General development principles
DP18 Design principles
DP53 Maneges
SP6 The natural environment
SP7 Landscape character
SP15 Tranquillity

Supplementary Planning Documents

Horse-related development SPD

NPPF

Sec 3 - Decision-making policies
Sec 4 - Achieving sustainable development
Sec 14 - Achieving well-designed places
Sec 19 - Conserving and enhancing the natural environment

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

Landford Parish Council: Recommend refusal for the reasons listed below:

Councillors felt that this application would create potential conflict with local planning policies and conservation. There were concerns with highway safety and traffic generation, due to the increase in horseboxes and lorries, as well as additional residents entering and exiting the premises; there was a contravention with DP51 because of the impact on back-up grazing for the commoners; the application does not meet the criteria for DP53 with the creation of manages; it was not in-keeping with SP7 landscape character and visual impact on the area; and SP15 tranquillity would be impacted with increased noise. The design principles of the lodges did not meet the principals of DP18.

5. CONSULTEES

Ecologist: Comments on receipt of additional information (including Preliminary Ecological Assessment (PEA) and clarifications:

Biodiversity Net Gain (BNG)- Given the applicant has reaffirmed that the trees are not directly impacted by the works and the trees are not proposed for works due to increase human risks associated with the new use, an ecological objection on those grounds at this stage is not merited. It would be important for the applicant to ensure their ecologists review this matter to discharge the condition, and ensure the baseline is accurate before any reservation of off-site units is made.

Bats- Accordance with policy has been shown.

Great Crested Newts- Sufficient information has been provided to demonstrate policy accordance.

Reptiles- A sensitive site clearance would be sufficient to avoid harm (to be secured through a Construction Environmental Management Plan (CEMP).

Initial objection:

Lack of suitable information, including BNG metrics requiring revision to address tree loss.

Application is not supported by a PEA and information is therefore lacking. The development is within a red zone for District licensing

meaning presence in suitable habitat is likely. Accordance with policy SP6 and legal duties has not been demonstrated.

Tree Officer: No objection.

Forest Falconry is subject to Woodland Tree Preservation Order (ref – NFNPA/0018/07) that protects most of the trees growing on site. This is therefore a constraint to the proposed development.

To support the planning application an Arboricultural Impact Assessment and Tree Protection Plan have been submitted.

The area of the proposed menage is free from tree cover and positioned on the edge of a wider paddock/field. To the southwest is an area of mixed tree cover with limited past management. Several large Scots Pines are noted to be dead while a number of mature Silver Birch are in poor health and condition. Select trees are specified to be felled, however, such works are necessary regardless of any development related proposal.

The construction of the manege will not have a detrimental impact on the health and amenity of any protected trees.

6. REPRESENTATIONS

One representation of objection on the following grounds:

- Increase in the volume of people, cars, horse boxes and horses using the entrance to the site which is opposite our property.
- Recent change of site from a field and barn with a few cows, to an active equestrian centre with pairs of horses riding out down the lane several times daily and multiple cars entering the site.
- New Road is increasingly busy with cars and this has the potential to create a dangerous situation.
- Larger vehicles involved with the site so far have already driven over the pavement outside our neighbour's house and damaged his hedge as the turning circle was insufficient to get on or off the road.
- We can only assume that this could be the case again with the new application either with its development or through large horseboxes and lorries accessing the site.

One representation of comment:

- If the manege is for the sole use of horses stabled within the yard, then I do not object to the construction of a menage.
- The current access to the site is such that often delivery vehicles have to travel over pavements, verges and encroach on hedges and other boundaries.

- If horses from off-site were to use the manege I would object on the basis of increased traffic flows and associated nuisance.

7. RELEVANT HISTORY

Adjacent Site (to South):

Application under Part 6 of the Town and Country Planning (General Permitted Development) Order 1995 in respect of the siting, design and external appearance of an agricultural barn (10/95197) agricultural prior approval not required on 04 June 2010.

Adjacent Site (to West): extensive planning history, most recent applications listed below:

Siting of three log cabins to provide residential accommodation for rural workers; associated hardstanding and works (26/00974FULL)- pending decision.

Application for Outline Planning Permission for rural workers dwelling and associated works (26/00973OUT)- pending decision.

Outline application (all matters reserved) for a permanent rural worker's dwelling with annexe and 3 no. ancillary rural workers dwellings (25/01345OUT) refused on 25 March 2026

Erection of 2no. hack pens; 2no. blocks of imprint pens; 3no. eagle pens; extensions to 2no. aviary buildings; associated works (25/00660)- pending decision.

3no. imprint pens (demolition of existing); incubation room; feed room (24/00403FULL) granted on 26 September 2025.

Increased height of existing and approved hack pens; replacement attached catch rooms; change of materials (24/00335FULL) granted on 11 June 2024.

Change of Use of land to falconry activities; construction of 2no. hack pens (18/00427) refused on 03 September 2018. Subsequent appeal allowed on 11 October 2019.

8. ASSESSMENT

Application Site

8.1 The 0.2-hectare application site is located to the north west of New Road and north east of the existing falconry site in Landford. Residential development lies opposite to the south east of New Road.

8.2 A barn lies between the site and New Road. The applicant's Planning Statement sets out that this is now in use as a stable for four horses and two ponies.

8.3 Trees the subject of a woodland Tree Preservation Order (TPO) are located on the site and to the west and east of the site.

8.4 The site is currently fenced by post and rail fencing and used as a horse paddock.

8.5 The site is located in Environment Agency Flood Zone 1 (low probability of flooding) and within a high-risk zone for Great Crested Newts.

Proposed Development

8.6 The application is for a manege of dimensions 20 metres by 50 metres. The manege would be enclosed by a post and rail fence 1.5 metres in height. No lighting is proposed.

8.7 The manege would be accessed from the existing access from New Road or from the applicant's wider land holding. The manege is proposed for private use only by the landowner and their friends and families. The applicant has indicated that the site would be limited to a maximum of ten horses.

8.8 The surface materials would comprise silica sand with a flexiride surface. This would be laid over a membrane and stone surface.

Policy Context

8.9 Policy N4 (1) of the National Planning Policy Framework (NPPF) (August 2026) states that substantial weight should be placed on the importance of conserving and enhancing the natural beauty of Protected Landscapes, and to conserving and enhancing wildlife and cultural heritage in National Parks and the Broads.

8.10 Policy DP3 (1) of the NPPF sets out that development proposals should respond to their context (the history, character and features of their site and setting) so that they integrate with and enhance their surroundings.

8.11 Policy DP53 of the New Forest National Park Local Plan 2016-2036 (herein after referred to as "the Local Plan") relates to maneges and states that they will be permitted where they do not result in any detrimental impact on the landscape and ecology of the National Park and they do not involve the installation of lighting.

8.12 Policy DP2 states that development should be appropriate and sympathetic in terms of scale, appearance, form, siting and layout incorporating materials and boundary treatments which are appropriate to the site and its setting. Policy DP18 seeks to ensure development is contextually appropriate and does not harm key visual features, landscape setting or other valued components of the landscape.

8.13 Policy SP6 (The natural environment) sets out that proposals should protect, maintain and enhance nationally, regionally and locally important sites and features of the natural environment, including habitats and species of biodiversity importance.

8.14 Policies SP15 and SP7 of the Local Plan relate to tranquillity and landscape character. New development should conserve and enhance the landscape character of the National Park and reduce the impacts of light pollution on the dark skies of the National Park.

8.15 The New Forest National Park Local Plan Regulation 19 consultation stage has closed. Further details are available at Local Plan review 2025-27 - New Forest National Park and draft Policy DP19 relates to proposed maneges. Policy DM4 of the NPPF (2026) confirms that relevant policies in emerging development plans may be given weight according to the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given). The draft plan has not yet been submitted for examination (due to take place in December 2026) and therefore, in accordance with Policy DM4 of the NPPF, limited weight can be given to its draft policies.

Consideration

8.16 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 3 of the National Planning Policy Framework (NPPF, 2026) require that applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

8.17 The key issues in this case are:

- The principle of the proposed development;
- The impact on the landscape and protected trees;
- The impact on ecology;
- The impact on neighbour amenity;
- Highway considerations; and
- Other material considerations.

Principle of Development, Landscape and Trees

8.18 The application site is located outside of the defined New Forest villages and is located within open countryside for the purposes of planning policy.

8.19 The general principle of the proposed development is established through Policy DP53 subject to specific criteria being met in relation to preserving the landscape and ecology of the New Forest and avoiding the introduction of lighting. The supporting text in paragraph 8.52 sets out that the environmental impact is likely to be acceptable where proposals are contained within or closely related to an existing group of buildings and makes use of materials that blend in well with the New Forest Landscape.

8.20 The Guidelines for Horse-Related Development Supplementary Planning Document does not form part of the statutory development plan for the New Forest National Park but provides additional detailed guidance and is a material consideration. The adopted SPD states that the standard manege normally measures 20m x 40m and comprises a level surfaced area enclosed by a kickboard and post and rail fencing. As a flat surface is needed for a manege, it is essential to choose a location where the re-grading of the land surface is not necessary.

8.21 The application site is relatively flat and the proposed manege would require minimal cut and fill. The site is set back from New Road and woodland trees are located on the southwestern side of the site. There is a building located to the south east of the site (which was the subject of prior notification reference: 10/95197 (07 June 2010) for an agricultural barn). Whilst the north western boundary is open, the eastern boundary is adjacent to a track with trees lying further east. The materials proposed would be sympathetic to the landscape and the development would be enclosed by appropriate post and rail fencing. When considered against the requirements in the development plan and SPD for development to be contained within or closely related to an existing group of buildings, it is considered that the proposed development is such that it could be assimilated into the landscape against the backdrop of woodland on relatively level ground using appropriate materials with no external lighting proposed.

8.22 The proposed manege would be 20 metres by 50 metres in size which would be larger than the standard size referred to in the SPD (and the emerging New Forest National Park Local Plan Review policy). The applicant has stated that the size of the arena is firstly for riders that are learning, having a larger area is slightly easier to negotiate corners, turning and speed; and secondly because it could be accommodated in the area from the barn to the first paddock which is currently used to exercise the horses. In the specific context of this site, having regard to the topography and existing features, it is considered that the proposed size of the manege could be accommodated without detriment to landscape character.

8.23 In relation to the impact on protected trees, the wider falconry site and part of the application site is subject to a woodland Tree Preservation Order (TPO). An Arboricultural Impact Assessment and Tree Protection Plan have been submitted with the application. Tree T22 is within the application red-line boundary and is to be retained. The Authority's Tree Officer has been consulted and has noted that the area of the proposed manege is free from tree cover and positioned on the edge of a wider field. It is noted that tree works are required to trees to the south west regardless of any development related proposals. The Tree Officer has concluded that the construction of the manege will not have a detrimental impact on the health and amenity of any protected trees and has no objection subject to condition.

Impact on Ecology

8.24 In relation to ecological impacts, the application does not include any lighting (and associated impact on ecology) and this is consistent with the requirements of policy DP53(b) of the adopted National Park Local Plan (2019). Additional

information has been provided in the form of a Preliminary Ecological Appraisal (PEA). The application site is not located within any European designations and no significant impacts on these sites are anticipated.

8.25 The appraisal makes recommendations for mitigation to avoid impacts on habitats and protected species. Following receipt of the PEA, the Authority's Ecologist has no objection and recommends that any consent secures implementation with the recommendations of the PEA report and in particular adherence to the recommendation for a final Construction Environmental Management Plan (CEMP).

8.26 It is recognised that biodiversity net gain (BNG) is required under the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. This seeks to ensure development proposals deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. The required BNG would be achieved through the purchase of off-site units, which is a recognised part of the national system for delivering BNG.

8.27 As noted by the Authority's Ecologist, the baseline BNG metric should address any features where a development and its associated operations result in impacts on habitats including trees/ woodland. It will be important to establish an accurate BNG baseline before any off-site units are purchased at the discharge of condition stage.

Neighbour Amenity and Highway Considerations

8.28 The development is proposed for private (non-commercial) use and conditions can reasonably be imposed to secure this. The application site is located over 65 metres from the nearest residential property, with intervening vegetation and features, including New Road. There would be no unacceptable adverse impacts on amenity in terms of visual intrusion, overlooking or shading.

8.29 Concerns have been raised by the Parish Council and a third parties in relation to highway safety, access and traffic generation. The existing vehicular access would remain in use and there are no proposed alterations which would affect the operation of the public highway. The Planning Statement states that the manege will be for use by the applicant's family and for non-commercial use therefore will not generate any new vehicular trips. The development would therefore not lead to any significant implications for highway safety.

8.30 Policy TR6 of the NPPF recognises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. In this instance, subject to condition to secure non-commercial use, the proposed development would not result in any significant harmful impact upon highway safety.

Other

8.31 The PEA and Ecologist refer to the need to prevent adverse impacts on water quality. Details of drainage would be secured by condition and a CEMP would be secured by condition for the construction period.

8.32 Landford Parish Council have raised concerns about the loss of potential back up grazing land for New Forest commoners. The application site is privately owned and has not been used to support commoning previously. The site is not located adjacent to the Open Forest and instead forms part of a wider private landholding and enterprise that is not associated with commoning. It is not considered reasonable to sustain an objection on these grounds.

Conclusion

8.33 In conclusion, the general principle of the development is established through Policy DP53. The proposed development can be assimilated into the landscape without adverse impact on trees, ecology or neighbour amenity and would not give rise to unacceptable highway impacts. Permission is therefore recommended subject to conditions.

RECOMMENDATION

Grant subject to conditions

Condition(s)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Development shall only be carried out in accordance with drawing nos:

388.21i.001- Location Plan
388.21i.002- Block Plans
388.21i.003- Proposed Plans
RTC-RW-FF-BS5837-V3 Appendix 1- Tree Protection Plan (28/10/2026)

No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

3. The trees on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building

works in accordance with the measures set out in the submitted Rowden Treescapes Arboricultural Impact Assessment and Tree Protection Plan (ref - RTC/RW/FF/BS5837/V3 (28/10/2023)) while in accordance with the recommendations as set out in BS5837:2012.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area and to accord with Policies SP6 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

4. Prior to commencement of development, a detailed Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the New Forest National Park Authority. The plan shall include:

- Details of a compound to be provided for the storage of materials, machinery, waste materials and spoil
- Details of the disposal of any spoil from the site
- Measures that will be implemented to avoid or mitigate constructional impacts on protected species during the construction phase.

All materials, machinery, waste materials and spoil shall be stored within the approved compound.

Development shall take place in accordance with the approved CEMP.

Reason: To safeguard protected species and in accordance with Policies DP2, SP5 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019)

5. No development shall take place until details of the means of disposal of surface water from the site have been submitted to and approved in writing by the New Forest National Park Authority.

Development shall only take place in accordance with the approved details.

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

6. Unless otherwise agreed in writing by the National Park Authority, development shall only take place in accordance with the recommendations for ecological mitigation and enhancement which are set out in the ecological report (Ecological Impact Assessment, prepared by Abricon Ltd, dated 09 July 2026) hereby approved. The specified measures shall be implemented and retained at the site in perpetuity.

Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

7. Prior to the commencement of the development, the following shall be submitted to and approved in writing by the Authority:

Evidence that a minimum of 10% Biodiversity Net Gain, calculated by reference to the statutory biodiversity metric, has been secured by means of the purchase of either (i) off-site biodiversity units sold in the off-site private market by an accredited provider, or (ii) statutory biodiversity credits.

Reason: to ensure delivery of the statutory biodiversity net gain required by the Environment Act 2021 and to accord with Policy SP6 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019)

8. The manege the subject of this permission shall only be used for the exercising of horses belonging to the owner of the site (or their successors in title) and shall not be used for any commercial riding or training purposes or as an equestrian show arena.

Reason: The use of the manege on a commercial basis would cause harm by reason of increased activity and pressure on the National Park and this would be contrary to Policy DP53 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

9. No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

Reason: To protect the amenities of the area in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

Informative(s):

1. All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given the relevant contact number for Natural England, which is 0300 060 3900.

2. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and

Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

If at any point during construction works any great crested newts are identified, then the following instructions must be strictly adhered to:

Stop all works immediately and leave the area
Inform an ecologist immediately who will provide further guidance / instructions
Do not try to handle or rescue a great crested newt
Do not resume construction works until advised it is safe to do so by an ecologist

It should be noted that if an individual great crested newt is found at any point during the works, a European Protected Species Licence (EPSL) or District Licence (DL) may be required to permit works that would potentially cause disturbance and otherwise commit an offence under the relevant legislation.

If the applicant wishes to completely avoid any risks relating to great crested newts, they have the option to enquire for the New Forest National Park Authority's District Licence, which provides full legal cover for any impacts to great crested newts and therefore removes the risk of having to stop works if great crested newts are found on site. More details on the District Licensing Scheme operated by the council can be found at https://naturespaceuk.com/.

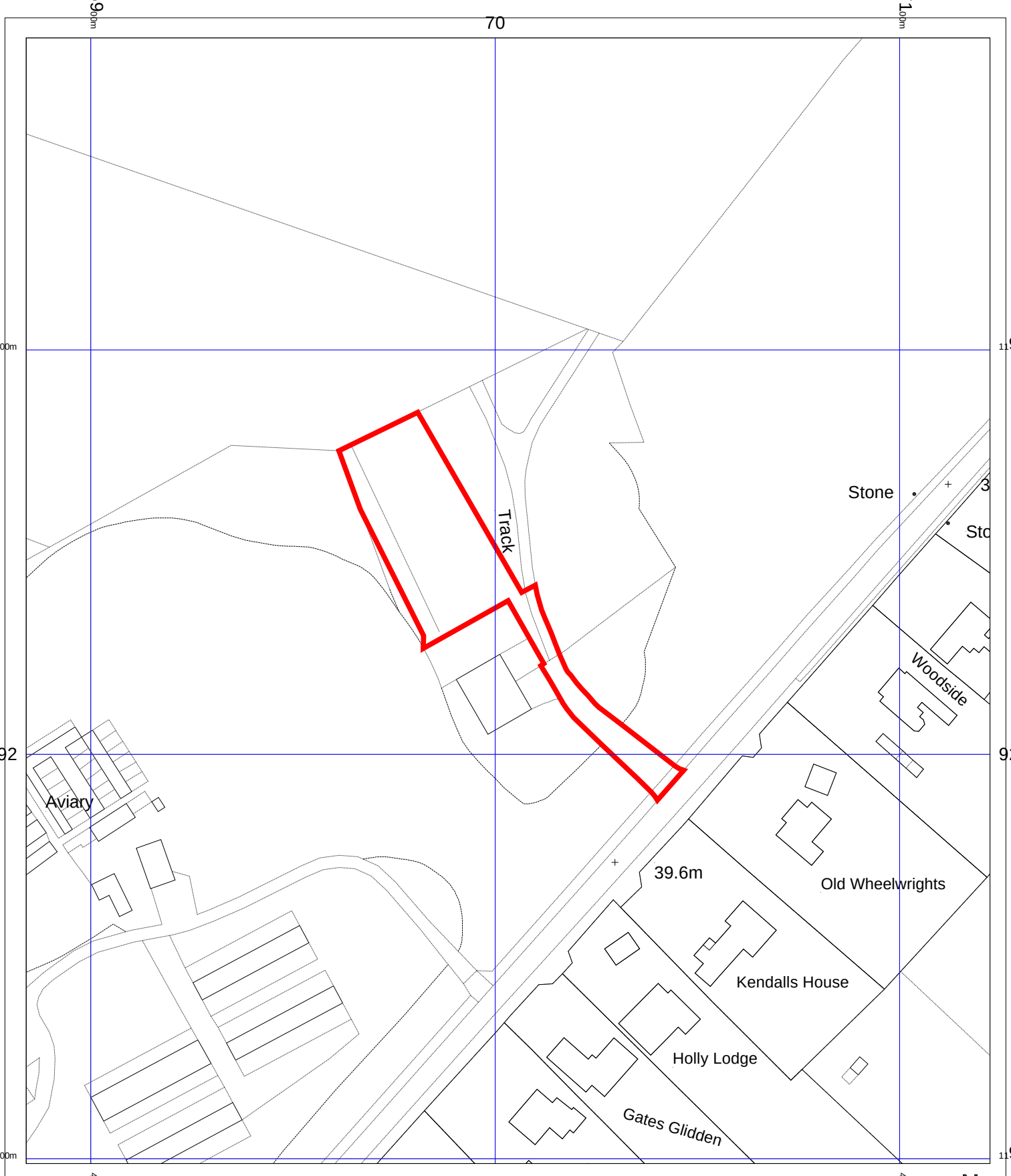
3. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be the New Forest National Park Authority.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.



New Forest National Park Authority
Lymington Town Hall
Avenue Road
Lymington
SO41 9ZG

Tel: 01590 646600
Fax: 01590 646666

25/01344FULL

Date: 05/11/2026

SCALE: 1:1250

NEW FOREST NATIONAL PARK

© Crown copyright and database rights 2026 Ordnance Survey AC0000849959