

**EASTERN AREA PLANNING COMMITTEE
ON 20TH MARCH 2019**

UPDATE REPORT

Item No: (3) **Application No:** 18/03367/FUL **Page No.** 39-49
Site: Manderley, Frilsham

Planning Officer Presenting: Sarah Melton

Member Presenting: David Pearson

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Simon Dimick
Trevor Furse

Ward Member(s): Councillor Quentin Webb
Councillor Graham Pask

Update Information: Consultee response from North Wessex Downs AONB

The AONB has continuously raised concerns over development of a riding arena/manege at this site for a number of years and maintains these concerns.

When new horse-related development is necessary, it should preferably relate to an existing group of buildings or be sited as inconspicuously as possible. In this instance this cannot be achieved.

Generally new structures should be related to existing features and respect the lie of the land. Elevated or skyline sites should be avoided. The use of earth mounding and cutting into the ground should also be avoided unless it merges with the landscape. Planting can usually reduce the adverse effects of development but again this should complement existing tree and hedge cover rather than producing unnatural features in the landscape.

The proposed development would urbanise the site as a result of the introduction of engineered structures that fail to conserve or enhance the natural beauty of the AONB but

would materially alter the profile of the local topography to the detriment of the special qualities of the AONB.

The change in the natural contours of the land would be of significant harm to a topography that has not be subject to change and would therefore form part of a historic landscape. The changes whether planted or not would be notable in the local landscape and could set an unfortunate precedent.

Shifting the manege to the other side of the tree line does not improve the scheme as the changes in levels and engineering works will still be notable from wider view points, particularly in the winter months when there is no tree cover.

No fence (apart from a small section close to the access) is detailed, however given the significant change in levels, it is likely that the applicants would install a fence on at least one side (left of section AA) for safety reasons due to the potential risk which could indeed be life threatening if a horse and rider went over the side where there is a drop of 1.57 metres, and with the manege being within close proximity of the lane, there is an increased risk of scaring and the horse jolting as a result, it only takes one beep of a horn or a speeding vehicle to cause distress to a horse.

The proximity of the manege/riding arena close to the house would in my opinion alter the character of the property to the detriment of the local street scene, as it would in part be visible from the lane, the proposed surface material could be a shade darker, but I am aware that there are only a limited number of options for surfaces, the most used being pale sand colour or dark grey/black, neither of which would be appropriate.

The landscape assessment is again a poor attempt, it picks views that are partly screened rather than those that are open and could again increase the number of viewpoints assessed.

No justification has been provided as to why these structures/facilities are required, there appears to be no need for these within the AONB or this locality only a personal desire/want in order to accommodate a leisure activity. The development will provide no benefit to the local environment (no biodiversity gains), local community or local economy. The applicant has failed to provide any evidence that there is an essential need for these structures/facilities or that there are no alternative sites within the village (renting use of a manege/arena at an existing stable or renting land adjacent to a group of farm buildings for exercising horses). There are no benefits to outweigh the harm caused to the natural beauty of the AONB.

The applicant again refers to the ground conditions which can be very muddy, this will not change with the addition of a riding arena as the horses will still be grazed in the paddocks and will still move around creating the same problems. The land in itself due to the bowl shape of the topography is not ideal for the keeping of horses (or cattle) as water holds in the upper layer making it boggy for lengthy periods.

The change in levels could also affect the natural route of surface water runoff. Historically this land has been grazed during the summer months when the ground is firm under foot, this process has naturally managed the grassland.

There are concerns that the addition of a manege in addition to the existing stables would be of a scale that could result in the site being used by other horse riders/owners, this would commercialise the use of the site and result in further intensification of the use of land and further erosion of the landscape.

There are also concerns that if such a development were permitted that the next step would be for external lighting, an element which would be most inappropriate for this locality, characterised by dark skies, a special quality of the AONB. Therefore, if the officer is minded to approve, the AONB would request that a condition be attached stipulating that no external lighting be installed.

As it stands the NWD AONB would consider the principle of development to be unacceptable in this locality and special circumstances cannot be demonstrated. Therefore, the development is contrary to paras 8, 130, 170, 172 of the NPPF (2018), the NWD AONB Management Plan and WB Core Strategy Policies CS10, CS12, CS17 and CS19, and the saved local plan policies OVS.5.

Letters of objections

There are 17 letters of objections submitted with this application, and not 21 as per the main report. All the points listed in the main report remain up-to-date and accurately represent the comments made by members of the public.