

Proposed Stables

Land at Inwood Cottage, Winchester Road,
Lower Upham

PLANNING STATEMENT

JANUARY 2025

PREPARED ON BEHALF OF:
MR AND MRS HULME



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SECTION I

INTRODUCTION

- I.1 Southern Planning Practice Ltd have been instructed by Mr and Mrs Hulme to prepare and submit a full planning application to Eastleigh Borough Council for the erection of stables on land at Inwood Cottage.
- I.2 The following plans and documents are submitted together with this Planning Statement for the council's consideration:
- Site Location Plan Dwg No. PN2838LP3 scaled 1:500 on size A1
 - Existing Site Plan Dwg No. PN2838-200-01 scaled 1:200 on size A1
 - Proposed Site Plan Dwg No. PN2838-200-03 scaled 1:200 on A1
 - Proposed Floorplans and Elevations of the Proposed Stables Dwg No. PN2838-300-02 scaled 1:50 on A1
 - Existing Floorplans and Elevations of the Field Shelter Dwg No. PN2838-300-01 scaled 1:50 on A1
 - Biodiversity Net Gain Metric and Report prepared by SPP
- I.3 The proposed stables will be located in a similar location to the existing field shelter on the site which is on skids and movable.
- I.4 The site subject of this application falls within the administrative boundary of Eastleigh Borough Council whilst the property owned by the applicants, Inwood Cottage, falls within the administrative boundary of Winchester City Council.
- I.5 This statement describes the site in Section 2, sets out relevant planning history in Section 3, details the proposals in Section 4, reviews the relevant planning policy of Eastleigh Borough Council in Section 5 and the rationale for the development is set out in Section 6. Conclusions are drawn in Section 7.

SECTION 2

THE SITE AND ITS SURROUNDS

- 2.1 The site is located to the north west of Inwood Cottage which is in the western section of the village of Lower Upham. The site itself is located within the administrative boundary of Eastleigh Borough Council, however as noted above, the property, Inwood Cottage, is located within the administrative boundary of Winchester City Council.
- 2.2 The site is accessed via an existing private vehicular track from the B2177, Winchester Road. This track is owned and maintained by the applicant.
- 2.3 The site extends to 484 sqm and comprises an area of crushed chalk on which a movable field shelter is currently sited. The existing field shelter which is on skids, measures 6m by 3m with a 1.5m overhang. The surrounding area is maintained grassland which is currently grazed by sheep.
- 2.4 To the north of the site are existing stables and a manage, to the east is the residential curtilage of Inwood Cottage and then the property, to the south and west is land in grazing use. The site is enclosed in a limited visual envelope by trees on the boundaries of the land in grazing use and the existing built form to the north and east.
- 2.5 The site is located in Flood Zone 1 as identified by the Environment Agency and is therefore at a very low risk of flooding.
- 2.6 There are no landscape or environmental designations known to apply to the site.

SECTION 3

PLANNING HISTORY

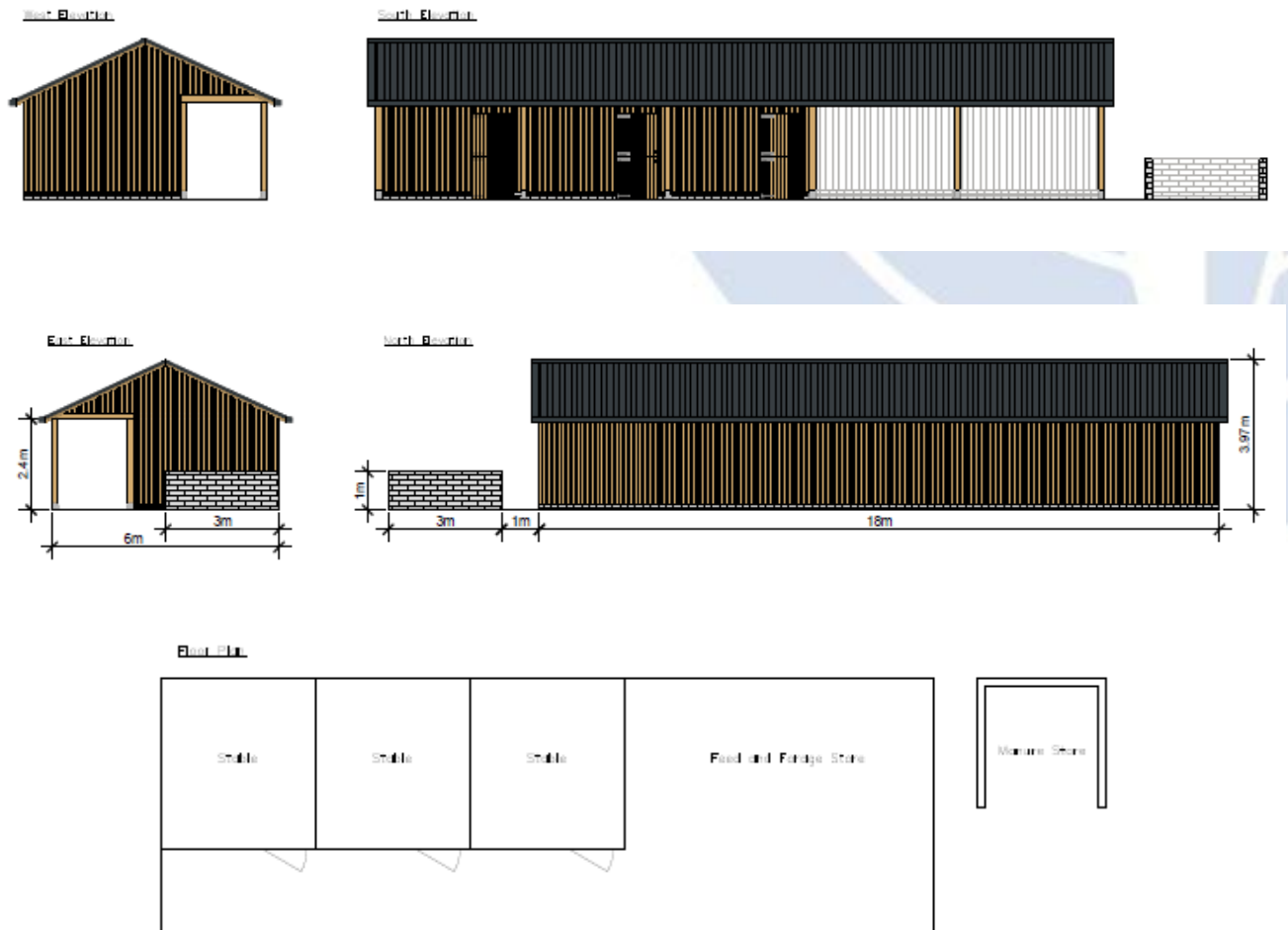
- 3.1 An online search revealed there is no planning history relevant to the site. There is some planning history which relates to Inwood Cottage on Winchester City Council's website, however this is not considered to be relevant to the proposals.
- 3.2 The existing mobile field shelter on site is on skids and is a temporary building which provides some shelter for livestock grazing the field. Given the moveable nature of the existing field shelter, it is permitted development and does not require planning permission.

SECTION 4

THE PROPOSALS

- 4.1 This planning application seeks permission for the erection of stables at land adjacent to Inwood Cottage. The proposals do not include the provision of any external lighting.
- 4.2 The stables are located to the west of Inwood Cottage in the area of land currently used for grazing sheep. The stables are proposed to be sited just to the south of the existing fence to the north.
- 4.3 The proposed stables will comprise three stables and an open area for the storage of feed, bedding and forage such as hay. In addition, a manure bay will be provided to the east of the stables to store manure before removed from the site. The stables will be constructed from and clad with timber, similar to the existing field shelter on the site.
- 4.4 The proposed stables will be accessed via the existing private access to the north of the site.
- 4.5 The proposed stables will include the provision of a soakaway to ensure that there is no increase in surface water as a result of the new built form on site. If possible, rain water will be harvested and used as drinking water for livestock.
- 4.6 An area of hardstanding is proposed to be located to the front, the south of the new stables, to allow for horses to be groomed on dry, solid ground.
- 4.7 Given the flat nature of the site, it is unlikely that any material will need to be removed to allow the construction of the stables.
- 4.8 An area of land to the south of the site within the applicants ownership will be utilised for Biodiversity Net Gain. This is discussed in more detail in the assessment section of this statement.

4.9 The following extract from the plans detail the proposals.



SECTION 5

RELEVANT PLANNING POLICY

- 5.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, and Section 70 (2) of the Town and Country Planning Act 1990, the planning policy framework relevant to the determination of the application comprises the adopted Development Plan and relevant material considerations. Where the Development Plan contains relevant policies, applications for development which are in accordance with the plans should be allowed, unless material considerations state otherwise.
- 5.2 The site is located in the administrative boundary of Eastleigh Borough Council. As such, the Development Plan comprises:
- Eastleigh Borough Local Plan 2016-2036
- 5.3 The “other material considerations” relevant as per Section 38(6) of the Planning and Compulsory Purchase Act and Section 70 (2) of the Town and Country Planning Act 1990, include the National Planning Policy Framework, the Planning Practice Guidance, Supplementary Planning Documents, and other local guidance.

National Planning Policy Framework

- 5.4 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and forms the Government’s planning policy at the national level. It is a material consideration in the determination of planning applications. The National Planning Policy Framework (NPPF) was most recently updated in December 2024.
- 5.5 The NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development through three overarching objectives: economic, social and environmental.

The Development Plan

5.6 The Development Plan comprises the Eastleigh Borough Local Plan 2016-2036.

5.7 The following policies of the Local Plan are considered to be most relevant to the proposals:

- Strategic Policy S1 - Delivering sustainable development
- Strategic Policy S2 -
- Strategic Policy S5 – New development in the Countryside
- Policy DM1 – General Criteria for new development
- Policy DM11 – Nature Conservation
- Policy DM14 – Access and Parking
- Policy DM17 – Agricultural Development
- Policy DM34 - New and enhanced recreation and open space facilities

5.8 Policy DM34 is the most relevant policy in the consideration of this application. It sets out that the provision of private recreation facilities will be permitted providing they are in accordance with a set of criterion.

SECTION 6

RATIONALE FOR THE DEVELOPMENT

Planning Considerations

- 6.1 The main planning considerations in this instance are the principle of development, the impact on the surrounding landscape character, impact on neighbouring amenity, impact on surrounding highway network and ecology. Biodiversity Net Gain has also been a key consideration in the proposals.
- 6.2 The following section will assess these key planning considerations in detail.

Principle of Development

- 6.3 The site is located outside of a defined settlement boundary and therefore in planning policy terms it is located within the countryside.
- 6.4 Policy DM34 of the Development Plan sets out that private recreation facilities will be permitted where they are in accordance with a criteria. The following table assesses the proposals against the criteria.

Policy DM34 Criterion	Assessment of the Proposals
The proposals accord with the general development criteria and the biodiversity, and heritage policies of this Local Plan	The proposed stables are in accordance with the general development criteria and biodiversity policies of the Local Plan. There are no heritage considerations in this instance.
New buildings will be limited to those ancillary to and essential for the use of the land for outdoor sport and recreation; and	The proposed stables are a new building which is essential for the use of land for outdoor recreation. It is therefore a suitable proposal for a countryside location.

Development should not involve structures, floodlighting or activities that cause urbanisation or detract from rural character	The proposals have been carefully designed to ensure they are development consistent with the surrounding countryside. The proposed stables are of a timber construction which will blend well with and integrate into the surrounding landscape to ensure there is no detracton from the rural character of the area.
The proposals contribute to the management of, and where possible enhance the countryside and urban open spaces. The Council may require a legal agreement to ensure that land is managed to maintain or enhance its agricultural and/or landscape value and/or biodiversity interest;	The proposals will deliver 16.71% BNG which will be managed and maintained accordingly to ensure there is a long term biodiversity value.
The proposals are readily accessible to those they are intended to serve by means of transport other than the private car, and accord with the transport and parking policies of this Local Plan.	The proposals are for private stables and therefore this criterion is not relevant in the consideration of this application.

- 6.5 In light of the above, it is considered that the principle of development is acceptable and it is in accordance with Policy DM34 of the Local Plan.

Impact on the Surrounding Landscape

- 6.6 The site is contained in a limited visual envelope due to the surrounding built form and mature vegetation. The proposed stables will be seen in views from Inwood Cottage, the applicants property and glimpse views from the residential property to the north. It is pertinent to note that the property to the north has private stables and therefore the proposed stables subject of this application will be wholly in keeping. Further, the site is currently occupied by an existing movable field shelter and whilst the proposed stables will permanently be in this location they are not considered to be any more visually intrusive in the landscape.

- 6.7 In light of the above, it is considered that the proposals will not be visible from any public view points and therefore there will be no landscape and visual impact as a result. The proposals are in accordance with Policy S5 and DMI of the Development Plan.

Impact on Neighbouring Amenity

- 6.8 The nearest residential property is Inwood Cottage, the applicants property, located to the east of the site. There is further residential development located to the north of the site, however as aforementioned the nearest property has private stabling, similar to the proposals, in between the application site and the property. As such, it is not considered that the proposals will have any adverse impact on neighbouring amenity.

Access and Highways

- 6.9 The proposed stables will be accessed via the existing track to the site which is owned by the applicant. The access is considered to be safe and suitable and vehicles will be able to access and egress the site in a forward gear. It is therefore in accordance with Policy DM14 of the Local Plan.

Ecology and Biodiversity Net Gain

- 6.10 The site is currently maintained grassland and crushed chalk, it is therefore considered to have a low ecological value with no potential for protected species and as such a Preliminary Ecological Appraisal has not been undertaken.
- 6.11 The requirement to provide 10% Biodiversity Net Gain (BNG) has been considered from the outset of the proposals. A BNG metric and report is submitted together with this application and confirms that the proposals will deliver 16.71% BNG by way of the provision of 0.08 ha of offsite neutral grassland. The land where the BNG is being provided is well related to the site.

SECTION 7

CONCLUSION

- 7.1 As demonstrated in this statement, the principle of development for the construction of the stables, hay barn/feed store, manure bay and associated works is acceptable due to its compliance with the relevant policies of the Development Plan. Given the proposals siting and design, it is not considered that there would be any adverse harm to the surrounding landscape character or the amenity of neighbouring properties.
- 7.2 In fact, the proposed use of land is entirely consistent with the countryside location of the site and would constitute a very minor change to the site, particularly in the context of the existing field shelter on the site.
- 7.3 As such, the proposals are in accordance with the relevant Development Plan policies and will promote all three strands of sustainable development. Therefore, the proposed development should be looked on favourably and approved without delay in accordance with paragraph 11 of the NPPF.