

Design and Access Statement

Development of an All-Weather Gallops

At

**Hamilton Stables
Hockham Road
Compton
Berkshire
RG20 6QJ**

On behalf of

**Geoffrey Deacon Training
Hamilton Stables
Hockham Road
Compton
Berkshire
RG20 6QJ**

Ref: PRO 1810

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1.0 Introduction

- 1.1 Butler Sherborn have been instructed by Geoffrey Deacon Training (hereafter referred to as the Applicant) to resubmit the following planning application for the development of an all-weather gallops at Hamilton Stables, Hockham Road, Compton, Berks, RG20 6QJ. This application made following submission of a previous application to West Berkshire Council, validated on 20 December 2018 (reference: 18/03237/FUL). This application being later withdrawn on the 22 February 2019.
- 1.2 This initial application was withdrawn following comments made by the Landscape and Planning Officer Rebecca Davies and Compton Parish Council, in which it was requested that a landscape assessment was provided for the proposed development together with further cross sections of the site. The requested information being provided by Hankinson Duckett Associates within their Landscape and Visual Appraisal which accompanies this Statement and resubmitted application.
- 1.3 The purpose of this Statement is to detail the Applicants proposal, along with policy context and to show how the proposal accords with the provisions of both the National Planning Policy Framework (NPPF) and the West Berkshire Core Strategy.
- 1.4 In serving the above objectives this Statement is set out as follows:
 - Section 2 - The Site and its Planning History.
 - Section 3 - Relevant Planning Policy.
 - Section 4 - The Case for Planning Permission.
 - Section 5 - Conclusions.

Background

- 1.5 The Applicant runs a flat and national hunt race horse training yard from Hamilton Stables with circa 20 horses in training, with the intention to expand to 35 horses. The business currently employs 4 full time and 3 part time members of staff.
- 1.6 To continue the very highest level of equine training and maintain the current success and growth of this rural business, the Applicant requires an all-weather gallop within close proximity to the equine complex to allow the safe use of the gallops. Increases in safety to both jockeys and horses will result from use of a gallops nearer to the main yard and associated facilities. The proposal includes the installation of an all-weather gallops with the change of use of the area from agricultural to equestrian use.

2.0 The Site and its Planning History

- 2.1 The field is currently in part arable cultivation with ploughing and subsoiling of the land having previously been undertaken and part grassland used as a grass gallop.
- 2.2 The proposed gallops will extend to approximately 0.84 acres (0.34 Ha), with the gallops extending to approximately 965m in length and being 3m in width, with a turning area at each end. The gallops will be formed of a carpita fibre surface above a stone base layer.

- 2.3 The site and gallops are as further described in the Landscape and Visual Appraisal prepared by Hankinson Duckett Associates which accompanies the application and this Statement. This appraisal details the proposed development, location and extent of the proposed gallops, photographs of the site and an assessment of the impact of the development within the landscape with reference to the associated planning policy.
- 2.4 The site is located within open countryside within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The site is located close to The Ridgeway, a national trail route.

Access

- 2.5 No new additional permanent access will be created to allow access to the proposed gallops. Access being taken on to the gallops over existing byways. Access is to be taken along access routes currently used by the stables, on horseback. The development will be primarily for the use of horses held at the training yard so should not increase traffic to and from the current yard.
- 2.6 Currently the Applicant uses shared all-weather gallops away from the yard, owned by another racehorse trainer. The current gallops used are located a long distance from the main yard and as a result are too far to be used safely on a regular basis.
- 2.7 Access for horses is taken along a private path away from the current byway as shown on the Location Plan 'A'. Access to the proposed development will be taken along this path crossing the Ridgeway with horses thereafter returning to the training yard along the eastern byway and crossing to the yard from east to west along a further byway located to the north of the Institute for Animal Health, the routes shown in blue on the Location Plan 'A'. Access to the proposed new site shall be limited to the route already used to reach the further shared and grass gallops, as described.

Landscaping

- 2.8 The proposed site is located to the north of the current training yard the site area being as shown on the plans submitted with this Statement.
- 2.9 The proposed gallops will be visible from the Ridgeway crossing to the south of the site. The development shall be at ground level and this coupled with the topography of the surrounding area, means that any impact will be reduced as the gallops will sit within the current landscape. Any impact shall primarily be during the construction period, which due to the nature of the proposed development would be of limited duration.

Previous Planning History

- 2.10 A review of the online planning history for the property has shown no previous or current planning applications recorded at the application site, other than the previously withdrawn application.

3.0 Relevant Planning Policy

- 3.1 This section of the Statement provides an overview of the relevant sources of planning policy guidance that are pertinent to a development of this type:

- Development Plan Documents.

- The Emerging Local Plan.
- The National Planning Policy Framework.

3.2 These are explored in turn below.

Development Plan Documentation.

3.3 As set out in Section 38(6) of the Planning and Compulsory Act 2004 and Section 70(2) of the Town and Country Planning Act 1990, applications are to be determined in accordance with the development plan unless other material considerations indicate otherwise. The development plan now only consists of documents produced by the Local Planning Authority, namely the West Berkshire District Local Plan saved policies 2007 and The West Berkshire Core Strategy.

3.4 As regards policy designation, Hamilton Stables is situated in the North Wessex Downs Area of Outstanding Natural Beauty (AONB) but is not however subject to any other Local Plan site-specific designations.

3.5 Policies within the West Berkshire Core Strategy relevant to this application are as follows:

- Policy CS 12: Equestrian/Racehorse Industry.
- Policy CS 14: Design Principles
- Policy CS 18: Green Infrastructure.
- Policy CS 19: Historic Environment and Landscape Character.

3.6 The guidance notes for these policies sets out what is appropriate development in rural areas including equestrian related development.

National Planning Policy Framework (NPPF)

Section 6: Supporting a prosperous rural economy

3.7 Paragraph 83 states that planning policies should enable 'The sustainable growth and expansion of all types of business in rural areas' and 'The development and diversification of agricultural and other land based businesses'

3.8 Paragraph 84 states that 'Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent or beyond existing settlements'

3.9 Local plans and planning policies should therefore take a positive approach to the sustainable growth and expansion of business and enterprises in rural areas, promoting this development of agricultural businesses.

Section 15: Conserving and enhancing the natural environment.

3.10 Paragraph 170 (a) states that the planning system should protect and enhance valued landscapes. Paragraph 172 mentions the need to conserve landscapes within the AONB.

3.11 Further review of the relevant planning policy particularly as it relates to the AONB and landscape is explored within the Landscape and Visual Appraisal associated with this application, as prepared by Hankinson Duckett Associates.

4.0 The Case for Planning Permission

- 4.1 This section sets out the case for the Applicant.
- 4.2 The NPPF and Local Plan detail a need to support and promote the expansion of rural and land based businesses. Geoffrey Deacon Training is a successful growing business hoping to ensure its continued success and increase safety standards by installing an all-weather gallops.
- 4.3 The Applicant wishes to continue the expansion of the successful race horse training business. A permanent all-weather gallops located near to the training yard is required to support long term growth and sustainability of the business.

5.0 Conclusions

- 5.1 This Statement has been prepared by Butler Sherborn on behalf of the Applicant to set out the planning case for the installation of an all-weather gallops at Hamilton Stables.
- 5.2 This Statement has set out the relevant policies from both local and national policy and from this has then demonstrated the acceptability of the proposal and justified its need.
- 5.3 The proposed development is necessary for the safe expansion of the Applicant's equestrian business. Currently the Applicant does not have full time access to an all-weather gallops within close proximity to the main training yard and as such this facility is required to allow the business to continue its growth and recent success.
- 5.4 Therefore, in light of the above, it is considered that the proposed installation of an all-weather gallops is in accordance with the principles established in the NPPF and as a result consent should be granted.

Butler Sherborn LLP

August 2019