

**Application Number:** 23/10420 Full Planning Permission  
**Site:** HIGHER FARM, MARTIN ROAD, MARTIN SP6 3LN  
**Development:** Proposed manege for exercising of personal horses  
**Applicant:** Mr Peaty  
**Agent:** Acorus Rural Property Services  
**Target Date:** 04/07/2023  
**Case Officer:** Jessica Cooke  
**Officer Recommendation:** Grant Subject to Conditions  
**Reason for Referral to Committee:** Parish Council contrary view.

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## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of development
- 2) Impact upon the character and appearance of the area, including the Cranborne Chase Area of Outstanding Natural Beauty.

## 2 SITE DESCRIPTION

The application site comprises a parcel of land associated with the property know as 'Higher Farm' in Martin. Part of the site is within the Martin Conservation Area.

The site lies outside any defined settlement boundary and is therefore within the open countryside. It is also located within the Cranborne Chase Area of Outstanding Natural Beauty (AONB).

## 3 PROPOSED DEVELOPMENT

The proposal seeks to construct a 30m x 40m manege for the exercising of personal horses. It is an all weather surface to allow the horses to be exercised all year round, with a surface of rubber chippings. It is proposed to be bounded by a post and rail fence 1.36 m in height.

## 4 PLANNING HISTORY

No relevant planning history.

## 5 PLANNING POLICY AND GUIDANCE

### **Local Plan 2016-2036 Part 1: Planning Strategy**

Policy ENV3: Design quality and local distinctiveness

Policy ENV4: Landscape character and quality

Policy STR2: Protection of the countryside, Cranborne Chase Area of Outstanding Natural Beauty and the adjoining New Forest National Park

## **Local Plan Part 2: Sites and Development Management 2014**

DM1: Heritage and Conservation

DM20: Residential development in the countryside

DM25: Recreational uses in the countryside - including horse-keeping/riding

## **National Planning Policy Framework**

NPPF 2021

### **6 PARISH COUNCIL COMMENTS**

#### **Martin Parish Council**

Martin Parish Council met on the 26th of June and decided on PAR 4 REFUSAL in regard to these proposed plans. The menage is too close to the adjacent property and will affect the enjoyment of their property. It is hoped that the menage could be set back further to increase the distance from the adjacent property.

### **7 COUNCILLOR COMMENTS**

No comments received.

### **8 CONSULTEE COMMENTS**

Comments have been received from the following consultees:

**Environment Agency:** No objection.

**NFDC Conservation :** Support.

### **9 REPRESENTATIONS RECEIVED**

No representations received.

### **10 PLANNING ASSESSMENT**

#### **Principle of Development**

The site is in Martin which lies outside any established settlement boundary in the countryside and within a sensitive area of open countryside designated as part of the Cranborne Chase Area of Outstanding Natural Beauty (AONB). Policy STR1, STR2 and STR3 point to such areas being protected from any harmful development.

Guidance in relation to development within an Area of Outstanding Natural Beauty is contained within Chapter 15 of the NPPF, the advice of which is broadly echoed within Policy STR2 of the Local Plan Part 1 which attaches great importance to the Cranborne Chase AONB. NPPF Paragraph 176 advises that great weight should be afforded to conserving and enhancing landscape and scenic beauty in AONBs and the scale of development should be limited, sensitively located and minimise adverse impacts on such designated areas.

Policy DM25 of Local Plan Part 2 is applicable in this case and relates to recreational uses in the countryside including horse keeping and riding. The policy states that development associated with recreational uses will be permitted where it will:

- a) help meet a local recreational need; and/or
- b) will assist in the diversification of an agricultural enterprise; and/or

c) will assist in relieving harmful pressures on a sensitive part of the New Forest National Park;

provided that there will not be unacceptable impacts on the amenities of local residents, the rural character of the area, local roads or other environmental or agricultural interests (including nearby parts of the New Forest National Park and coast).

The policy follows on to state that development related to recreational horse keeping and riding will be permitted provided the scale is appropriate to the rural setting and character and that it will not result in harmful increases in riding pressures on sensitive parts of the New Forest (in particular those subject to international nature conservation designations) or otherwise have unacceptable impacts on neighbouring uses, the rural landscape, local roads or on road safety.

In assessing the proposal within this context, the policy is supportive of recreational uses including horse keeping and riding. The applicant owns 5 personal horses which are kept at the 6.8 hectare landholding and were seen during a site visit to the property. The principle of development is therefore acceptable within the countryside in accordance with policy.

#### Design, site layout and impact on local character and appearance of area

The proposed development would be located within a highly sensitive part of the countryside, in an Area of Outstanding Natural Beauty. Both local and national planning policies give great weight to conserving landscape and scenic beauty in AONBs which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in these areas.

Local Plan Policy ENV3 (Design quality and local distinctiveness) is relevant to this application and requires that all development should achieve high quality design that contributes positively to local distinctiveness, quality of life and enhances the character and identity of the locality. In particular, development should be:

- Functional: well connected to surrounding uses, and logically laid out so that different elements work well together in a manner that is safe to access, easy to navigate, convenient to use and that makes effective use of both developed land and open spaces;
- Appropriate: sympathetic to its environment and context, respecting and enhancing local distinctiveness, character and identity; and
- Attractive: visually appealing and enjoyable to be in.

The proposal does not include any external lighting or floodlighting. The proposed materials comprise a surfacing of rubber chippings which is typical of a menage and a 1360mm high post and rail fence.

Planning policy states that development in the countryside should be of an appropriate design, scale and appearance and should not be harmful to the rural character of the area by reason of visual impact, traffic and other activity generated or other impacts. The proposed menage is well screened from Martin Road, though it could be visible from some public vantage points from the Public Right of Way (PRoW) to the north (Martin. 19). However, the PRoW is located 350-400m to the north of the proposal and the proposal is of an appropriate size, scale and appearance for such a location. Accordingly, the proposed development can be considered to be compliant with the Development Plan.

### Conservation Area & Listed Buildings impacts

S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the LPA to have special regard to the desirability of preserving the heritage asset or its setting or any features of special architectural or historic interest which it possesses.

NPPF Chp 16 relates to conserving and enhancing the historic environment. Para 197 sets out that in determining applications, LPAs should take account of the desirability of sustaining and enhancing the significance of the heritage asset. Paragraph 199 states that when considering the impact of a proposed development on the asset's conservation, this is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 200 further states any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

The proposed site lies behind the line of development on Martin Road and falls partially within the Martin Conservation Area and nearby the Grade II Listed Buildings West House and Anvil Cottage. Approximately half of the menage would fall within the Martin Conservation Area and the remaining would fall outside this boundary. NFDC Conservation Officer was consulted on the application and did not consider that the proposal would have an adverse impact upon the Listed Buildings or the Conservation area by reason of its siting and limited views possible from the main road. The Conservation Officer subsequently supported the application and the planning officer concurs with this view. As such, the proposal is considered to be acceptable in this respect..

### Residential amenity

Parish concerns were raised regarding the proximity of the menage to the neighbouring property Penylan Cottage. Penylan Cottage is a T-shaped building whereby the nearest part of the cottage is located 24m away from the proposed menage which is considered to be an acceptable separation distance to preserve neighbour amenity.

The horses are currently exercised in the same location as the proposed menage and there would be little change in respect of noise impacts. The proposal does not contain any floodlighting or external lighting and would therefore only be in use during daylight hours. Additionally, the omission of external lighting would preserve residential amenity and this can be controlled by condition.

Following the Parish Council's concerns, the applicant considered relocating the menage, however, this location is the most suitable for access and the topography of the land as the site is relatively flat, whilst the land further to the north of the proposal has a relatively significant slope so the proposal remains as submitted.

By reason of its siting and location in proximity to the neighbouring properties and the proposal not containing any floodlighting, the proposal is not considered to cause unacceptable impacts upon residential amenity of neighbouring properties.

## **11 CONCLUSION / PLANNING BALANCE**

The proposal is to provide a menage for the exercising of personal horses within the countryside and AONB. The proposed menage would be of an acceptable appearance for its rural location, including within the AONB and is not considered to impact upon residential amenity.

Accordingly, the proposal is recommended for approval subject to conditions.

## 12 RECOMMENDATION

### Grant Subject to Conditions

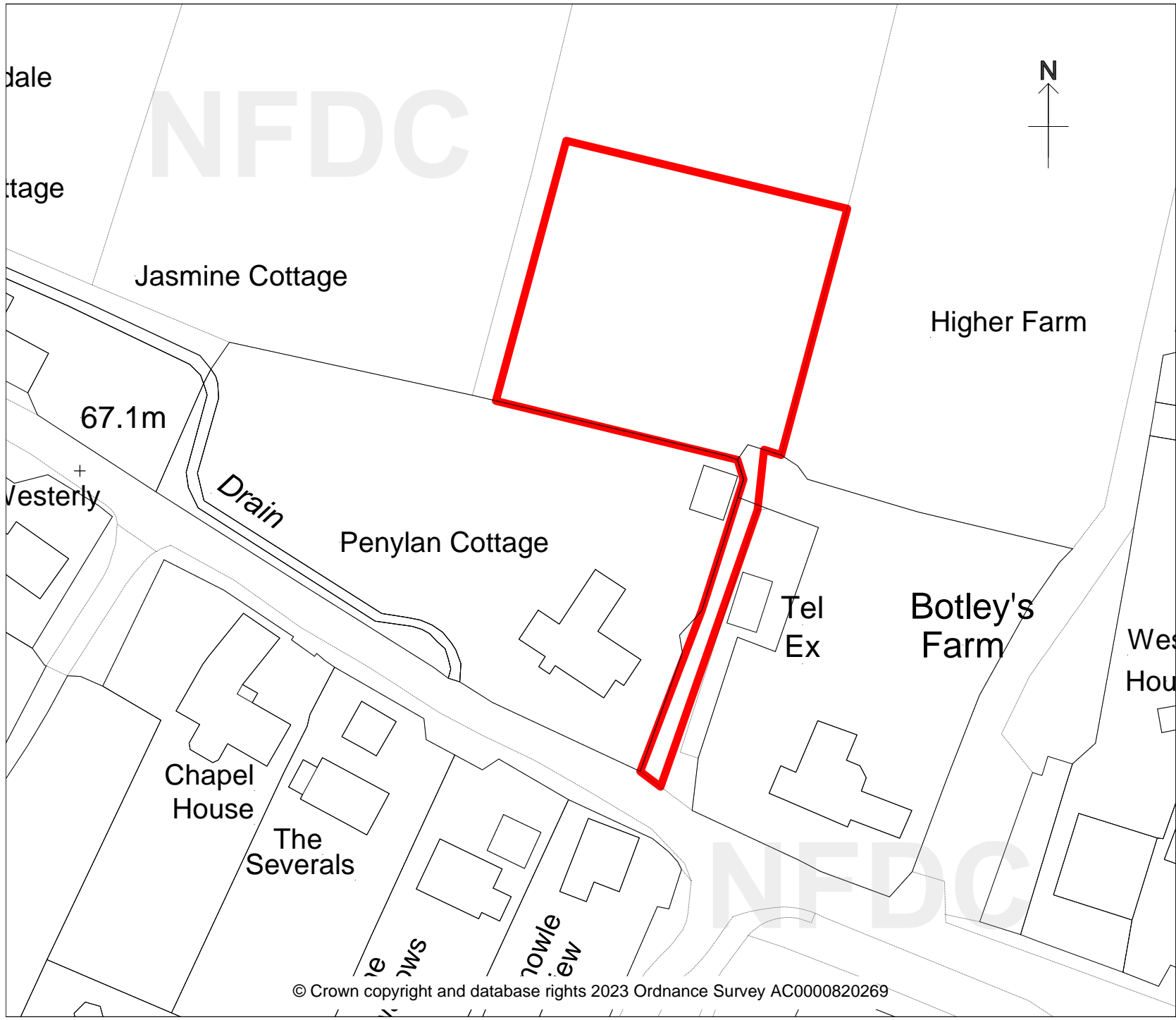
#### Proposed Conditions:

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. The development permitted shall be carried out in accordance with the following approved plans:
  - PHF/HD23/01 100\_01 Proposed Manege Site Plan and Section
  - Planning Statement
  - Heritage Statement  
Reason: To ensure satisfactory provision of the development.
  
3. No external lighting shall be installed on the site before details of such proposals have first been submitted to and approved by the Local Planning Authority in writing.  
  
Reason: To protect the amenities of the area in accordance with Policy ENV3, Policy ENV4 and Policy STR2 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.
  
4. The manege shall be used only for the exercising of horses belonging to or under the control of the owner of the land edged red on the approved plans, 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 to the character and appearance of the countryside and adjoining amenity in accordance with Policy ENV3 of the Local Plan Part 1: Planning Strategy for the New Forest District outside of the National Park and Policy DM25 of the Local Plan for the New Forest District outside of the National Park. (Part 2: Sites and Development Management).

#### Further Information:

Jessica Cooke

Telephone: 02380285909



**New Forest**  
DISTRICT COUNCIL

Tel: 023 8028 5000  
www.newforest.gov.uk

David Norris  
Service Manager  
Development Management  
New Forest District Council  
Appletree Court  
Lyndhurst  
SO43 7PA

**PLANNING COMMITTEE**

September 2023

Higher Farm  
Martin Road  
Martin  
23 10420

Scale 1:740

N.B. If printing this plan from the internet, it will not be to scale.