



# Planning

## Planning Statement

Client:

Sillett Equestrian

## Newlands

**Mole Road, Sindlesham**

*Retrospective siting of mobile home*

Holly Goulding **BSc (Hons)**

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## 1. Introduction

- 1.1 This statement is produced to support a planning application for the siting of a mobile home on the land in association with the wider equestrian use of the site.
- 1.2 This planning statement will cover the background to the application and provide the necessary information to enable its determination by officers at the Council. It will consider the proposal in light of relevant planning policies and other material considerations. The conclusion reached is that key material considerations and the wider objectives of National and Local planning policy support the grant of permission.
- 1.3 In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, and the following documents prepared by Aves Architectural:
- 1:2500 Site Location Plan
  - 1:500 Block Plan
  - 1:200 Site Plan
  - 1:100 Mobile Home Floor Plans
  - 1:100 Mobile Home Elevations
- 1.4 The relevant application fee will be submitted by the applicant separately.

## **2. Site Location and Description**

- 2.1 The site comprises a single track access taken from Mole Road with the mobile home and associated parking area to the south. The wider site comprises a riding arena and associated stables and is found to be in equestrian use.
- 2.2 The site is located within the countryside in Wokingham and falls within the 'Bearwood Wooded Sands and Gravel Hills'.

## **3. Planning History**

- 3.1 Application Ref: 250785 – Full application for the change of use of land and 3no. buildings to equestrian, erection of 1no. stable building and creation of a riding arena with associated engineering works (retrospective). Approved 17<sup>th</sup> October 2025.
- 3.2 Application Ref: 201458 – Full application for the proposed erection of an equestrian facility for training and livery purposes including fifty horseboxes, foaling yard, indoor and outdoor riding arenas, lunge ring and horse walker, reception, office, members clubhouse with bar, parking for 25 cars, three parking areas for HGV horse lorries, and three units of residential accommodation comprising manager's three-bedroomed house, staff two-bedroomed flat and staff five bedroomed flat, with access via Gravelpithill Lane and Ellis's Hill. Refused 7<sup>th</sup> October 2020.
- 3.3 Application Ref: F/2008/1241 – Proposed erection of one dwelling with garages and staff accommodation. Refused 7<sup>th</sup> August 2008.
- 3.4 This application seeks to regularise the stationing of a mobile home to be used in association with the operations as set out in application

ref: 250785, the Decision Notice and Officers Report are submitted as Appendices 1 and 2 respectively.

## 4. Development Proposals

- 4.1 The National Design Guide (2019) identifies that “well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time” (para 120-121).
- 4.2 Regarding the requirements of NPPG Paragraph: 029 Reference ID: 14-029-20140306 in respect of Design and Access Statements, the proposal is described as follows:
- 4.3 **Use and Amount:** The proposal seeks for the stationing of a mobile home and associated decking and hardstanding in conjunction with the approved equestrian use of the site.
- 4.4 **Layout and Scale:** The mobile home is situated approximately half way down the track, allowing for ease of access to both the existing stables across the site and the riding arena.
- 4.5 **Scale Height & Mass:** The mobile home measures 12m in length by 6m in width and comprises two bedrooms, a bathroom and a kitchen and living space.

- 4.6 **Landscaping:** The proposal does not alter any existing landscaping across the site. The mobile home is well screened by existing trees and landscaping on site.
- 4.7 **Appearance:** The mobile home comprises a light green wooden structure with an associated wooden decking. The mobile home has been sited in close proximity to the existing established track to retain the open and rural character of the land by nature of its siting and design.
- 4.8 **Access & Parking:** The proposal includes a designated parking area taken off the existing access track. This allows for the parking of the applicants cars as well as horse lorries in connection with the stables area nearby.

## 5. Policy Assessment

- 5.1 **National Guidance:** The National Planning Policy Framework (NPPF) is a relevant material consideration to the application.
- 5.2 The purpose of the planning system is to contribute to the achievement of sustainable development. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. Paragraph 39 of the NPPF states that “Local planning authorities should approach decision on proposed development in a positive and creative way” and “at every level should seek to approve applications for sustainable development where possible”. Paragraph 124 of the NPPF comments that planning should “promote an effective use of land” in “meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions”.
- 5.3 Paragraph 61 confirms the Government’s objective to boost the supply of housing, and paragraph 8 identifies the three objectives of sustainable development, as economic, environmental and social.
- 5.4 Paragraph 131 identifies that “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”, whilst paragraph 139 states that significant weight should be given to “outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”
- 5.5 The National Design Guide builds on the above, and clarifies that “well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market

demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use" (para 109).

5.6 **Principle of Development:** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise. In this instance, the Development Plan comprises the following documents:

- Managing Development Delivery Document ('MDD') (Adopted 2014)
- Core Strategy ('CS') (Adopted 2010)

5.7 MDD Policy CC01 states that planning applications that accord with policies in the Development Plan for Wokingham Borough will be approved without delay unless material considerations indicate otherwise.

5.8 The site lies outside of the settlement boundary and within the countryside, as such, it should be assessed against CS Policy CP11 – Proposals outside Development Limits. Policy CP11 states that in order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted.

5.9 Exceptions to this are outlined within the policy. One such exception is where the development contributes to diverse and sustainable rural enterprises within the Borough, or in the case of other countryside based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside. The previous approval established the site as a commercial equestrian livery and



accepts accordance with the aforementioned exception, stating that *'equestrian uses re considered rurally appropriate and a form of sustainable rural enterprise that contributes and promotes recreation in, and enjoyment of the countryside.'*

- 5.10 The application site comprised a large manor house in the 1860s coupled with Newlands Lodge at the track entrance. The dwelling was destroyed by a fire in the 1980s.



*Figure 1 – Photograph of Newlands prior to the fire*

- 5.11 This demonstrates that the wider land parcel has a historic residential use, with the Officer Report for application ref: 201458 accepting this position, with the current siting of the mobile home falling within the 'blue land' identified as part of the aforementioned Officer Report. The Report states that the *'land edged blue measures approximately 22.6ha (56 acres) but this includes woodland and existing dwellings*

*and their curtilages, shown on OS mapping as being of approximately 3.6ha (9 acres). The overall site includes the former site of a dwelling, a gatehouse style of a dwelling at Newlands Lodge and an access road directly off Mole Road, leading to the centre of the land edged blue.'*

- 5.12 With regards to the necessity of the mobile home, the applicant has provided the below information:
- 5.13 Staff arrive at 7:00-7:30am, feed and muck out the horses where the first group of horses go into individual turn out fields. Owing to the nature and value of the stabled and competition horses, they are turned out separately into individual turn out fields so that they do not injure themselves playing or fighting with others. The applicants or their clients arrive to ride the horses from around 9:30am and whilst dependent on competition schedules, the horses are exercised around 5-6 times per week. This includes schooling and training in the arena, hacking in The Coombes and competitions.
- 5.14 Given the applicants have a mixture of older and experiences horses along with younger ones starting their education, the horses use the arena training for this purpose. Their weekly training includes use of the show jumps for specific exercises to teach and improve suppleness and athleticism. The applicants have two riders along with themselves that exercise and train the horses, with the applicants personally overseeing the daily routine and management of each horse. The horses are groomed on a daily basis, prepared for exercise and washed off after. The horses see a physio for performance and comfort every 6 weeks and the farrier comes every 5 weeks to fit them with new shoes. Some of the horses have specific requirements when shoeing and the farrier usually spends at least one hour per horse if they do not have specific shoes, if they require additional farriery this can take longer should the horse require some form of

correction to the foot and hoof balance. The competition horses are clipped all round so that when they are in competitions it is easier to keep their coats clean and skin healthy after sweating. This takes approximately 2 hours per horse and they are clipped every 4-6 weeks. The horses are also bathed on a weekly basis, and any treatments are applied to any skin rashes or injuries.

- 5.15 The horses in the field remain in the herd for the most part and they are checked twice daily with some of them requiring feed and supplements on a daily basis, if for any reason one of the horses need to come in following an injury, they are brought into a stable for treatment or to see a vet where necessary. During the winter months when the ground is wet, their feet can get softer and they can develop abscesses in the hoof. Whilst this is extremely painful, the horse needs to be brought into a dry stable with a poultice applied to the hoof to draw out the abscess and relieve the pain, this process can take a week for full recovery. This is very painful for the horse initially but they do recover well and return to the field with the rest of the herd.
- 5.16 The horses require 6 monthly vaccinations, annual dentistry and other routine visits, all of which require a staff member to be present and assist. It is not uncommon for a horse to have a serious condition which requires emergency medical treatment and whilst the horse is treated as much as possible on site, the horse may need to be transferred to a clinic for surgery or specific treatment if this cannot be managed on site. Surgery for complications such as colic is serious and very stressful and risky for the horses and there are many other treatments carried out by the applicant prior to this, some of which require hourly procedures which can go throughout the night. This is the same for the brood mares and any mares with foals or foaling. The applicants have several brood mares that live on site and several

horses that have been bred by the applicants. Foaling is stressful and this process takes around 30-45 minutes, should there be complications, this can be fatal for both the mare and the foal. The mare will often require some assistance and once the foal is born it is important to get them up on their feet, suckling from their mother and the umbilical cord sprayed with iodine as they are born without an immune system.

- 5.17 Should a mare reject a foal, colostrum must be sourced immediately, usually from another mare somewhere which requires driving somewhere in the middle of the night as most mares foal late in the evening or early morning when its quit and consider it safe. If the mare dies whilst foaling, the foal requires immediate attention and the applicants will attempt to locate a foster mare and this is of course very traumatising. The foal will require 24 hour care until the foster mum is found, and sadly there is no guarantee that the foster mum will accept the foal.
- 5.18 Towards the end of the day, the applicants clean all of the stables again, and the horses are fed and receive their evening hay. Any medication required is administered into their hard feed in the morning or evening dependent on the type of medication. The horses have their rugs changed into evening rugs as they are different to their day rugs and turn out rugs. After coming in from the field, the horses have their legs washed with shampoo and dried. Should the weather be bad and they cannot go out into the field, they are hand walked in the arena on a dry surface. All tack is cleaned at the end of the day and all items used during exercise are washed in the machine, dried and then put away. If they have a competition the next day, the trucks will be prepared and if the applicants leave early in the morning for a competition, the staff will come in earlier to feed and prepare the horses.

- 5.19 The staff typically finish working at 5pm once all routines have been completed. Following on from this, the applicants will walk around the yard to check everything, and check again at around 8pm every evening to top up the hay if needed and check on the well-being of the horses. Throughout the summer months, this is done later at around 10pm as it is typically too hot to put a light rug on at 5pm so this is done later in the evening once the temperature has cooled down.
- 5.20 Furthermore, within the last 6 months the applicants had a pony with colic that required surgery, when he was allowed to have food reintroduced he could only eat small amounts every two hours, which meant that the applicants were up every two hours feeding him for a month. This further required ongoing diet management and routine for three months post surgery.
- 5.21 The aforementioned reasons provide justification as to why the horses require the applicants to live on site so that they can be tended to immediately, comprising a full time job. The horses are chosen and purchased by the applicants clients for a specific reason, classifying them as competition horses which have certain requirements to be kept fit, healthy and be able to fulfil the goals of their clients.
- 5.22 It is also important to consider the stock value of the equestrian business with regards to its security. The applicant owns tractors, horse boxes, equipment and tack and when combined with the value of the horses themselves, it is critical to ensure their security on site.
- 5.23 Of relevance to this application is Broadacre Place, which also falls within the Wokingham administrative boundary, for the permanent retention of an existing mobile home to provide groom's accommodation which was allowed under application reference: 201418 (Appendix 3). The permission involved the retention of an

existing mobile home used as a rural worker's dwelling, or groom's accommodation for the care and upkeep of up to seven polo ponies. Similarities can be drawn between the application and this proposal, whereby Broadacre Place was described to comprise a collection of five equestrian buildings adjacent to the main entrance as well as an exercise track to the east of these buildings. The remainder of the site and surrounding area consisted of open farmland. The Report goes on to state that the explanatory notes state that proposals for agricultural/equestrian workers dwellings will need to comply with Policy CP11 and PPS7 (withdrawn with the commencement of the NPPF).

- 5.24 The application also made reference to Paragraph 80 of the NPPF which states that new housing should be avoided where it is isolated in the countryside, unless it is essential for a rural worker to live permanently at or near their place of work in the countryside, amongst others. It should be acknowledged that this is now found within Paragraph 84 of the NPPF.
- 5.25 When considering the need for a rural workers dwelling it is important to consider the proximity of the mobile home to the wider equestrian operations across the site whereby it has been demonstrated that there is a need for the applicants to be on site at all times. NPPF Paragraph 84a) outlines that planning policies and decision should avoid the development of isolated homes in the countryside unless there is an **essential need** for a rural worker to live permanently at or near their place of work in the countryside. This application demonstrates the need for the applicants to live on the site and thus the proposal is found to accord with NPPF Paragraph 84.
- 5.26 The site comprises a lawful equestrian use established under planning permission ref: 250785 and to avoid repetition, the Officer's Report for that application shall not be repeated. The applicant's are



therefore demonstrated to present a significant commitment to the equestrian use of the land, thus demonstrating the need for a permanent dwelling for year-round presence at the site to allow for the continuing functional need. The investment made in the facilities are significant, including the construction of the riding arena, which enables the applicants to exercise and care of the horses.

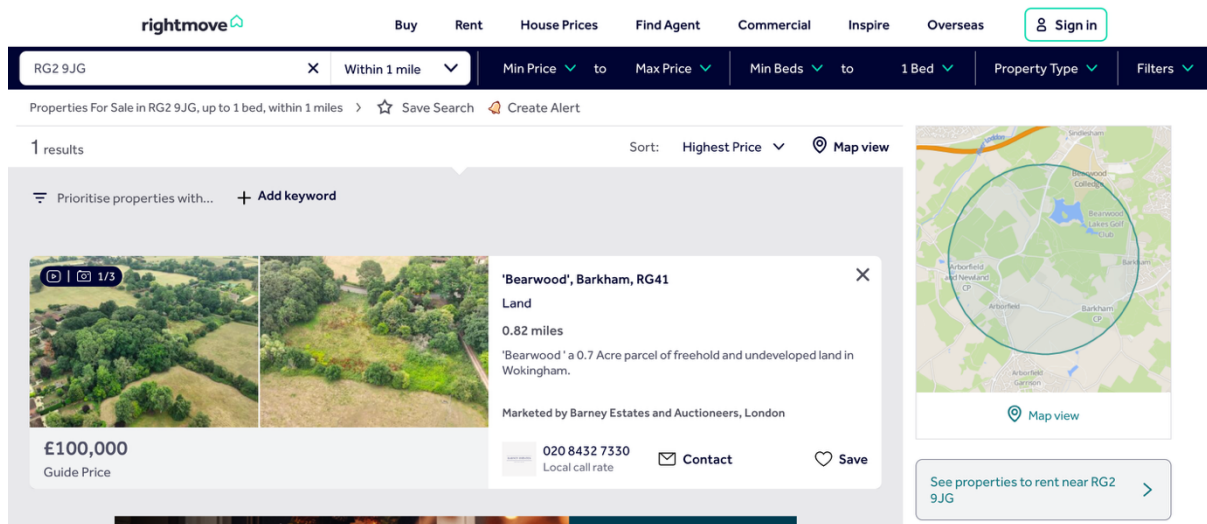
5.27 Following the production of the NPPF, and through additional guidance in Planning Practice Guidance 'Housing need for rural workers' dated 2019, applications for a rural worker's dwelling will need to be considered against the following criteria:

- a) *Whether there is an essential need for a rural worker*
- b) *The extent to which there is confidence of long-term financial viability*
- c) *Whether the dwelling relates to farm succession*
- d) *Whether existing buildings or dwellings can be made to meet the need*
- e) *Whether the details (siting etc) are acceptable*

5.28 Essential need is determined by probability, frequency and severity of any problems with the horses and whether a resident worker would resolve these problems. Whether this subsequently requires the worker to live on site depends on the scale of the enterprise and the consequent frequency and timescale of potential problems. This justification has been provided at paragraphs 5.13-5.22.

5.29 With regards to an assessment of comparable existing accommodation, it is important to consider that this accommodation must be in the immediate vicinity of the site to account for the nature of the work, including surveillance, care and monitoring of horses, theft prevention and to account for varied hours associated with long distance travel for competitions. In this regard, a Rightmove search

revealed that there are no 1 bedroom or studio apartments to rent or purchase within 1 mile of the site, with only one search result relating to a land parcel as opposed to a property as shown in Figure 2. Expanding the search criteria to further afield does reveal properties, however the price of a one bedroom mobile home which is connected to services, is not found to be of a comparable price point to a 1 bedroom property nearby. On this basis, it is concluded that there is no reasonable existing accommodation that could be used in place of the mobile home.



*Figure 2 – Rightmove search for properties within a 1 mile radius of the site (dated 10/12/2025)*

5.30 The last three years worth of accounts are presented as part of this application to evidence the continued growth of the business (Appendix 4). Unaudited accounts evidence business growth as well as demonstrating a significant annual outlay, showcasing a clear investment in terms of time and capital into the wider equestrian operation of the site. The accounts further demonstrate an increase in profit since the applicants moved onto the site.

5.31 The applicants have also prepared a Business Plan alongside this submission which demonstrates that the applicants operate a well-



established, professionally structured and continually expanding equestrian enterprise. The plan highlights the applicant's extensive professional experience at the highest level of equestrian including international competitions, coaching to Olympic standards and the management of major equestrian centres. This level of expertise confirms both the professionalism and long-term commitment of the applicants to the ongoing success of the enterprise at Newlands.

- 5.32 The Plan confirms a diverse offering including livery, professional coaching and international competition services which is supported by a 40+ client base which includes overseas clients. The enterprise provides local employment opportunities and also supports local suppliers including vets, farriers, feed merchants and hospitality venues used by visiting clients. Importantly, the Business Plan states that on-site accommodation is essential for equine welfare and security, given the number, value and care demands of the horses and equipment.
- 5.33 Accordingly, the Business Plan provides clear evidence of the viability, operational scale and welfare demands of the enterprise, reinforcing the essential need for the applicants to live on site. When read alongside NPPF Paragraph 84, it offers further material support for the permanent retention of the mobile home.
- 5.34 With regards to the siting of the mobile home, this has been located within the confines of the site to allow for the ease of access to the equestrian operation. The mobile home continues to be well screened from the highway and any neighbouring dwellings and allows for the applicants to ensure that the site is secure at all times.
- 5.35 Furthermore, it is important to consider the current housing land supply position which stands at 1.7 years as of the most recently published Five Year Housing Land Supply Statement dated 31<sup>st</sup> March

2024. Owing to the significant shortfall of housing provision across the Borough, the tilted balance is engaged under NPPF Paragraph 11d).

5.36 According to NPPF paragraph 11(d), plans and decisions should apply a presumption in favour of sustainable development:

*'Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:*

- i) The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.'*

5.37 NPPF footnote 8 clarifies the meaning of 'out of date' in this context:

*'This includes for all applications involving the provision of housing, situations where: the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78); or where the Housing Delivery test indicate that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.'*

5.38 With a deliverable housing land supply of 1.7 years at present, applications such as this for the provision of housing are to be considered in the context of the tilted balance.

- 5.39 Planning case law, such as *Hallam Land Management Ltd v Secretary of State for Communities and Local Government [2018] EWCA Civ 1808 (para. 47) ('Hallam') (CD5.16)*, has established that the extent of the housing shortfall has direct relevance to the degree of weight to be given within the tilted balance to the lack of housing supply in favour of granting permission. In this case, the shortfall is 1,403 dwellings. With the housing supply being substantially deficient, this accordingly emphasizes substantial weight to be provided to the supply of additional housing.
- 5.40 With regards to Policy CP11, it is notable that the Inspector in Appeal reference APP/X0360/W/24/3350170 (dated 5<sup>th</sup> February 2025) (Appendix 6) which relates to a site in countryside location concluded that *'these policies (CP9 and CP11) present a more restrictive approach to development outside of defined development limits than the Framework. As such, this reduces the weight I attach to this development plan conflict.'*
- 5.41 Owing to the above appeal decision, due consideration for proposals in close proximity should be afforded appropriate weight given the considerable lack of housing land supply, reflective of their sustainable locations for supporting growth across the borough.
- 5.42 Of further relevance to this application is Planning Policy Statement 7 (Appendix 7). Whilst it is acknowledged that this has since been superseded by the NPPF, it nonetheless continues to comprise a material consideration. Planning Policy Statement 7 (PPS7) sought to promote sustainable development within rural areas, placing particular emphasis on supporting rural enterprises, maintaining countryside vitality, and ensuring that development proposals enhanced, rather than detracted from, the character and function of rural land. The principles it articulated remain directly relevant when assessing rural worker accommodation and equestrian-based enterprises. These principles continue to be recognised in

appeal decisions and local authority assessments where functional need and the sustainability of rural businesses form key determining factors.

- 5.43 A central component of PPS7 was the requirement to demonstrate an *essential functional need* for a worker to live on site, particularly where the enterprise is dependent on 24-hour supervision for animal welfare, security, or continuous management of livestock. The guidance acknowledged that enterprises involving horses often generate welfare-critical responsibilities that cannot be managed adequately without a resident presence on the site. This is wholly consistent with the operational demands outlined in paragraphs 5.13–5.22 of this Statement, which clearly establish the regularity, unpredictability, and severity of equine-related emergencies and ongoing welfare needs.
- 5.44 PPS7 further confirmed that rural worker accommodation can be justified where the enterprise demonstrates long-term viability and where a sustained commitment to the enterprise is evident. In this case, the applicants have demonstrated both ongoing investment in equestrian infrastructure and continual growth in business activity, supported by three years of financial accounts (paragraph 5.30). Such evidence aligns closely with PPS7 expectations regarding the permanence and future stability of the rural business, reinforcing the suitability of on-site residential provision.
- 5.45 The Statement also emphasised that rural businesses play a vital role in supporting the broader rural economy, diversifying countryside activity and contributing to sustainable land-based economic development. Equestrian enterprises, in particular, were identified as an appropriate form of rural diversification where they maintain and enhance rural character while providing employment and recreational opportunities. The established lawful equestrian use of the site (paragraph 5.26) and the continued investment in facilities such as

the riding arena are fully consistent with PPS7's approach to supporting and strengthening rural economic functions.

- 5.46 Importantly, PPS7 recognised that security considerations can constitute part of the justification for a permanent rural worker's dwelling, particularly where valuable livestock, equipment or machinery is present. As outlined at paragraph 5.22, the significant stock value of horses, associated tack, machinery and vehicles requires a resident presence to minimise risk of theft or damage. This is precisely the type of scenario PPS7 considered when identifying the wider operational need for on-site accommodation.
- 5.47 Taken together, the criteria embedded within PPS7 strongly support the applicants' position that a permanent on-site presence is necessary, proportionate and functionally justified in relation to the equestrian enterprise. Although superseded, the document reflects long-established planning principles that remain echoed within current NPPF Paragraph 84, and therefore continues to attract weight as a relevant material consideration.
- 5.48 Accordingly, when considered alongside Core Strategy Policy CP11, the MDD, the NPPF and recent appeal decisions, the guidance formerly contained within PPS7 further bolsters the justification for the retention of the mobile home as essential rural worker accommodation and reinforces the acceptability of the proposal in planning terms. On this basis, the siting of the mobile home is considered to be acceptable in principle.
- 5.49 **Sustainability:** Policies CP1, CP6, CP9 and CP11 of the Core Strategy permit development where it is based on sustainable credentials in terms of access to local facilities and services and the promotion of sustainable transport. Paragraph 4.57 of the Core Strategy aims to prevent the proliferation of development in areas

away from existing development limits and they are not generally well located for facilities and services and would lead to the increase in use of the private car.

- 5.50 This statement evidences the requirement for the siting of the mobile home on site and this is therefore demonstrated to be sustainable in conjunction with the wider operation of the site. Given the nature of the use of the site, the use of public transport would not be considered appropriate, as such, the siting of the mobile home would result in a reduction in the numbers of private cars on the local road network as the applicants would not be required to make daily trips to the site.
- 5.51 **Character and Appearance of the Area:** Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and be of high quality design. R1, RD1 and RD2 of the Borough Design Guide SPD require that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.
- 5.52 Policy CP11 supports development in the countryside only where it maintains the high quality of the rural environment. Policy CP1(1) similarly only supports development that maintains or enhances the high quality of the environment. The mobile home comprises a wooden construction and consolidates residential paraphernalia to a small confine of the site which is well screened from both the wider site and the highway. The use of sensitive materials ensures that the dwelling is sympathetic to the surrounding wooded character and the single storey design ensures that the mobile home is not unduly prominent against the landscape.

- 5.53 The site falls within the Barkham and Bearwood Valued Landscape which falls within the 'Bearwood Wooded Sand and Gravel Hills'. The main landscape strategy for this area is to conserve and enhance the wooded parkland character and conserve the unsettled character of the area. As has been established throughout the Officer Report for application ref: 250785, the equestrian use of the land was considered to be rurally appropriate and would not be detrimental or out of keeping with the rural visual amenities of the surrounding locale, nor the Valued Landscape. Whereby the mobile home is located in close proximity to established built development across the site, it is considered that the mobile home would cause negligible visual harm to the wider context of the Barkham and Bearwood Valued Landscape and it is considered that any additional planning can be controlled via condition where necessary.
- 5.54 The siting of the mobile home on the land also seeks to reduce the need for vehicle movements from the highway down the access track by virtue of the applicants cars being parked next to the mobile home. As these movements would be associated with the rurally appropriate business, which is subject to conditions already, the siting of the mobile home is therefore presented to reduce the intensification of traffic movements across the site, giving a negligible impact on the wider countryside character.
- 5.55 Furthermore, the proposal is not found to have any significant impacts upon the Bearwood College National Historic Park and Garden as the site is sufficiently distanced away from its boundary and the scale of the development is modest as to not dominate its setting.
- 5.56 **Residential Amenity:** Neighbouring properties are sited a significant distance away from the application site and as such no

adverse neighbouring amenity issues are found to arise in this regards.

- 5.57 **Trees and Landscaping:** The proposal does not alter existing landscaping across the site. Notwithstanding the landscaping condition associated with application ref: 250785, additional landscaping can be secured on site via condition.
- 5.58 **Transport and Parking:** Owing to the siting of the mobile home in connection with the equestrian operation, vehicle movements are considered to be predominantly associated with the wider equestrian operations on site. In any case, the mobile home provides an area of hardstanding whereby the applicants park their cars.
- 5.59 **Drainage and SuDS:** The site is located within Flood Zone 1 and at the lowest risk of surface water flooding. Owing to the structure of the mobile home, it is not considered that the proposal would result in any alterations to the existing drainage across the site.
- 5.60 **Contamination:** The site is not known to be contaminated. If concerns are raised as part of this application, these can be addressed via condition in the event of a grant of planning permission.
- 5.61 **Ecology:** The proposal does not result in the felling of trees, or the erection of flood lighting, and as such is presented to have a negligible impact upon ecology.
- 5.62 **Community Infrastructure Levy:** The proposal is not CIL liable.



## 6. Conclusion

- 6.1 This statement has demonstrated that the proposed development is acceptable in principle and makes an efficient use of land.
- 6.2 Material planning considerations have been carefully considered and analysed, as evidenced in section 5 of this statement and the supporting plans and documents. It is considered the proposed development would contribute to the operations associated with the equestrian use of the site without adverse effect on the character of the area or the amenity of neighbouring residents whilst further increasing the supply of housing across the Borough.
- 6.3 It is considered that the proposed scheme complies with relevant Development Plan Policies and is further supported by National Guidance. Therefore, it is respectfully requested that planning permission is granted.

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