

ET Planning

Statement Title

Client:

Christine Reed

Pine Copse Park

Nine Mile Ride, Crowthorne, Wokingham, UK

*Erection of stables, tack, trap and hay storage
(retrospective)*

Emily Temple **BSc (Hons) MSc MRTPI**

www.etplanning.co.uk

CIL | Enforcement | Land Promotion | Planning | Sequential Tests | Viability

Contents

1. Introduction	1
2. Site Location and Description	2
3. Planning History	2
4. Development Proposals	4
5. Policy Assessment	5
6. Conclusion	10

1. Introduction

- 1.1 This statement is produced to support a planning application for the erection of stables, tack, trap and hay storage at the above site (retrospective). The proposal seeks to support the ongoing equestrian use of the site, which is incorporated through the provision of appropriate facilities for the keeping and management of horses.
- 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 plans prepared by Jake Underwood.
- 1.4 The relevant application fee will be submitted by the applicant separately.

2. Site Location and Description

- 2.1 Pine Copse Park is a large, mixed-use site located on the Southern side of the B3430, Nine Mile Ride. The site is comprised of a mixture of lawful uses including the main residential dwelling Pinecopse, surrounded by a caravan site, commercial units, kennels and equestrian activities. All uses share a main access from Nine Mile Ride, with a second access solely serving the residential caravans located to the front of the site.
- 2.2 The application site is located in the countryside, lying within the wider holding. The building subject to this application is positioned adjacent to other existing buildings within the enclosed area located to the western edge of Crowthorne, lying adjacent to local railway lines.

3. Planning History

- 3.1 Application 240958 for erection of storage barn and relocation of kennels. Refused 30/08/24 and dismissed at appeal.
- 3.2 Application Ref: 230581 - Application for a certificate of existing lawful development for use of existing barn units 10A and 10B for vehicle repairs and servicing and the ancillary use of the hardstanding for the parking of vehicles. Approved 16th May 2023.
- 3.3 Application Ref: 230831 - Full application for the proposed erection of 1no. commercial unit for car repairs and sales (retrospective). Approved 23/06/2023.
- 3.4 Application Ref: 231717 - Full application for the erection of two car repair workshops Units 11 and 12 (retrospective). Approved 15/11/2023.

- 3.5 Application Ref: 231144 - Full application for the change of use of part of the site for the ancillary keeping of dogs and siting of kennels, exercise pen and associated feed store (retrospective). Refused 24/07/2023.
- 3.6 Application Ref: 182427 – Application for a certificate for an Existing Lawful use for mixed use of land for purposes ancillary to the adjoining residential dwellinghouses, the keeping of horses the stationing of caravans for residential purposes and the parking of vehicles connected with the adjoining commercial units. Refused 22/11/2018 with the subsequent appeal allowed 27/01/2020.
- 3.7 Application Ref 171378 - Full application for the proposed change of use of land to equestrian, erection of building for use as hay barn and formation of existing track for access (Retrospective). Approve (4th July 2017).
- 3.8 Application Ref:171379 – ‘Change of use of equestrian barn to small parts/plant/ equipment repair / welding B1c light industrial. Retrospective’. Approved 04/07/2017.
- 3.9 Application Ref: 171380 – ‘Application for a certificate of existing lawful development for use of land for car repair and sales (Sui Generis). Approved 30/06/2017.
- 3.10 In January and March 2014, two Enforcement Notices against the mixed use of the site that had partially been the subject area of the 2008. Certificate of Lawfulness application/appeal were served. Both Notices were subsequently withdrawn before the appeals could be concluded. The 4 year ‘second bite’ provision of Section 171B(4)(b) expired in March 2018.
- 3.11 Application Ref: F/2012/0090 – ‘Proposed enlargement of access gate and formation of hard driveway access’. Approved 14/03/2012.

- 3.12 Application Ref F/2009/0493 – ‘Proposed erection of single storey side extension to dwelling, plus demolition of existing conservatory’. Approved 17/08/2009.
- 3.13 Application Ref CLE/2008/0020 – ‘Certificate of Lawfulness for an existing use of mixed use of land for single dwelling house and residential caravan site. Refused 05/12/2008.
- 3.14 Application Ref: F/2004/2736 – ‘Proposed erection of building for light industrial/storage use (B1c/B8). Demolition of existing kennels. Retrospective.’ Appeal allowed 20/09/2005.
- 3.15 Appeal history (see F/2004/2736) establishes the land surrounding the original kennel and cattery business was granted a change of use to equestrian.
- 3.16 Application Ref: F/2003/9621 – ‘Proposed change of use of building 1 from kennels ancillary store to rural workshop/general storage, and, building 2 from part kennels, office, and part general store’. Approved 21/08/2003.
- 3.17 Application Ref: F/2001/5148 – ‘proposed erection of a replacement dwelling with garage and demolition of existing dwelling (amended to consent 2001/3357’. Approved 08/01/2002.
- 3.18 Application Ref: F/2001/3357 – ‘proposed erection of a replacement dwelling with garage and demolition of existing dwelling’. Approved 06/07/2001.

4. Development Proposals

4.1 The proposal comprises:

- Stables for the keeping of horses, including provision for foaling mares

- A tack room for storage of equipment
 - Trap storage
 - A hay store
- 4.2 The development supports the ongoing management of the Applicant's horses on the land. These stables will provide appropriate welfare facilities, including such for the foaling of mares, ensuring safe and suitable infrastructure is provided. Horses are grazed both on and off-site in a separate location under Applicant ownership.
- 4.3 The storage of hay addresses a need for secure, appropriate storage, replacing the reliance on previous arrangements elsewhere on site.

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".
- 5.3 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”.
- 5.5 Paragraph 88 of the NPPF states decisions should support the sustainable growth and expansion of all types of businesses in rural areas. The existing equestrian use of the site, including associated storage and stables, account for rural land-based activities often linked to leisure and rural enterprise. This application aligns with this policy through the support of these activities, providing essential infrastructure to assist this use.
- 5.6 The Framework also highlights the need for development to make effective use of land, specifically highlighted in chapter 11. The limited space available
- 5.7 **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.
- 5.8 **Sustainable Development:** The NPPF (2024) sets out a presumption in favour of sustainable development, requiring proposals to be assessed against three overarching objectives: economic, social and environmental.
- 5.9 **Economic Objective:** The proposal supports an established equestrian use at the site through the provision of appropriate facilities, including stabling, tack storage and hay storage. Equestrian activities of such form part of the rural economy; this development will enable the continued operation of this land use, aligning with Chapter 6 of the NPPF to support the sustainable growth and expansion of rural businesses. Note the horses are all the Applicant’s own; not commercial livery.

- 5.10 Social objective: The proposal supports an established rural activity which forms part of the character of the area, as well as being a key part of people's lifestyles. The provision of appropriate facilities ensures this tradition is maintained and the overall function operates safely and effectively.
- 5.11 Environmental objective: The proposal is located in a mixed-use site adjacent to existing buildings, not extending into the open countryside. The development makes effective use of land within a site where space is limited. The development avoids the need for additional structures to be implemented and will not result in unacceptable harm to the character of the area or the environment.
- 5.12 **Character and Appearance of the Area:** CS Policy CP3 – General Principles of Development outlines the requirement for development to be of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design.
- 5.13 The adjacent buildings linked to this application are moderate in terms of scale, footprint and built form within the context of the wider site, being structures that are typical of rural environments. The buildings proposed for stables and storage for associated equestrian activities mirror that of the existing units within the vicinity, ensuring the proposal integrates with the character of the site.
- 5.14 Given the established mixed-use character of Pine Copse Park, and the functional and appropriately scaled nature of the proposed buildings, the development will not result in harm to the character or appearance of the area. The proposal therefore accords with the design and countryside objectives of the NPPF (2024), policy CP3 and CP11.

- 5.15 **Listed Buildings (Setting and Fabric):** The application site is not located near a listed building, nor do any listed buildings become effected from this development.
- 5.16 **Residential Amenity:** CS Policy CP3 - General Principles for Development point a, ensures that the proposals would not have a detrimental impact on the amenities of adjoining land users including open spaces or occupiers and their quality of life.
- 5.17 The site forms part of a large, mixed-use site at Pine Copse Park, which already accommodates a range of activities including residential, commercial and equestrian uses. The nature of the proposal does not introduce a new use to the site. Activity associated with the use, being equestrian use, is typical of rural and equestrian environments, not giving rise to significant disturbance to neighbouring units. Furthermore, the use of the site as a stable and storage of equestrian facilities does not cause harmful levels of noise, overlooking, loss of light or overbearing impacts.
- 5.18 Overall, the development will not result in any unacceptable impact on residential amenity and therefore accords with the relevant objectives of the National Planning Policy Framework (2024).
- 5.19 **Trees and Landscaping:** The site's positioning in an area of lawful hardstanding results in there requiring no alterations to existing trees and landscaping.
- 5.20 **Transport and Parking:** The development does not result in any changes to the site access. The existing hardstanding would serve the proposal. Due to the nature of the proposed use serving as storage for an existing equestrian use, and the Applicant's own horses, there would be no additional vehicular movements arising from the development. As such no highway safety or parking

concerns are considered to arise and the proposal would accord with policies CP1, CP3 and CP6 in this respect.

- 5.21 **Drainage and SuDS:** The site is located in Flood Zone 1, therefore no concerns on this matter are raised.
- 5.22 **Sustainability and Energy:** Paragraph 8 of the NPPF supports the transition of development to a low carbon future. By way of contributing to the reduction in carbon, the proposal would also achieve current building construction standards with added sustainability measures through;
- A. The limitation of the amount of inherent material, structure and embodied energy through the employment of good building standards;
 - B. Use of locally sourced, recycled materials and labour where practicable;
 - C. 'A' rated electrical appliances and energy saving light fittings;
 - D. Natural ventilation provision;
 - E. Recycling of waste construction materials where practicable;
 - F. Permeable surfacing to avoid increase in surface water runoff;
- 5.23 The proposal is therefore considered to comply with sustainability objectives in this respect.
- 5.24 **Ecology:** The retrospective nature of the development is exempt from BNG. Ecological enhancements can be conditionally controlled.
- 5.25 **Community Infrastructure Levy:** The development is not CIL liable however form 1 has been completed.

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.
- 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.

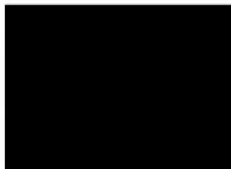


Emily Temple BSc (Hons) MSc MRTPI

Executive Director & Founder | ET Planning

Head Office: 200 Dukes Ride Crowthorne RG45 6DS

emily.temple@etplanning.co.uk 01344 508048



Justice Schwerdtner

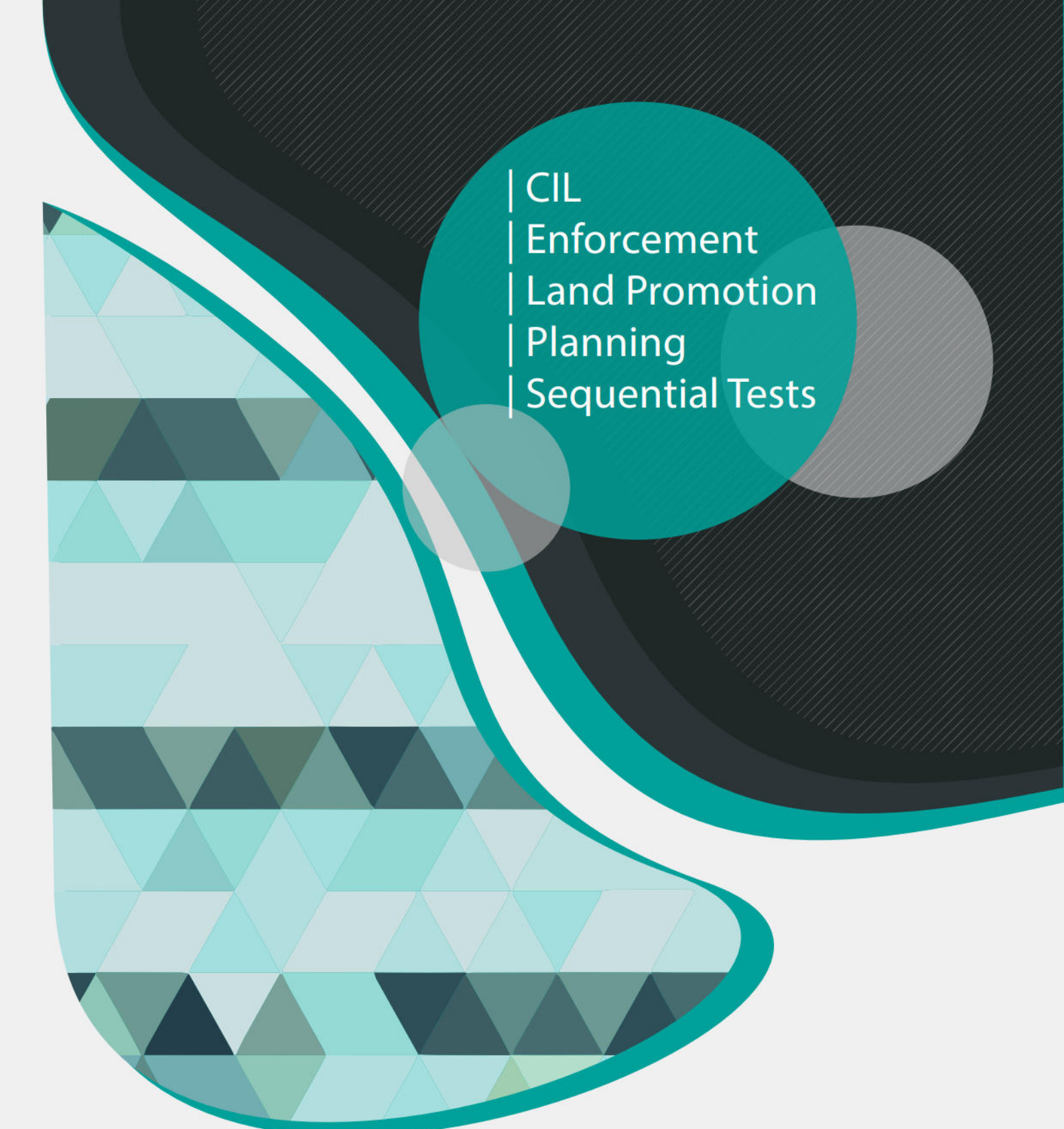
Graduate Planner | ET Planning

Head Office: 200 Dukes Ride Crowthorne RG45 6DS

Justice.Schwerdtner@etplanning.co.uk | 01344 508048

Editorial Assistance Only

This statement has been prepared with editorial assistance from AI tools, restricted to grammatical review and document structuring. All research, contextual analysis, policy interpretation, planning judgement and professional opinion is the original work of the named author. The author has reviewed the final document in full, made their own edits for accuracy and correctness, and takes full professional responsibility for its contents.



| CIL
| Enforcement
| Land Promotion
| Planning
| Sequential Tests

Contact

Address

200 Dukes Ride RG45 6DS

Phone

01344 508048
01865 507265
01483 363950
01743 612043
01392 691384

Web & Mail

Email: office@etplanning.co.uk
ET Planning Ltd | 10646740

Web: www.etplanning.co.uk