



# ET Planning

## Planning Statement

Client:

Stephen Hazell

## Moor Green House

Lower Sandhurst Road, Finchampstead, Wokingham,  
RG40 3TJ

*Retrospective replacement access track and  
retention of a bund to host a natural hedgerow and  
erection of 2 no. replacement agricultural buildings*

Holly Goulding **BSc (Hons)**

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# **1. Introduction**

- 1.1 This statement is produced to support a planning application for a retrospective replacement access track and retention of a bund to host a natural hedgerow and erection of 2 no. replacement agricultural buildings.
- 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, agricultural report by Reading Agricultural Consultants, and the following documents prepared by Bonney Architecture:
- 1:1250 Site Location Plan
  - 1:500 Block Plan
  - 1:100 Field Shelter Elevation and Floor Plans
  - 1:100 Tractor Shed Elevation and Floor Plans
- 1.4 The relevant application fee will be submitted by the applicant separately.

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

- 2.1 The access track traverses a parcel of land in the ownership of neighbouring Hall Farm and seeks to provide a connection to the historical unstructured access track and the existing agricultural fields beyond. The replacement access track abuts the approved new entrance way granting access from the Lower Sandhurst Road which is jointly owned land, the track itself is situated upon land owned by Moor Green House along with the fields it serves.
- 2.2 The site is located in a rural area, characterised by its agricultural heritage, agricultural and equestrian land. Moor Green House is a 2 storey detached 6 bedroom house with a detached garage set and a pool/leisure complex in a generous plot of 2.5 acres. The dwelling is of a redbrick construction with pitched tiled roofing.

## **3. Planning History**

- 3.1 Moor Green House and Hall Farm have an extensive planning history, this is summarised below:
- 3.2 Application Ref: 16073 – Single storey addition for new kitchen. Conditional approval.
- 3.3 Application Ref: 32362 – First floor side extension for a master bedroom. Conditional approval.
- 3.4 Application Ref: F/1995/63172 – Proposed single storey rear extension to form conservatory. Approved.

- 3.5 Application Ref: CLP/2005/5055 – Certificate of lawful proposed use for the erection of 7.8 metre high flag pole in rear garden. Approved 27/07/2005.
  
- 3.6 Application Ref: F/2010/0462 – Two storey side and rear extensions to dwelling plus rear balcony. Refused 29/04/2010.
  
- 3.7 Application Ref: F/2011/0786 – Two storey and single storey side and rear extensions to dwelling plus extension of detached pool room. Approved 25/05/2011.
  
- 3.8 Application Ref: 220605 – Formation of an access to serve an existing agricultural use. Refused 13 May 2022.
  
- 3.9 Application Ref: 222706 – Full application for the creation of an access point and driveway onto Lower Sandhurst Road. Approved 7 December 2022.
  
- 3.10 The two agricultural outbuildings have been present on site since before 1999 as seen from the Google Earth imagery below in Figure 1. The building to be used as a tractor shed is to be restored to its existing use, and the field shelter was previously used as an agricultural store and temporary accommodation for refugees during the Second World War, constructed of bricks to the first floor and timber and asbestos sheeting to the second, with a metal-clad curved roof to one part and asbestos/cement roofing to a later addition.



*Figure 1 - Google Earth imagery showing agricultural building with a white roof, and field shelter to the right east – dated 1999*

## 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 approval for the upgrades to the historical unstructured access track to permit all seasons access

to the parcels of land which have been in historic agricultural use. This application also seeks for retention of a low bund to the southern boundary which was created to offer improved landscaping for a Natural Trust approved wildlife hedge. Two replacement agricultural buildings are also proposed to support the activities of hobby farming on the site.

- 4.4 **Layout and Scale:** The existing track access point is taken from the completed and approved entrance way off Lower Sandhurst Road, set in amongst a series of existing access points to residential and agricultural land. The proposed agricultural outbuildings are to be used for the safe storage of a tractor and associated farm equipment for agricultural maintenance and animal husbandry, with the second building used as a field shelter for grazing alpacas and or other livestock as may be deemed appropriate at future times.
- 4.5 **Landscaping:** The proposal does not seek for the removal of any trees or landscaping across the site. The applicant has undertaken extensive additional planting focused to the site boundaries alongside critical land improvement and drainage works. Further planting is envisaged once buildings are constructed, and land renovation of the far field is completed. This will create further screening and natural habitats for wildlife which the applicant wishes to nurture.
- 4.6 **Appearance:** The track has been finished with reclaimed road planings and seeded to accelerate the rewilding after repairs to the access way drainage and structure, grass is now established on the track which is greening over. The earth bund is now fully vegetated and has approximately 1000 hedging plants selected from a natural trust approved supplier. The buildings will be timber clad to match other building on the Moor Green House and Hall Farm House sites.

- 4.7 **Access & Parking:** The existing and approved access will be used. The tractor and other farm equipment will be parked and stored in one of the two replacement buildings proposed.

## 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", 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 **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. The National Planning Policy Framework (NPPF) is a material planning consideration in all planning applications. In this instance, the relevant development plan documents include:

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

5.6 The site is located within the designated countryside and as such, key to the principle of development at the site is CS Policy CP11: Proposals outside of development limits (including countryside). This states that in order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of the development limits will not normally be permitted except for if they accord with defined criteria as outlined within the policy. Despite the above it is our considered opinion that replacement of legacy buildings and the historical access way does not conflict with development under the definition of CP11 and is therefore a mute point. Despite this we make the following observations.

5.7 This policy at point 1) states that proposals within the countryside will only be permitted where *"it contributes to the 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."* Further details as to the agricultural site operations are found within the Agricultural Business Plan prepared by Reading Agricultural Consultants which should be read in conjunction with this statement.

5.8 Under Policy CP11, there is no strict definition of '*enterprises*' within the policy and therefore it can be appropriately taken that enterprise can encompass a whole range of scales of business and activity, including those of limited scale and profitability. The applicant has

confirmed this is not considered a commercial exercise and could therefore be legitimacy categorised as hobby farming. The applicant is looking for a net neutral outcome that has holistic health and well-being outcomes rather than driving commercial gain.

- 5.9 An Agricultural Business Plan prepared by Reading Agricultural Consultants has been submitted alongside this application. The plan details that the applicant intends to keep a small herd of alpacas, comprising two males and three breeding females. The alpacas are to be rotated between the two main fields at the application site and other rented land if grazing becomes exhausted.
- 5.10 Attention is drawn within the submitted business plan to appeal decision: APP/L1765/X/24/3336411 which states that s336 definition of agriculture does not need to have a commercial element and that the definition may include hobby farming, subsistence or smallholding farming, or be akin to allotment production where no commercial element exists.
- 5.11 Pre-application advice received from the Council under application ref: 242345 states that the site is 0.7ha in size and as such '*there would be a limited amount of agricultural activities that could take place on such a small parcel of land.*' Reading Agricultural Consultants however advise that the land stretches to 1.2 hectares of owned land and 1.2 hectares of locally rented land and as such agricultural activities can take place. The agricultural report supports the desired usage and the suitability of the land for the purpose planned as being wholly reasonable.
- 5.12 The applicant has carried out improvements to the historic access track which allows vehicle movements between the three fields and minimises soil compaction and erosion, in particular with the addition of comprehensive surface water drainage systems. The investment

in land drainage, track improvements and landscaping have driven an investment exceeding £50,000 to make this land sustainable in the long term. The improvements extend across the Hall Farm site with replacement of failed land drains and access pits to the East of Hall Farm stable yard, we believe this further demonstrates the huge commitment the applicant is making to improving the lands utilisation and condition from that it previously offered. In addition, the applicant has removed significant volumes of asbestos/cement roofing sheets and concrete rubble left within the curtilage of the property he now owns. Significant areas of neglect and overuse have also been addressed at the applicant's expense with a long-term view to enhance sustainability and biodiversity across the site. This work has already been completed in advance of this application as a demonstration of the applicant's commitment to the continued agricultural usage.

- 5.13 As detailed within the pre-application submission, the site previously housed a tractor shed, however it was in a state of dilapidation and for safety reasons, required demolition. The previous shed had no foundations which resulted in the building falling down. The applicant has since sited a temporary structure on a concrete base for interim storage whilst this application is determined.
- 5.14 The proposal seeks for an 8m x 6m building with an eaves height of 2.9m and a ridge height of 3.42m and will comprise of two bays. The building is to be clad in timber boarding and accessed via two roller shutter doors on the front elevation and a pedestrian door on the side elevation. The building has been designed sensitively to store the applicant's tractor which measures 2.5m in height and associated farm equipment. The building will only be visible from the applicants home and no other local residents will have sight lines of the building.

5.15 Pre-application advice received from WBC states that clarity should be provided as to when a track was present, claiming that the track appears to have been introduced between 2022 and 2024. Google Earth imagery below dated 1999 demonstrates the track's existence on site alongside a hedge boundary or a period of over 25 years and shown in Figure 1. Whilst in reality the track has been in use for a period of over 50 years, Google Earth imagery which is clear only dates back to 1999. This application seeks retrospective approval for upgrades to the seriously eroded and damaged historical track to enable the land to once again be utilised on a year around basis without damage being done to the land or watercourses and preventing from being transited on to the Lower Sandhurst Road.



*Figure 1 – Google Earth imagery dated 1999*

5.16 The proposal presents an agricultural use in the countryside which enables the continuing sustainability of the lawful agricultural use of the site, with the access track and tractor shed significantly reducing

the frequency of farm vehicles on Lower Sandhurst Road and other surrounding roads travelling between the different agricultural fields. It also keeps the tractors separate from residential plots. As the proposal seeks for the retrospective upgrades to the historic access track to be used for agricultural purposes and the foundations of the two buildings for agricultural usage have been historically established and their siting is to be reused, it is considered that the proposal will not result in the encroachment of development away from the original buildings as required by policy CP11 and is therefore found to be acceptable in principle. We would remind Officers on the assertions contained in 5.8 as it is considered that the framework of CP11 is not prohibitive for replacement scenarios. We draw attention to 5.8 as guidance suggests CP11 whilst of reference, does not or was not designed to restrict the replacement of historical development in an agricultural context.

- 5.17 **Character and Appearance of the Area:** The site is located in a rural area, characterised by its agricultural heritage, and the surrounding agricultural and equestrian land. Moor Green House is a two storey detached 6 bedroom property with a detached double garage and a pool house and fitness suite complex, this is all set on a plot of 2.5 acres.
- 5.18 Pre-application advice states that 'an access track would impact upon the character of the area as it would not match the open field nature of the site'. This is contested whereby the track has been established in excess of 25 years and more likely to be at least 50 years and forms part of the existing character of the site. The pre-application goes further to acknowledge that *'the access track would only be slightly visible from the public realm via limited views from the site entrance. This demonstrates that the potential impact may be limited particularly given the entrance onto the public highway already*

*exists*'. It should be noted that potential views of the track can only be gleaned when the electrically operated gates are in the fully open position; the normal status will be of closed gates and in this scenario, no visibility of the track can be perceived from any public vantage point. When assessed in conjunction with the approved residential access to the site, it is considered that the replacement and upgrade of the agricultural access track is sympathetic to the character of the area given the existing agricultural usage of the land. Furthermore, the access track follows the original lines along the boundary of Hall Farm, ensuring that development across the site is restricted, preserving the openness of the agricultural field, whilst also ensuring the safe manoeuvring of tractors and other farm equipment and people to and from the site as well as into the tractor shed. The upgraded replacement track cannot therefore constitute any new detrimental impact as it has always been present in one form or another. The considerable improvements that have been diligently designed with great sympathy to the existing landscape are seen as adding value to the landscape by the improvements in land condition, water capture and run off and natural planting.

- 5.19 The access track is further screened from development to the South and East by a low bund to afford creation of a fertile and rich soil scape to accelerate growth of the already planted hedging and trees as demonstrated by Figure 2. The bund itself will have further planting during 2025 to form a new line of trees to break up the hedging and provide a contrast and broader habitat for birds and insects. There will also be strategic bat roost and bird box installation along this bund.





*Figure 2 – Planting to the bund to the south of the site*

5.20 The tractor shed is proposed to be clad with wood and would be located on the siting of an earlier structure on site. The colour of all fencing and cladding has been harmonised so as to create a clean and visibly unobtrusive view where it can be seen by road users. This has also been colour matched to that used at Broomfield (WBC 002359) an adjacent property to the West of Moor Green House with a similar security fencing approach. This approach is sympathetic to and with the wider character of the area. The tractor shed would only be partly visible from the access point and is set back some 25 metres from the highway in any case. The original tractor shed did not comprise foundations hence its lack of a substructure resulted in it falling down over time. A concrete hard standing was constructed in a raft format to avoid any land scraping of areas adjacent to established trees. This has been designed to be suitable for a light wooden building to be erected upon and will avoid any further need for trenching or deep foundations or piles. As such, the new base has

been laid to allow for a robust construction to enhance durability and sustainability whilst also remaining sympathetic to the natural landscape. Once built the applicant will deploy further strategic landscaping to enhance the appearance and biodiversity aspects. Additional planting can be conditionally controlled if required.

- 5.21 The field shelter is proposed to be of a similar footprint to the tractor shed and comprise of a green metal clad construction, pre-application advice finds this to be 'appropriate for a field shelter in this location.' The base of the field shelter has been built on top of the previous building footprint, with all the previous metal and concrete/asbestos roofing removed for offsite recycling by approved contractors.
- 5.22 The site is identified to fall within Landscape Character B2: Thames River Valley with Open Water which is identified as a section of the Blackwater River Valley which has been exploited for gravel extraction and is being restored as the Moor Green Lake Nature Reserve. Scattered and small-scale settlement is located at the edge of Finchampstead and north of Lower Sandhurst Road. The area is further identified as being characterised by irregular fields used for small-scale agriculture including horse grazing and paddocks south of Lower Sandhurst Road and south of Fleet Hill with a rural linear settlement pattern along leafy lanes on the edge of the floodplain.
- 5.23 The Landscape Strategy for the area seeks to maintain the landscape character of the Blackwater River Valley with Open Water the following strategy is required: to conserve and enhance the wetland and woodland habitats. The key aspects to be conserved, enhanced and actively managed are the River Blackwater corridor, the wetland habitats associated with the river and former gravel works, the woodland (particularly the ancient woodland) and the perceptual characteristics including the peaceful setting and dark skies. In terms of development, the aim is to conserve the sparse settlement pattern



and retain the views to the wooded backdrop provided by Fleet Copse and M2: Finchampstead Ridges Forested and Settled Sands.

- 5.24 Overall, the proposal will not amount to any change in character owing to retaining its existing agricultural use and replacement of modest, single storey agricultural buildings on site. The proposal is found to comply with Policy CP3 – General Principles for Development of the Wokingham Borough Core Strategy which states under point a) that planning permission will be granted for proposals that:

*are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the adjoining land users including open spaces or occupiers and their quality of life.*

- 5.25 The proposed scale and design of the buildings and access track accord with this criteria.

- 5.26 **Residential Amenity:** CS Policy CP11 states that development should not lead to excessive encroachment or expansion of development away from the original buildings. The proposed access, whilst coming into close proximity to neighbouring Hall Farm, follows the southern boundary of the agricultural fields adjacent to the buildings present to the east. As agricultural activities are prominent within the surrounding area, the use of the replacement track is therefore unlikely to impact surrounding land uses or introduce a scale of form of development that is out of place in the context of surrounding land uses. The building is to be re-sited on the footprint of previous agricultural buildings and are single storey. As previously stated the guidance in CP11 relates to new or additional development, this application does include any new or further development of the site than was previously in place, and therefore does not conflict with the policy.

- 5.27 The application property is located approximately 40 metres from the nearest residential property, and the side boundaries of the application property, and the side boundaries of the application property are well screened by landscaping. As such, it is considered that there would be no adverse amenity impacts on neighbouring properties in relation to overlooking, loss of light or being overbearing.
- 5.28 The pre-application advice states that *'due to the significant separation distances, it is not deemed that the tractor shed, or field shelter would have any impact on neighbouring amenities relating to overlooking, overbearing or loss of light. Additionally, there is appropriate screening along the boundary between the application site and the neighbouring property and this would obscure views of the tractor shed and field shelter, further demonstrating there would be no impact upon neighbours.'* Upon the granting of approval buildings will be constructed and then landscaped to further enhance the screening put in place; this cannot be done currently as the applicant awaits permission to proceed with construction. Furthermore, in order to provide adequate welfare conditions for the animals they cannot be accommodated on site until there is suitable housing for them. However, we welcome the Council's acceptance of the amenity affect of the development.
- 5.29 With regards to movements up and down the track, it is anticipated that movement along the track will be limited to daily feeding and animal husbandry associated and relevant to its planned usage of agriculture and access. Vets and food suppliers and animal waste collections will all have a natural cadence as would be expected on any working agricultural space. Pedestrian access along the access way and into the respective fields will also be undertaken on foot and any vehicles will be parked adjacent to the tractor store or in the

turnaround whilst people are on site attending to onsite matters. As would be expected on any livestock facility, there are requirements for daily animal welfare checks and these will generally be executed by farm hands engaged by the applicant or by the applicant himself.

- 5.30 **Trees and Landscaping:** The proposal is focused on areas of existing hardstanding and previous building foundations and as such would not impact upon existing soft landscaping arrangements. In any case, the applicant has carried out additional planting to the site boundary as shown in Figure 3. Across the site over 1000 hedging plants have been planted from a National Trust approved mix and supplier. Where security fencing has been required to be installed to help prevent theft and minimise views of farm activity, fence heights have been replicated from that utilised at Broomfield where approval was previously given by WBC under planning application 002359. This indicates security fencing of 2.4m in height around the curtilage of the property and adjoining the Lower Sandhurst Road and Drift Lane (a regulated byway) which remains present today. Fencing heights reduce to 2.1 metres surrounding the gates. As demonstrated by Figure 3 below, planting to the fence boundary has been provided. Within another 2 years it is anticipated that the fence will not be visible as the hedge establishes itself further. In the autumn of 2025 the applicant has engaged a contractor to install 36 native trees along the access way area, these will be established plants and will quickly form a further wind break and visual appeal whilst providing further safe roosting options for birds.



*Figure 3 – Planting to the site boundary*

- 5.31 **Parking and Access:** No change is proposed to the roadside access point. The track has been seeded to accelerate the rewilding after repairs to the access way drainage and structure, grass is now visible across the vast majority of the track. Lower Sandhurst is a single access 60mph road, therefore, moving the tractor to the confines of the access track and associated agricultural land will ensure that the tractor and other such equipment is kept off Lower Sandhurst Road.
- 5.32 Due to significant damage and drainage issues, the applicant has carried out improvements to the historical track and no new track has been installed at the site. Over 400m of drainage duct has been laid to capture run off water across the top of impervious clay bed, these all feed into a controlled water capture system.
- 5.33 The original access track was constructed mainly of builders' rubble with no substance or structure. The upgraded track was built from salvaged old track material and reused where possible and was then supplemented by other reclaimed materials from around the site with

the addition of externally sourced reclaimed hardcore and road burnings to create a porous top surface. The track seeks for safe movements of livestock/animals, people and machinery between the various fields and minimises soil compaction and erosion which has previously made them unusable due to waterlogging in the autumn and winter months.

- 5.34 Pre-application advice sought for the installation of a turning head, however this was contested due to the space located by the final paddock where an existing turning area is sited, and is now not included. It is considered that turning can be achieved in the three separate land parcels to ensure that farm equipment can re-emerge onto the track in a forwards direction. The track width is to allow tractor and towed equipment to navigate the gateways in one turning cycle. The applicant also confirms that vehicles entering or leaving via the already approved access point will only do so in a forward direction where there is adequate space to make the transition onto Lower Sandhurst Road.
- 5.35 **Drainage and SuDS:** The site falls within Flood Zone 1 and consequently is not considered that a flood risk assessment is required. Surface water drainage pipes are being installed across the land to ensure that drainage is not an issue in the future and animals will be rotated across the site to ensure that the land does not become too muddy in any given area. To support higher intensity of usage to the field, a drainage system which captures and moves standing water to a existing recycling repository for animal usage across the fields in question is proposed which is within the boundaries of Hall Farm itself. All excess water is now transported by new land drains of almost 600m in length across Hall Farm land to the existing exit point adjacent to Monks Hall as has been the case for over 50 years, this moves excess surface water through a

maintained water channel to the gravel lakes and to the Blackwater River ultimately.

- 5.36 **Ecology:** The proposal makes use of existing hardstanding foundations for the two agricultural buildings and seeks to formalise an existing access track which is found to be appropriate for ground and soil management. The proposal is therefore found to meet the exception criteria for BNG as the proposal does not impact an onsite priority habitat and impacts less than 25 square metres of onsite habitat that has a biodiversity value of greater than zero and impacts less than 5 metres in length of onsite linear habitat.
- 5.37 Furthermore, the applicant is installing 6 bat roosts and 10 bird boxes of varying types and size, and these will provide and extend the size of biodiverse animal populations for the benefit of all. There are also plans to provide space for 5 bee hives once all construction work is complete.

## 6. Conclusion

- 6.1 This statement clarifies that the development contained within the application and that the works are for the replacement of existing agricultural buildings and an access way which have all been in place on site for a time period greater than 25 years.
- 6.2 This statement confirms there is no change of use and that activity on the site is a continuation of the historical use which extend over a period of greater than 50 years.
- 6.3 This statement has demonstrated that the development is acceptable in principle and makes an efficient use of land, and continues a usage pattern of over 50 years of continuous agricultural use.

- 6.4 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 development would enhance the operation of an existing agricultural operation without adverse effect on the character of the area or the amenity of neighbouring residents. Further, it is considered strongly that there are no impacts on either neighbours or the area as there is no new development included in the application.
- 6.5 The proposal seeks approval for the upgrades and replacement of an existing access track, tractor shed and field shelter to be used in conjunction with the 1.2 hectares of agricultural land. The buildings have been designed to be of a size and appearance that is commensurate with the agricultural activities on the application site and wider agricultural holding. The buildings are considered necessary and appropriate to provide suitable storage and meet living requirements for livestock for the applicant's agricultural activities. This application should be read in conjunction with the Supporting Agricultural Statement prepared by Reading Agricultural Consultants.
- 6.6 Furthermore, the application is supported by neighbouring Hall Farm, the only property affected by the improvements and has been designed to improve their access and facilities in parallel. The benefits of this application are therefore widespread for both the natural landscape, the significant historical equestrian activity that takes place at Hall Farm and the associated agricultural activities that have prevailed on the site for over 50 years. When combined with the extensive work to improve the natural habitats for biodiversity by the natural planting alongside installation of bat roosts and bird boxes. The applicant therefore demonstrates a commitment to low impact farming with a focus on biodiversity.

- 6.7 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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