

Planning statement: Stable block, land north of Wren Centre, Westbourne Road, Emsworth.

Context:

The Westbourne Rural ENTERprise Centre provides offices and workshops for local business, on the Westbourne Road in Emsworth. Behind the centre are 4.2 hectares of fields and it is proposed to use the first 0.8 hectares to site a small stable block. The six stables will be run privately and not as a business. The owners are involved with the Hampshire Horsewatch, which provides a valuable service within West Sussex, and this site would provide a good location to operate out of for the purposes of Rural Mounted Patrol as Hampshire Constabulary Police Support Volunteers. While the site lies outside the urban area, as defined by Policies CS17 & AL2, the pre-application indicates that this would be appropriate development.

Scale and appearance:

The proposed stables are single storey timber framed structures, considerably smaller in scale than the other structures at the Wren Centre. They have a low lying appearance, with horizontal timber boarding and will have a minimal impact on the landscape (see images below).

Layout:

The stables will be accessed by vehicle, through the main complex and a private driveway. Access on horseback will be via Paradise Lane, to the north of the site.

The location and orientation of the stables has been carefully considered by the owner, through many years of experience running stables. The stable block and store are set back in the plot, and away from the existing buildings. The detached positioning, and a private driveway, has been found to provide a higher level of security. In addition to this, all movement on site will be remotely monitored with surveillance cameras.

The separation will also aid in reducing any potential disturbance from the commercial units. Sound insulation is an alternative, but this is not a cost effective solution.



Layout and design of proposal based on stable block in Westbourne



Existing site plan with photo views numbered



1: Progressive view north, up the access road through the Wren Centre:



2: View looking west:



3: View looking south:



4: View looking west:

Traffic statement:

The stables are for private use and not a business. Additional vehicular movement through the site, from Westbourne Road, will be negligible - 2 or 3 cars a day and a horse box on the odd occasion. All horses ridden to and from the site will depart via the northern boundary, onto Paradise Lane.

Flooding:

The site is located adjacent to the River Ems, in flood zones 2 & 3, therefore, based on the Environment Agency recommendations for householder and other minor extensions, the following provisions have been put in place:

- Floor levels within the proposal will be set no lower than existing levels AND
- Flood proofing of the proposed development has been incorporated where appropriate, with power sockets and other electrical services will be set a minimum of 500 mm above the finished floor level.

Minerals:

The pre-application highlighted that the western section of the site is likely to be underlain by sand, gravel and/or clay and as such is identified in the mineral safeguarding area (MSA). The majority of the site will remain as open field, and the excavations for the new stables and driveway will be minimal (no foundations).

Any suitable mineral uncovered during the preparation of the site, that could be processed and used on site, will be incorporated.

Developer Contributions:

The pre-application identified that Sui generis uses are not CIL liable and do not have to pay the Solent Recreation Mitigation Partnership (SRMP) contribution. Therefore, Policies CS21 and DM24 do not apply.