

Oliver, Neale

From: Ben Kirk <info@creative-heritage.co.uk>
Sent: 19 July 2014 09:28
To: Team P3
Subject: RE: Planning Inspectorate: Ref 2220161: Land and stables adjacent to Hollybank Cottage, Long Copse Lane, PO10 7UR

Categories: Blue Category

Our comments are as follows

The issues relating to the fencing on the boundary not being in accordance with the previously approved plans is not relevant to this application and whilst it is noted is being dealt with as a separate matter, its inclusion repeatedly within the appeal statement, the officers report and the communication we have had with the case officer appears to be excessive and should not be given as much weight as it appears to be at present.

As the council have chosen to note this repeatedly I must reiterate the information we provided to the council when questioned by them regarding this. The reason for the fencing being installed was due to the council cutting back the vegetation that screened the site from the road and our client was forced to install fencing to secure and screen the site. It is for this reason that the site is considered to be openly visible now.

Our client is happy to provide additional landscaping and vegetation screening on the boundaries if required and a condition requiring this could be imposed if required

A further point that we must comment on in the appeal statement is that whilst the council have amended the dimensions of the building in their description to match those clarified by ourselves in previous correspondence they are making the same assessment of impact as they have when they mistakenly considered the building to be much larger in their original assessment. How can a building much smaller than they thought it was have the same impact ?

Finally, the council refers to the British Horse association (BHA) in 6.7 and its guidance on horse density per hectare stating that the recommendation of 2 horses per hectare would only mean 2 horses should be kept and therefore with currently 3 stables there remains an additional stable which could be used for the proposed storage. What the council fails to realise or note is that this is simply guidance and the actual horse density, (this is clearly stated by the BHA guidance) depends on many factors including, type and size of horse, diet, age etc.

Furthermore and more importantly this guidance is for horses that live out permanently. Our client manages his horses with some restricted grazing but often the horses live in and as such the number of horses per hectare for this management style is considerably more, accordingly all of the stables are used and therefore cannot be used for storage as wrongly assumed by the council.

Kind regards

Ben Kirk *Msc Timber building conservation*

Design Consultant

Creative Heritage Ltd
91 Hunters Race
West Lavant
Chichester
West Sussex
PO19 5UD