

Mrs Carolyn Sedgwick
c/o Mrs Cheryl Wellstead-Clarke
Tetra Tech
Ashcombe House
Green Lane
Hambleton
Waterlooville
Hampshire
PO7 4SX
UK

Our Ref: SDNP/24/02731/FUL
Contact
Officer: Lisa Booth
Tel. No.: 01962 848 244

11th June 2025

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

Applicant: Mrs Carolyn Sedgwick

Proposal: (AMENDED DESCRIPTION and PLANS) Change of use from agricultural to equestrian, proposed barn with stables, tack room, feed and hay store. Reduced hard standing.

Location: Land at Mill Lane, Mill Lane, Swanmore, Hampshire

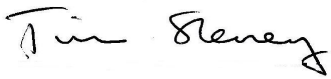
Please find enclosed the Decision Notice in relation to the above application. If you are acting as an Agent please ensure that a copy is given to the applicant. **Before proceeding, please read the following important information which affects this Notice.**

Failure to comply with any conditions may invalidate the permission and may result in enforcement action. Some conditions may require further details or samples to be submitted for approval. Other conditions may contain timescales or stages against which compliance should be obtained and before works are commenced. Most categories of permission also require a fee for each request for discharge of condition/s, further details of which are set out in the attached information sheet.

*The South Downs National Park Authority has adopted the Community Infrastructure Levy Charging Schedule, which will take effect from 01 April 2017. **This application is liable for Community Infrastructure Levy and will be subject to the rates set out in the Charging Schedule** (<https://www.southdowns.gov.uk/planning/planning-policy/community-infrastructure-levy/>). If you have any questions, please contact CIL@southdowns.gov.uk or tel: 01730 814810.*

Yours faithfully

Planning Applications, Winchester City Council,
PO Box 497, City Offices, Winchester, SO23 3DD
Tel: 01962 848185 Email: sdplanning@winchester.gov.uk
APFULZ

A handwritten signature in black ink that reads "Tim Slaney". The signature is written in a cursive style with a large, stylized 'T' and 'S'.

TIM SLANEY

Director of Planning

South Downs National Park Authority

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Application No: SDNP/24/02731/FUL

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Proposal: (AMENDED DESCRIPTION and PLANS) Change of use from agricultural to equestrian, proposed barn with stables, tack room, feed and hay store. Reduced hard standing.

Location: Land at Mill Lane, Mill Lane, Swanmore, Hampshire

GRANT OF PLANNING PERMISSION

In pursuance of its powers under the above mentioned Act, the South Downs National Park Authority as the Local Planning Authority hereby **GRANTS** Planning Permission for the above development in accordance with the plans and particulars submitted with your application received on 5th July 2024.

This permission is subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The use of the equestrian barn hereby permitted shall be restricted to the keeping of horses for private recreational use by the owner of the land only and shall not at any time be used for any other form of equestrian activity such as for any commercial riding, breeding or training purposes.

Reason: To ensure the satisfactory development of the site and in the interests of the amenity of the area and highway safety.

4. The materials used in the construction of the development hereby approved shall be as detailed within the permitted application particulars as follows:
 - o timber cladding with brick plinth; and
 - o corrugated style roofing with clear corrugated roof lightsand shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: To safeguard the appearance of the building and the character of the area

5. No floodlighting whether free standing or affixed to an existing structure, shall be provided on the site at any time.

Details of any other external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The lighting scheme should be in accordance with Guidance Note 08/18 produced by the Bat Conservation Trust and Institute of Lighting Professionals. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Details of internal lighting and/or integral blackout blinds or low transmittance glass (or similar) to be installed to the proposed roof lights shall be submitted to the Local Planning Authority prior to the occupation of the development. The blackout blinds shall be kept closed during night time hours and retained at all times.

Reason: To protect the appearance of the area, the environment and protected species from light pollution and to minimise light intrusion in the South Downs National Park which is a designated International Dark Sky Reserve.

6. Before the commencement of development, a manure/waste management plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

The management plan should include details of the location and areas for temporary storage, and the regularity of removal. Large scale storage or burning of any waste will not be permitted.

Reason: In the interests of the amenities of the locality.

7. No other caravans or containers and no more than one horsebox, one manure trailer, one small caravan for welfare purposes and parking for three cars, whether motorised or not shall be kept, or stored on the land, no horse jumps shall be permanently erected, no outside storage and no subdivision of fields unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenity of the area.

8. Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before development can begin. Percolation testing and infiltration testing is required for the drainage field and soakaway.

Reason: To ensure satisfactory provision of foul and surface water drainage.

9. The development hereby permitted shall not be brought into use until details of the management and maintenance of any parts of the drainage system which will not be adopted (including any ponds, ditches, swales, permeable paving and land drains) has been submitted to and approved in writing by the Local Planning Authority. The submitted details should specify the responsibilities of each party for the implementation of the Sustainable Urban Drainage scheme (SuDs), a timetable for implementation, provide a management plan and maintenance plan for the lifetime of the development which should include arrangements for adoption by any public authority or statutory undertaker and any other arrangement to secure the operation of the scheme throughout its lifetime. The management and maintenance arrangements shall be carried out in accordance with the approved details over the period specified.

Reason: To ensure the efficient maintenance and ongoing operation of the SuDS system and to ensure the best practice in line with the most up-to-date guidance.

10. The recommendations within section 6 of the Preliminary Ecological Appraisal (EcoSupport, August 2023) and accompanying Update (12/02/2025) shall be adhered to throughout the construction period and the enhancement provisions within sections 6.6.1 to 6.6.3 (two bird boxes, one bat box and native planting) shall be sited prior to the development coming into its intended use and retained thereafter.

Reason: To safeguard protected species and maintain biodiversity.

11. Supplementary hedgerow and tree planting will be carried out as shown on Drawing 101 Rev P (12/02/2025) and 2403-004-LL01 REV : C3 (11/02/2025). The scheme approved shall be carried out in the first planting season following the completion of the development. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs

14. The stables hereby permitted shall only be occupied by eight horses, in accordance with approved plan 102 Rev D. The tack room/feed store and hay stores shall only be used for the purposes shown on drawing number 102 Rev D, and not as additional stabling, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the satisfactory development of the site and in the interests of the amenity of the area and highway safety.

15. The materials to be used in the construction of the access track and parking area shall be finished in compacted scalplings as per Drawing 101 Rev P dated 12 February 2025.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

This permission is subject to the following conditions relating to Biodiversity Net Gain:-

12. The Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Matrix20/05/2025Tristanna Boxall BSc (Hons) MCI dated **** and prepared by ****.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act, Policy SD9 of the South Downs Local Plan (2014-33) and the SDNPA Biodiversity Technical Advice Note.

13. Prior to the commencement of the development hereby permitted, a Habitat Management and Monitoring Plan (HMMP) shall be submitted to and approved in writing by the Local Planning Authority. The HMMP shall accord with the Biodiversity Gain Plan and include:
- i) A non-technical summary
 - ii) The roles and responsibilities of the people or organisations delivering the HMMP
 - iii) The planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan
 - iv) The management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the first occupation of the development
 - v) The monitoring methodology and frequency in respect of the created or enhanced habitat
 - vi) Provision for the identification, agreement and implementation of contingencies and/or remedial actions where the results from monitoring show that the conservation aims and objectives of the HMMP are not being met.
- The created and/or enhanced habitat specified in the approved HMMP shall thereafter be managed, maintained and monitored in accordance with the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act, Policy SD9 of the South Downs Local Plan (2014-33) and the SDNPA Biodiversity Technical Advice Note.

INFORMATIVE NOTES

These are advice notes to the applicant and are not part of the planning conditions:

Crime and Disorder Implications

It is considered that the proposal does not raise any crime and disorder implications.

Human Rights Implications

This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

Equality Act 2010

Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

Proactive working

In reaching this decision the local planning authority has worked with the applicant in a positive and proactive way, in line with the NPPF.

Informative:

Please note that Portsmouth Water have two strategic water mains, and related easements, across the land the application refers to. Some of the applicant's proposals are in contravention of conditions within the easement documents, which aim to protect the integrity of our assets and allow for repair and maintenance activity. The applicant has not yet consulted with Portsmouth Water and would need to request a water mains diversion, under Section 185 of the Water Industry Act 1991, based on the information in the planning application.

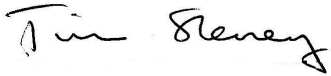
Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date received	Status
Plans -	100 REV : F LOCATION & BLOCK PLAN		14.02.2025	Approved
Plans -	101 REV : P PROPOSED SITE LAYOUT		14.02.2025	Approved
Plans -	2403-004- LL01 REV : C3 PROPOSED MITIGATION PLAN		14.02.2025	Approved

Plans -	102 REV : F PROPOSED PLAN & ELEVATIONS	24.01.2025	Approved
Plans -	105 REV : B SITE SECTIONS	24.01.2025	Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.



TIM SLANEY

Director of Planning

South Downs National Park Authority

11th June 2025

NOTES TO APPLICANTS / AGENTS

Fees for discharge of planning conditions

Fees apply for the submission for any consent, agreement or approval that are required by a planning condition. The fee chargeable is currently £298 per request or £86 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. **The fee is payable for each submission made regardless of the number of conditions it is seeking to discharge.**

A fee is payable for conditions related to planning permissions and reserved matter applications only. A fee is not required for conditions attached to listed building consents and conservation area consents.

The requirement to make this charge is set out in [Fees for planning applications - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/planning-fees)

You may wish to use the standard form to accompany your submission, or set out your requests in writing, clearly identifying the relevant planning application and condition(s) which you seek to discharge or seek approval for. Forms & guidance notes are available on the National Planning Portal website, <https://www.planningportal.co.uk/applications>

Non Material Amendments

There is an application form for the submission of Non Material Amendments to approved plans. Forms & guidance notes are available on the National Planning Portal website, <https://www.planningportal.co.uk/applications>

The fee chargeable is currently £298 per request, or £44 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house.

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within **6 months** of the date of this notice.

Appeals must be made on a form obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN, Telephone Number: 0303 444 5000, Email: enquiries@planninginspectorate.gov.uk or from the Planning Inspectorate website: <https://www.gov.uk/appeal-planning-decision>

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

As from 6 April 2010 if an enforcement notice has been served in the previous 2 years you will have only 28 days in which to lodge the appeal following the refusal. Equally, if an enforcement notice is served after the refusal it will truncate the period for lodging the appeal against the refusal of planning permission to 28 days after the enforcement notice has been served.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.