

REPORT TO THE EAST AREA PLANNING COMMITTEE

Report No. 3

Date of Meeting	16 th December 2010
Application Number	E/10/0155/FUL
Site Address	Coronel Farm, Aldbourne, Marlborough, Wiltshire, SN8 2JZ.
Proposal	Creation of racehorse training establishment on part of land at Coronel Farm (land otherwise retained in agricultural use). Creation of 30m x 20m Arena; change of use and extension of barn 3 to create loose boxes and staff facilities; all weather gallops; training fences; associated access track; ancillary accommodation; horse walker; isolation boxes and two temporary residential units (log cabins).
Applicant	Tor Sturgis Racing
Parish Council	Aldbourn
Grid Ref	425547 177180
Type of application	Full Planning
Case Officer	Victoria Cains

Reason for the application being considered by Committee

This application has been called to committee at the request of the local Division member, Cllr Humphries.

1. Purpose of Report

To consider the recommendation that the application be approved subject to conditions.

2. Report Summary

The main planning issues to consider are:

- The principle of the creation of a racehorse training establishment within the open countryside;
- The impact upon the character and appearance of the North Wessex Downs Area of Outstanding Natural Beauty;
- Archaeology;
- Highway safety;
- Ecology; and
- Residential amenity.

3. Site Description

This application relates to an area of land belonging to Coronel Farm in Aldbourne and lies within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Coronel Farm is located north of Aldbourne on the western side of the valley along which the C29 road runs from Albourne to Wanborough.

To locate the site, head in a northerly direction out of Aldbourne, along Lottage Road towards Wanborough. The application site can be found approximately 1 mile on the left hand side of the road.

The site comprises agricultural land, an existing access track and three redundant farm

buildings. An aerial photograph of the site and location plan (as submitted with the application are set out below). The site is largely surrounded on all sides by agricultural land with the C29 road forming part of the north-eastern boundary. Figure 1 below shows the location of the site. Please note that the area shown represents the whole farm, not just the application site (this is set out below in Figure 2 2).

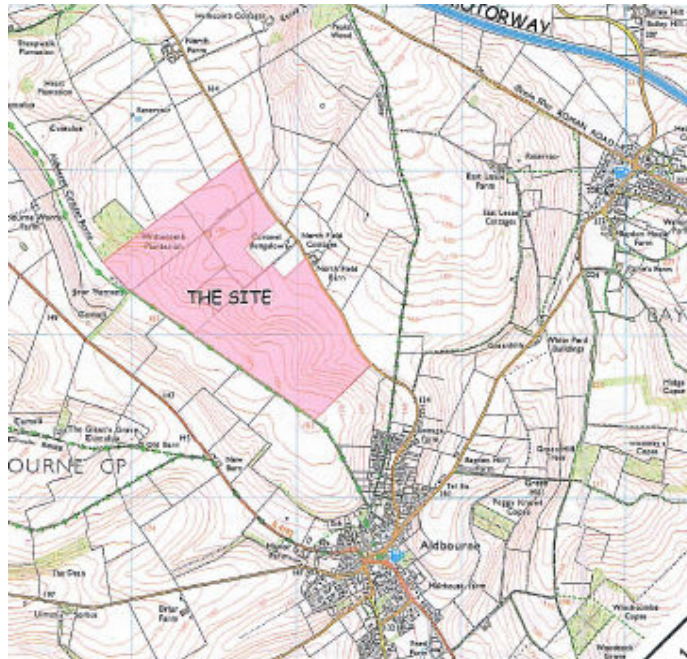


Plate 1: Location Plan (not to scale)

4. Planning History

K/15254/O Erection of farmhouse.

5. The Proposal

This application seeks to change the use of part of the farmland from agricultural use to a racehorse training establishment. Coronel Farm is approximately 112.5 hectares, and 90 hectares of this will remain in agricultural use. Alongside the change of use, the following structures/features are proposed:

- Creation of 30m x 20m Arena;
- Extension and alterations to existing barn to provide loose boxes;
- All weather gallops;
- Training fences;
- Associated access track;
- Horse-walker;
- Isolation boxes, and
- Two temporary residential units (log cabins).

The application has been amended during its consideration to (a) draw the red site line “tightly” around the area associated with the change of use; (b) revise the routing of the gallops; (c) provide details of the fencing to the gallops and details of the training fences as well as (d) the provision of a supplementary equestrian appraisal to specifically address the need for two residential units.

The amended block plan and part site plan (set out below) show the locations of the various elements of the proposal as well as showing the site in relation to Coronel Farm as a whole.



Figure 2: Block plan showing the proposals.

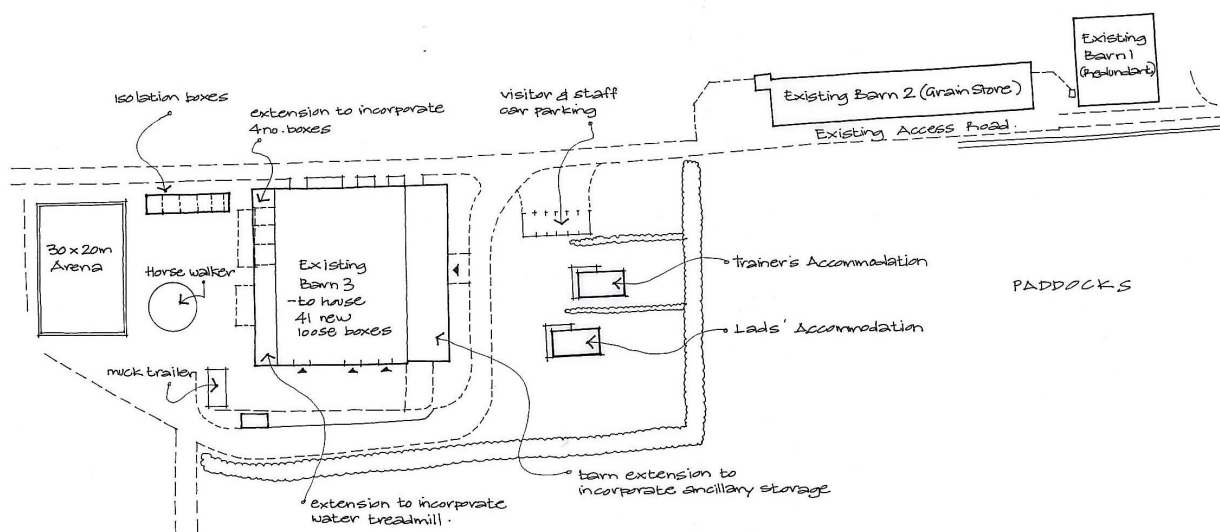


Figure 3: Part site plan showing the structures in more detail (not to scale)

6. Planning Policy

Because of the sites rural location and the proposal being an equine business, the pertinent central government guidance is contained within Planning Policy Statement 7: Sustainable Development in Rural Areas (PPS7) and Planning Policy Statement 4: Planning for Sustainable Economic Growth (PPS4). In addition, because of the archaeological and ecological issues present at the site, advice and guidance contained within Planning Policy Statement 5: Planning for the Historic Environment (PPS5) and Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9) are also relevant.

In respect of the local plan, policies PD1 in relation to general development principles as well as policies NR6 and NR7 in relation to sustainability and the protection of the countryside and landscape are also relevant. Furthermore, the Kennet Landscape Conservation Strategy, which has been adopted as a supplementary planning document, is a material consideration.

7. Consultations

Aldbourn Parish Council: Commented on the original plans that there would be an overall significant adverse impact upon the area, including the AONB and nearby archaeological site. Also stated that the site will be highly visible and will adversely impact on the local landscape. The matter of schooling fences and railings not being shown on the plans was also raised, and that permission for these be excluded.

Wiltshire Council Landscape Consultant: In respect of the original plans, it is stated that the proposed development will not have a significant impact on the landscape character and visual amenity of the landscape character area and AONB. The landscape enhancement proposals will be beneficial to the character of the Coronel Farm. By keeping the majority of the farm in arable production the overall character will not be adversely affected. Detailed matters such as materials for fencing and cabins should be conditioned. In relation to the amended plans, again no objection was stated and it is advised that the revised scheme needs to be tied to the landscape strategy.

Wiltshire Council Highways Officer: No objection to the scheme in its original or amended form subject to conditions in respect of the widening of the access track over its first 15 metres to 5 metres in width; the provision of radii 9 metres to either side of the access; the resurfacing of the track in tarmac to a good standard and the positioning of inward opening only gates at least 12 metres from the carriageway edge.

Wiltshire Council Environmental Health Officer: Commented on the original plans stating no objection and advises that the applicant may need separate approval for the disposal of waste from the Environment Agency. Two conditions are recommended in respect of controlling the location of the "muck trailer" so that it does not cause a nuisance to surrounding properties at a later date and ensuring that no bedding or waste matter emanating from the business is burnt at the site.

Wiltshire Fire and Rescue Service: Commented on the original plans stating no objection and general fire safety advice is provided.

Wiltshire Council Assistant Archaeologist: Raises no objection in respect of the amended plan subject to a pre-commencement condition being applied to any approval to secure a written programme of archaeological investigation and programme of archaeological works to enable the recording of any matters of archaeological interest.

English Heritage: Raises no objection in respect of the amended plans and recommends that the advice of the county archaeologist is taken on board.

Wiltshire Council Ecologist: Commented on the original plans that the development is unlikely to have any significant ecological impacts, however recommendations in respect of legislation protecting badgers and their setts (as the scheme comes in very close proximity to several active badger sets) and biodiversity enhancement is provided.

Any additional comments received from consultees in respect of the amended plans will be reported verbally at the committee meeting.

8. Publicity

Three letters of objection were received to the original plans. These are summarised as:

1. As the owner of the adjacent Four Barrows cemetery, the visual impact of the artificial gallops must be minimised as described in the visual impact assessment with natural colours, minimal excavation and the complete absence of signs, railings etc. It is also

important that the gallop is kept tight under the new hedge especially where it passes the barrows because of the higher viewing point from the top of the barrows themselves.

2. This is an AONB and we are concerned that the location of the gallops alongside the footpath will intrude and change the landscape irrevocably.
3. There are other stables available locally, many nationally. One equine agent stated that they have over 1000 boxes on their books. Miss Sturgis, according to her website currently has 20 horses in training which should widen her scope for local yards. There is no local need for new stables, especially with the number of horses in training declining in the recession.
4. The proximity of Miss Sturgis' current stables at Lambourn would mean that employees were simply moved to the new site rather than creating any new employment. The experience of the new stables at The Grange, Oxford Street, Aldbourne where in the proposal 2 new jobs for local residents were to be created, no jobs for local people have occurred, as employees have been imported from elsewhere and many from overseas.
5. The description of this area as denuded of woodland is a generalisation and inappropriate to these valleys whose beauty is in their open character and large vistas. Historical reference to the tithe redemption maps and other old maps will show that there were virtually no hedges in this landscape and that it was stark, open and bare; only since the introduction of the wire fence a little over a century ago have some hedges established and to suggest planting them everywhere is inappropriate and detrimental to this landscape.
6. Apart from the buildings and associated paraphernalia of cars, horse walkers, and arenas, there is no mention of horse boxes or parking space for them, nor is there any mention of the schooling fences, a requirement for the Jockey Club trainer's licence, their white plastic wings, or the white plastic safety railings which would be necessary, probably on the walkways and definitely on the gallops which are on a bend. None of this has been covered by the environmental impact statement, which is therefore incomplete and inadequate.
7. The gallops would be highly visible from the north and particularly from Byway 20 as an unnatural chalk scar, and they would detract from the scheduled monument of the tumuli, the Four Barrows, both adjacent to it and from a distance with the tumuli silhouetted on the skyline.
8. In this otherwise empty valley, lights from the stables, arena, and associated housing would again be detrimental – the bright lights of the other 2 stables on the edge of Aldbourne are a constant source of negative comment.
9. Currently Miss Sturgis occupies stables with no adjacent housing, and there are many stables yards with no housing on site. Two residential units therefore seems excessive, especially as from time to time there will be no one on site – as stated in the proposal.
10. There will obviously be an increase in traffic, with the stables and the treadmill, and many will attempt to use Lottage Road from Oxford Street travelling into the village on a turn which is very awkward, particularly with large vehicles.
11. This proposal despite its confusing volume is lacking in detail. There is no mention of the need to move badgers (one sett being under the proposed gallop), of the safety railings, jump locations, sufficient parking for cars and horseboxes etc, all resulting in an incomplete environmental impact statement.
12. This proposal should be refused because there is no proven need, there is no benefit to the local community, the vast majority of whom are unaware of this proposal, and it is detrimental to the landscape, environment and the Area of Outstanding Natural Beauty.

Any additional comments received in respect of the amended plans will be reported verbally at the committee meeting.

9. Planning Considerations

Principle of Development

In considering whether this application is acceptable in principle, there are two concerns. Firstly, one must consider whether the principle of the change of use of use from agricultural to an equestrian business within the open countryside is acceptable; and secondly; there is the matter of the two residential dwellings and whether these are acceptable.

Change of use and associated development

Coronel Farm lies within the open countryside where Central Government planning advice in the form of PPS7 and PPS4 is supportive of equine enterprises which meet the needs of training and breeding businesses whilst maintaining environmental quality and countryside character. The business in question already exists at two separate and smaller yards in Lambourn which are sited some distance apart (see appendix 3 of the equine appraisal). The purpose of this application and proposed relocation to Coronel Farm is to expand the business and provide a long term base at a single site, building upon the current successes of the existing business.

The site in question forms part of a wider area of land belonging to Coronel Farm. Whilst this application has not been actively promoted as a diversification scheme, it nonetheless is a form of diversification with the remaining land (90 ha) remaining in agricultural use supported by this new economic activity.

Whilst the land is agricultural, it contains a number of redundant farm buildings and the proposed change of use will facilitate the suitable re-use of one of these for the equine horse enterprise. In line with central government guidance and policies NR6 and NR7, the proposed equestrian business is therefore considered to be an appropriate form of rural economic development suitable for a countryside location such as this.

Residential Accommodation

As this would be a newly established location for the business, in line with PPS7, the two proposed dwellings are temporary chalet structures proposed for a 3 year period. This three year period allows time for the business to establish at its new premises and prove that it can be sustained with the aim of demonstrating at the end of the period that permanent residential units are justified. Annex A of PPS7 sets out 5 key criteria against which all new proposals for temporary accommodation essential for the equine activity must be assessed against. In summary, these are:

(i) clear evidence of a firm intention and ability to develop the enterprise concerned (significant investment in new farm buildings is often a good indication of intentions);

(ii) functional need;

(iii) clear evidence that the proposed enterprise has been planned on a sound financial basis;

(iv) the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and

(v) other normal planning requirements, e.g. on siting and access, are satisfied.

The application has been accompanied by an equestrian appraisal by an appropriately qualified and experienced equine consultant. This clearly sets out and concludes that the accommodation is needed for the functional requirements of the business and that all of the required tests set out in PPS7 have been met. Full copies of the original appraisal and supplementary appraisal are available on the planning file or can be downloaded from the internet. The reports as submitted are considered sufficiently detailed and sound and your officers can see no reason to disagree with the conclusions made.

Your officers therefore consider that this proposed racehorse training establishment is an appropriate form of rural economic development and likewise the temporary accommodation meets the necessary criteria of Annex A of PPS7. The scheme is therefore considered to be acceptable “in principle”.

Impact upon the character and appearance of the landscape of the North Wessex Downs Area of Outstanding Natural Beauty

Coronel Farm is located on the Marlborough Downs and within the North Wessex AONB. It is therefore a site of high sensitivity and there are a number of public rights of way within the area. Plates 1 and 2 below show the site as viewed from the C29 to the north-east of the site and views within the site itself.



Plate 1: View of part of the site from the C29



Plate 2: View of site from the existing access track

The application relates to an area of the farm where three buildings, an area of hard surfacing and an access track already exist. The majority of the development will be contained in the area of the larger barn at the far north-western area of the site. Due to the complex topography of the site, the long

distances from public vantage points and the concentration of the development in the vicinity of the barn, track and other buildings, it is your officer's opinion that despite the generally open character and appearance of the area, the landscape and visual impacts of the proposal will not in fact be significant. The photos above depict part of this topography from the surroundings and how the natural land form will help reduce views of the scheme.

The application was submitted with a Landscape and Visual Impact Assessment (LVIA) which also concluded that the bulk of the proposed development will be well contained within the area of the existing farm buildings and that the visual impact would not be significant in terms of LVIA guidelines. It goes on to state that the majority of the views, whilst open, are at such a distance that the impact of the proposed development on the appearance of the area will be limited. In addition, enhancement of the landscape also forms part of the scheme with the landscape proposals taken from the enhancement priorities and targets contained within the landscape conservation SPG. This includes new hedge and tree planting, reinstatement and planting of new native field boundary hedges/trees and the retention and management of the existing tree clump. The Council's landscape consultant agrees with the conclusions of the LVIA and recommends that the landscape scheme shown in the LVIA should form an integral part of the proposed development. Furthermore, as the majority of the farm (90 ha) will remain in arable use, the overall character will not be adversely affected.

Alongside the main structures and buildings, one must also consider the visual impact of the associated equestrian paraphernalia. Additional information on the fencing to the gallops and details of the required training fences were therefore provided to enable a full assessment of the impact of the scheme as a whole. The training fences will generally be concentrated behind the front boundary hedge and new proposed planting and the gallops again will be "tightly" located adjacent to the new hedging to minimise their impact. A grassland buffer is proposed between the gallops/hedge and the scheduled ancient monument to the west.

The scheme is therefore considered by your officers to be visually acceptable subject to appropriate conditions controlling the colours, materials and finishes of certain aspects of the scheme, e.g. log cabins, surfacing of the track, surfacing of the arena as well as ensuring the submission and implementation of an appropriate landscaping scheme as depicted within the LVIA.

Archaeology

During the course of the application, the applicant, English Heritage and Wiltshire Council's Assistant Archaeologist have met and had a number of discussions to ensure that the scheme (in particular the gallops), do not harm important archaeology in the area. The key issue was the impact upon the setting of the scheduled ancient monument (SAM) to the west of the site.

As a result the route of the gallops was amended creating a greater distance between this and the SAM. The scheme now provides an area between the two to be set aside as a grassland buffer area. Both the county archaeologist and English Heritage are satisfied with these amendments and raise no objection to the scheme subject to a pre-commencement archaeological condition. This condition requires the submission and approval of a written programme of archaeological investigation and the carrying out of the approved programme of archaeological work.

Your officers see no reason to disagree with the advice and the scheme is not therefore considered to give rise any adverse impact in respect of the archaeology within or adjacent the site if the recommended condition is applied.

Highway safety

The site is already served by an existing track and the Council's highway engineer is satisfied that the site can accommodate the change of use and associated traffic movements subject to an upgrade to the track and access (which can be easily achieved without causing visual harm). Conditions regarding the surfacing of the track and positioning of in-ward only openings gates are also recommended.

Your officers see no reason to disagree with the advice and the scheme is not therefore considered to give rise to any adverse impact in respect of the highway safety if the recommended conditions are attached to any permission.

Ecology

The proposed all weather gallops will come in very close proximity to several active badger setts and the construction of this feature could potentially impact on these. However, Wiltshire Council's ecologist is satisfied that given the large number of setts at the site (20+), if a few are compromised then there are sufficient setts remaining at the site to allow for this. Notwithstanding this acceptance, where the construction of the gallops could potentially compromise the integrity of a badger sett the applicant should consider the need to close the affected sett(s) under a licence from Natural England. The ecologist therefore recommends that an informative be added to any permission advising the applicant of the procedure should a sett need to be closed.

The ecologist also notes that the proposed scheme provides potential for ecological enhancement through planting and restoring the hedgerow system (in line with PPS9 which recommends ecological enhancements through planning applications). The recommendations for planting proposed in both the Phase 1 Habitat Survey report and the LVIA should therefore be appropriately conditioned.

It is therefore your officer's view that the scheme is acceptable in respect of ecological matters.

Residential amenity

It is considered that the proposals are sited far enough away from nearby residential properties (being largely contained within the wider farmland) so as not to give rise to an adverse impact upon the amenities of the occupiers of these properties.

10. Conclusion

It is considered that the proposal is acceptable in principle and would not result in significant harm to the character and appearance of the North Wessex Downs Area of Outstanding Natural Beauty; archaeology; highway safety; ecology nor would it give rise to an adverse impact upon residential amenity.

RECOMMENDATION

Approve for the following reasons –

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to the appearance of the landscape and would protect the setting of the nearby ancient monuments, whilst allowing for legitimate economic diversification into a use that is an accepted part of the local economy and character of the area.

The pertinent central government guidance is contained within Planning Policy Statement 7: Sustainable Development in Rural Areas and Planning Policy Statement 4: Planning for Sustainable Economic Growth. In addition, because of the archaeological and ecological issues present at the site, advice and guidance contained within Planning Policy Statement 5: Planning for the Historic Environment and Planning Policy Statement 9: Biodiversity and Geological Conservation is also relevant.

In respect of the Kennet Local Plan 2011 policies PD1 in relation to general development principles as well as policies NR6 and NR7 in relation to sustainability and the protection of the countryside and landscape are also relevant. Furthermore, the Kennet Landscape Conservation Strategy, which has been adopted as a supplementary planning document, is a material consideration.

and 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 by the Planning and Compulsory Purchase Act 2004.

- 2 No development shall commence on site until details and samples of the materials to be used for the roofs and stain colour to be used for the timber boarding on the external walls of the temporary dwellings have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON:

In the interests of visual amenity and the character and appearance of the area.

- 3 The occupation of the two temporary dwellings hereby permitted shall be limited to a person solely or mainly employed in the equestrian business occupying the plot edged red on the attached plan, or any resident dependents.

REASON:

The site lies within an area where planning permission would not normally be granted for development unrelated to the essential needs of the established business for which nearby staff accommodation is now required and this permission is only granted on the basis of an essential need for two new dwellings in this location having been demonstrated.

- 4 The two dwellings hereby permitted shall be removed and the land restored to its former condition on or before 31st December 2013 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

REASON:

In the interests of amenity, in order to secure the restoration of the land upon removal of the buildings for which permission can be justified only on the basis of a special temporary need.

- 5 No development shall commence on site until details of the surfacing of the arena have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON:

In the interests of visual amenity and the character and appearance of the area.

- 6 No development shall commence on site until details and samples of the materials to be used for the roof and stain colour to be used for the timber boarding on the external walls of the isolation boxes have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON:

In the interests of visual amenity and the character and appearance of the area.

- 7 No development shall commence on site until details and samples of the materials to be used for the walls and roofs of barn 3 to be converted and extended to loose boxes and staff facilities have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON:

In the interests of visual amenity and the character and appearance of the area.

- 8 There shall be no burning of waste material or animal bedding on the site outlined in red or on the land outlined in blue.

REASON:

To protect the amenities of the area.

- 9 Notwithstanding the submitted details, no development shall commence on site until details for the storage of manure and soiled bedding (including the location of such storage) and its disposal from site (including frequency) have been submitted to and approved in writing by the Local Planning Authority. Before the development is first brought into use, the works for such storage and disposal shall be completed in accordance with the approved details and shall subsequently be maintained in accordance with the approved details. No storage of manure and soiled bedding shall take place outside of the storage area approved under this condition.

REASON:

In the interests of public health and safety, in order to protect the natural environment and prevent pollution.

- 10 Prior to the development hereby permitted being first brought into use, the existing access track within the site to the C29 shall be upgraded by increasing the available width to 5 metres over the first 15 metres from the C29 carriageway edge with the provision of radii of 9 metres to either side. The first 15 metres of the access shall be resurfaced in tarmac and any gates shall be erected at least 12 metres from the C29 carriageway edge and made to open inwards only.

REASON:

In the interests of highway safety.

- 11 No development shall commence on site until details of the surfacing of the extension to the existing access track and track access to the gallops have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON:

In the interests of visual amenity and the character and appearance of the area.

- 12 No development shall commence on site until details of the surfacing of the gallops have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON:

In the interests of visual amenity and the character and appearance of the area.

- 13 Notwithstanding the submitted details, no development shall commence on site until a scheme of hard and soft landscaping (which encompasses the landscape recommendations set out in the Phase 1 Habitat Survey report 2008 and the Landscape and Visual Impact Assessment, 2009) has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- (a) indications of all existing trees and hedgerows on the land;
- (b) details of any to be retained, together with measures for their protection in the course of development;
- (c) all species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;
- (d) proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc).

REASON:

To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 14 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge

planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON:

To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

15 No development shall commence within the application site area until:

a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON:

To enable the recording of any matters of archaeological interest.

16 This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Plan Ref: 7105 - 01G, Date Received: 6th October 2010;

Plan Ref: 7105 - 06, Date Received: 9th February 2010

Plan Ref: 7105 - 08 B, Date Received: 9th February 2010

Plan Ref: 7105 - 11A, Date Received: 9th February 2010

Plan Ref: 7105 - 12 A, Date Received: 9th February 2010

Plan Ref: 7105 - 14, Date Received: 9th February 2010;

Plan Ref: 7105 - 015, Date Received: 9th February 2010;

Plan Ref: 7105 - 16, Date Received: 4th October 2010;

Plan Ref: BAR 012 Issue 08, Date Received: 3rd November 2010, and

Plan Ref: BAR 213 D Issue 02, Date Received: 3rd November 2010.

17 **INFORMATIVE TO APPLICANT:**

The applicant is advised that the archaeological work referred to in condition 16 should be of the nature of a "strip map and record" of the proposed gallops and horse-walk. It should have the contingency to allow sufficient time to investigate any features of archaeological interest revealed, and to fully excavate significant archaeological features which extend beyond the footprint of the proposed tracks. It should be conducted by a professional, recognised archaeological contractor in accordance with a brief issued by the Wiltshire Council archaeological department. There will be a financial implication for the applicant.

18 **INFORMATIVE TO APPLICANT:**

The applicant is advised that where the construction of the gallops could potentially compromise the integrity of badger setts the applicant should consider the need to close the affected sett(s) under a licence from Natural England, bearing in mind that tunnels can extend up to 20 metres from the sett entrances and could be damaged by even shallow excavations or the use of heavy machinery. An ecological consultant should advise on the need or otherwise for a sett closure licence.

19 INFORMATIVE TO APPLICANT

The attention of the applicant is drawn to the contents of the attached letter from Wiltshire Fire and Rescue Service dated the 5th March 2010.

20 INFORMATIVE TO APPLICANT:

The applicant is advised that they may require separate consent from the Environment Agency for the storage/disposal of horse waste and is advised to make their own separate investigations in respect of this matter.

Appendices:

None.

Background Documents Used in the Preparation of this Report:

Application particulars and policy documents.