

## Report of the Head of Planning, Transportation and Regeneration

**Address** LAND AT LITTLE ACRE NORTHWOOD ROAD HAREFIELD  
**Development:** Installation of a mobile home for a temporary period of 3 years.  
**LBH Ref Nos:** 70058/APP/2018/295  
**Drawing Nos:** 2478/8  
2478/7C  
2479/1B  
Design & Access Statement  
Supporting Equestrian Appraisal  
Justification

**Date Plans Received:** 24/01/2018                      **Date(s) of Amendment(s):** 24/01/2018  
**Date Application Valid:** 27/02/2018                      21/11/2018

### 1. SUMMARY

The application seeks planning permission for the installation of a mobile home for a temporary period of 3 years, to be used in conjunction with the existing stabling, which accommodates breeding mares and retired/aged horses.

Although this proposal introduces an additional residential use on the site, which would be considered inappropriate development, the evidence submitted with the proposal provides very special circumstances to support the need for the development to provide appropriate care and security for the animals on this site. Furthermore it is not considered that the proposal would significantly increase the built up appearance of the site to the detriment to the openness of the Green Belt. Furthermore it would not result in the loss of residential amenity.

For the reasons outlined above, and given that the development complies with the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), this application is recommended for conditional approval.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 NONSC Non Standard Condition

The temporary building provided in accordance with this permission shall be removed by 12 June 2021, and the land shall be restored to its condition before the development took place within one month of the removal of the mobile home.

#### REASON

To ensure that the temporary building is removed in order to protect the character and appearance of the area and the Green Belt in accordance with Policies BE13, OE1 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### 2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2479/14 and

2479/15, and shall thereafter be retained/maintained for as long as the development remains in existence.

**REASON**

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

**3 RES7 Materials (Submission)**

No development shall take place until details of all materials and external surfaces have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

**REASON**

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**4 NONSC Non Standard Condition**

The occupation of the mobile home shall be restricted to persons solely or mainly employed by Little Bourne Farm Equestrian Centre.

**REASON**

To prevent the fragmentation of the enterprise in order to protect the character and appearance of the area and the Green Belt in accordance with Policies BE13, OE1 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**INFORMATIVES**

**1 I59 Councils Local Plan : Part 1 - Strategic Policies**

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

**2 I47 Damage to Verge - For Council Roads:**

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

### **3 115 Control of Environmental Nuisance from Construction Work**

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](http://www.hillingdon.gov.uk/noise) Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

### **4 170 LBH worked applicant in a positive & proactive (Granting)**

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

## **3. CONSIDERATIONS**

### **3.1 Site and Locality**

Little Bourne Equestrian Centre is located on the South East side of Northwood Road to the West of Harefield Reservoir and comprises a series of farm related buildings. The farm land covers some 21 hectares and incorporates both agricultural and equestrian holdings. The main agricultural activities are the grazing and/or hay/haylage for the winter feeding of the horses and cattle at the holding.

The existing pony club is located to the South-East of Little Bourne Farm. There are currently 126 horses housed at the premises in loose boxes contained within the main block of buildings. The Equestrian Centre is an approved Pony Club Centre where members can learn about riding and pony care.

The application site forms part of the holding of Little Bourne Equestrian Centre and is located to the East of Arihanta, a residential property. This land is on the Northern side of Northwood Road and does not form part of the main building complex of the equestrian

centre which is sited on the opposite side of the road. A concrete block wall is located alongside the boundary with Arihanta. The existing site currently houses a stable block comprising 6 loose boxes, a tack room and a central covered arch.

The application site lies within the Green Belt as identified in the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### 3.2 Proposed Scheme

Planning permission was granted in 2014 for a single storey building for use as stabling and a tackroom. The development subsequently carried out did not comply with the approved plans. A separate proposal was submitted to seek retrospective permission for the increase in the site area and stabling as built. This was considered at committee in July 2018 and deemed acceptable. There is a further proposal for a block of 4 additional stables, a small storage barn and a 4 horse walker.

This application seeks temporary permission for the installation of a mobile home within the compound to provide on site attendance and security for the horses.

### 3.3 Relevant Planning History

31966/APP/2005/1810 Land Opposite Harefield Reservoir Northwood Road Harefield  
ERECTION OF BARN AND STABLE BLOCK BUILDINGS SITUATED AROUND OPEN  
SHOW/EXERCISE AREA (INVOLVING DEMOLITION OF EXISTING BUILDING)(OUTLINE  
APPLICATION)

**Decision:** 04-08-2005 Refused

70058/APP/2014/2045 Land Opposite Harefield Reservoir Northwood Road Harefield  
Single storey building for use as stabling and tackroom/feedstore with 2 parking spaces, involving  
demolition of timber shelter

**Decision:** 10-12-2014 Approved

70058/APP/2017/2792 Land At Little Acre Northwood Road Harefield  
Single detached dwelling for a key worker (Outline application with some matters reserved).

**Decision:** 18-01-2018 Withdrawn

70058/APP/2017/2793 Land At Little Acre Northwood Road Harefield  
4 x stables, storage building and horse walker.

**Decision:**

70058/APP/2018/296 Land At Little Acre Northwood Road Harefield  
Increase in area of stabling and increase in site area.

**Decision:**

### Comment on Relevant Planning History

70058/APP/2017/2793 - 4 x stables, storage building and horse walker. (undecided)  
70058/APP/2018/296 - Increase in area of stabling and increase in site area (undecided)  
70058/APP/2017/2792 - Single detached dwelling for keyworker (withdrawn)  
70058/APP/2014/20145 - Single storey building for use as stabling and tackroom/feedstore with 2 parking spaces (approved)  
31966/APP/2005/1810 OUT - Barn and stable clock (refused)

There is an appeal decision concerning a very similar proposal (APP/R5510/A/14/2222118) for a temporary mobile home at Little Bourne Farm (in LB Hillingdon) was allowed in 2015: The very special circumstances case and how the Inspector evaluated it is set out in full below in the following appeal extract:

Very special circumstances

'18. The Framework requires substantial weight is given to any harm to the Green Belt. For the appeal to succeed there must be very special circumstances and these will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. The appellant's case is that the proposed development is not inappropriate development and, in the event that very special circumstances need to be demonstrated, that the proposal would enable the necessary care and supervision of the animals on the site to ensure their wellbeing and the security of the site and its contents.

19. The Council's position is that there is already a dwelling on the site and many larger land holdings operate without the need for secondary residential accommodation. Furthermore, the appellant has failed to explore other measures to provide supervision and care.

20. There are about 120 horses kept at the centre which are housed in a range of buildings containing loose boxes. In addition to the appellant there are six full time and two part time grooms employed. Two of the grooms live in and are accommodated in the mobile home. A written submission from the British Horse Society which accompanied the planning application states that given the number of horses on site and the elongated design of the premises that it is essential to have sufficient persons on the site to provide 24 hour surveillance for welfare, safety and security. The provision of a mobile home at the opposite end of the premises would enable suitable supervision to be given to animals that would otherwise be out of sight and sound.

21. The Council has questioned why the enterprise differs from other agricultural uses where large numbers of animals are kept. However, it did not provide any expert evidence of its own regarding animal welfare and I must therefore give the submissions of the British Horse Society concerning equine care and welfare considerable weight.

22. The large number of horses on the site means the chance for animals to be ill, cast or for other events to happen that require urgent attention is high. In the past 12 months 23 horses became ill or cast overnight requiring urgent attention to prevent further injury or damage. Furthermore, it was explained at the Hearing that in such events a number of people trained in the handling and the care of horses were often required to handle and treat the animal concerned. The appellant lives on the site in the existing dwelling and, together with their partner, provide supervisory cover. However, the large number of animals and the growth of the business means additional persons living on the site are necessary. On the basis of the evidence presented, I consider there is an essential need for additional staff to live on the site and it is not reasonable to expect them to live in their employer's family home on a long term

basis.

23. The Council also states the appellant has failed to explore alternative arrangements to provide supervision and care albeit it did accept the cost of such options, such as relocating the stables might be prohibitive. It suggested the use of CCTV and/or audio equipment would enable the appellant to provide the necessary supervision. CCTV is already used on the site to provide some security. However, the stables are within a considerable number of smaller buildings, some of which are irregularly shaped that would make the use of electronic surveillance equipment very difficult and costly to install and use. I do not consider the provision of CCTV or audio equipment to provide the necessary supervision of each individual stable to be practical or workable.

24. Furthermore, even if CCTV were installed it would not negate the need for experienced persons to be on hand to deal with any emergency. Also, unlike most other farm animals, horses are kept separate in individual stables rather than in large open barns so in the case of fire sufficient persons would be needed to release each animal from its stable.

25. The Council also says the appellant has failed to show that alternatives are not financially viable. I note the planning application was accompanied by a letter from the appellant's accountant that confirmed the equestrian centre had been in business for many years and has, and continues to operate on a profitable basis and is expected to continue to do so. The letter also offered to allow the Council to inspect the business trading accounts in confidence. The Council did not take up this offer.

26. From the information available I must assume the business is profitable but I cannot assess the degree of profitability nor whether the alternatives suggested are financially sound. However, regardless of the financial implications I do not consider alternatives to be practical or in accordance with the advice contained in the British Horse Society submission.

27. Having considered all the matters raised, I conclude that the development does represent inappropriate development in the Green Belt and according to the Framework substantial weight must be given to any harm to the Green Belt. Policy 7.16 of the London Plan (July 2011), LP1 Policy EM2 and LP2 Policies OL1 and OL4 also seek to prevent development in the Green Belt. However, the appellant has put forward specific reasons that support the need for the development. Given the scale and nature of the existing business and the need to provide appropriate care and security for the large number of animal kept on the site I conclude that there are the very special circumstances necessary to justify the development and these clearly outweigh the harm identified arising from the inappropriateness of the development and also override any conflict with the development plan.'

#### **4. Planning Policies and Standards**

##### **UDP / LDF Designation and London Plan**

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

|          |   |
|----------|---|
| AM14     | New development and car parking standards.  |
| AM7      | Consideration of traffic generated by proposed developments.  |
| BE13     | New development must harmonise with the existing street scene.  |
| BE20     | Daylight and sunlight considerations.   |
| BE21     | Siting, bulk and proximity of new buildings/extensions.   |
| BE24     | Requires new development to ensure adequate levels of privacy to neighbours.  |
| BE38     | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| OE1      | Protection of the character and amenities of surrounding properties and the local area                                    |
| OL1      | Green Belt - acceptable open land uses and restrictions on new development  |
| OL4      | Green Belt - replacement or extension of buildings  |
| LPP 7.16 | (2016) Green Belt   |
| NPPF     | National Planning Policy Framework  |

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

4 Neighbouring properties and the Harefiled Tenants and Residents Association were consulted for a period of 21 days expiring on the 22 September 2017. A site notice was also erected on the lamp post to the front of the access road.

One response was received raising the following issues:

- Object to residential development on green belt land, would the caravan move after 3 years, I don't think so.

### Internal Consultees

Trees/Landscaping - This site contains some stables along the East boundary approximately halfway down the track. The roadside boundary is defined by a mature mixed native hedge and within the site there are recently planted hedges with occasional trees. The site lies within designated Green Belt. The existing stables and recent planting within the site follow the approval of a previous application ref. 2014/2045. The proposed site has been the subject of several planning applications including 2014/2045 and most recently, 2017/2792 and 2017/2793. The proposed mobile home will be at the far end of the track, set well back from the road, opposite proposed stabling. The set back from the road and the existing hedgerows and recent planting will help to part-screen / reduce the visual impact of this temporary structure. RECOMMENDATION No objection

and no need for landscape conditions.

Highways - Northwood Road is an existing classified road on the Council road network. The site has an existing access off Northwood Road and already has stables on the site. The access already deals with horse boxes and this proposal would be a further intensification of use on a Green Belt site. The site has 2 car parking spaces shown on the proposed layout which meets the Council's parking policies. I do not have significant highway concerns over this.

Sustainability Officer - No response.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The National Planning Policy Framework states that the essential characteristics of Green Belts are their openness and their permanence. Paragraph 89 of the NPPF states that Local Planning Authorities should regard the construction of new buildings as inappropriate development in the Green Belt. Exceptions to this rule include buildings for agriculture or forestry and for outdoor sport and recreation. The proposal is for the installation of a mobile home designed for residential purposes and used for that purpose. As an entirely new structure it introduces an additional residential use on the site which represents inappropriate development, which by definition is harmful to the Green Belt.

However in an appeal decision (APP/R5510/A/14/2222118) for a temporary mobile home at Little Bourne Farm the Inspector advised that "The Framework requires substantial weight is given to any harm to the Green Belt. For the appeal to succeed there must be very special circumstances and these will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. The appellant's case is that the proposed development is not inappropriate and, in the event that very special circumstances need to be demonstrated, that the proposal would enable the necessary care and supervision of the animals on the site to ensure their well being and security. A written submission from the British Horse Society, which accompanied the application, states that given the number of horses on site and the elongated design of the premises that it is essential to have sufficient persons on the site to provide 24 hour surveillance for welfare, safety and security. The provision of a mobile home at the opposite end of the premises would enable suitable supervision to be given to animals that would otherwise be out of sight and sound. On the basis of the evidence presented, I consider there is an essential need for additional staff to live on the site."

Having regard to this decision the site to be served by the proposed mobile home is situated some 190 m to the North, separated by Northwood Road and with no direct access. Supporting information has been submitted both in the form of an appraisal for the need for a rural worker to live at this site, and that the basic conditions for a successful business are in place here, and supported by a letter from the British Horse Society supporting the need for day and night constant care for the breeding mares and foals at foot and for the retired/aged horses, having regard to a number of issues including the health and wellbeing of the animals, potential risks and health and safety. This has also been supported by Farr & Pursey Equine Veterinary Services who advise it is necessary to be extra vigilant when dealing with elderly patients, mares in foal, yearlings and individuals undergoing rehabilitation - all of which can be found on the site. They have further identified an incident resulting in the loss of horse in April 2017, which may have been avoided if noticed earlier, or at least the distress to the animal could have been lessened.

Therefore having regard to the evidence submitted it is considered that there is a need for additional staff to reside on site, subject to all other planning considerations being

acceptable.

#### **7.02 Density of the proposed development**

Not applicable to this application.

#### **7.03 Impact on archaeology/CAs/LBs or Areas of Special Character**

Not applicable to this application.

#### **7.04 Airport safeguarding**

Not applicable to this application.

#### **7.05 Impact on the green belt**

The application site is located within the green belt and as such the development must be considered against relevant policy and guidance contained within the NPPF.

Policy OL1 of adopted Hillingdon Local Plan (November 2012) also advises that within the Green Belt the Local Planning Authority will not grant planning permissions for new buildings other than for purposes essential for and associated with predominantly open land use such as open air recreation facilities.

The proposed mobile home is single storey and measures 9.14 m in width by 3.6 m in depth. It is proposed to be situated in the North West of the site, set well back from the road and against the backdrop of the neighbouring properties boundary wall, with the proposed stables opposite and the proposed horse walker to the North. This is a relatively modest building set against the existing and proposed stables and would be situated behind them when viewed from the adjacent countryside. The existing hedgerows and recent planting will further help screen and reduce the visual impact of the proposal.

It is therefore considered that the proposal would not unacceptably impact on the openness of the rural Green Belt setting and would not detract from the agricultural character of the immediate surrounding area, in accordance with Policies OI1, OL2, BE13 and BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **7.07 Impact on the character & appearance of the area**

As previously discussed.

#### **7.08 Impact on neighbours**

The closest residential property is Arihanta House which is a substantial detached dwelling sitting in a generous curtilage to the South West of the application site. A substantial tree screen provides a screen of the mobile home and in view of its separation, it is considered that there would be no detrimental effect on nearby properties and complies with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **7.09 Living conditions for future occupiers**

The Council's guidelines relating to residential internal floor space standards are not applicable to mobile homes and caravans, although a site licence would be required.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards. These require a maximum provision of three off-street parking spaces for each dwelling.

The submitted plans show on site parking for 2 cars in accordance with adopted standards and as such the proposal is considered acceptable in accordance with Policies AM7 and AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

**7.11 Urban design, access and security**

The proposal is not considered to raise any specific security concerns.

**7.12 Disabled access**

Not applicable to this application.

**7.13 Provision of affordable & special needs housing**

Not applicable to this application.

**7.14 Trees, Landscaping and Ecology**

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

Saved policies OL1 and OL2, London Plan Policies and the National Planning Policy Framework seek to restrict built development or intensification of buildings in the Green Belt and control conspicuous development through landscape proposals and good design.

The Landscape Officer has advised that the roadside boundary is defined by a mature mixed native hedge and within the site there are recently planted hedges with occasional trees. The recent planting within the site follow the approval of a previous application ref. 2014/2045 and is acceptable. As such the proposed scheme is deemed to accord with Policy BE38 of the Hillingdon Local Plan (2012).

**7.15 Sustainable waste management**

Not applicable to this application.

**7.16 Renewable energy / Sustainability**

Not applicable to this application.

**7.17 Flooding or Drainage Issues**

Not applicable to this application.

**7.18 Noise or Air Quality Issues**

Not applicable to this application.

**7.19 Comments on Public Consultations**

The comments raised are addressed within the report.

**7.20 Planning Obligations**

**7.21 Expediency of enforcement action**

Not applicable to this proposal.

**7.22 Other Issues**

None.

**8. Observations of the Borough Solicitor**

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

#### Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

#### Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

#### Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

## **9. Observations of the Director of Finance**

## **10. CONCLUSION**

It is considered that the development does represent inappropriate development in the

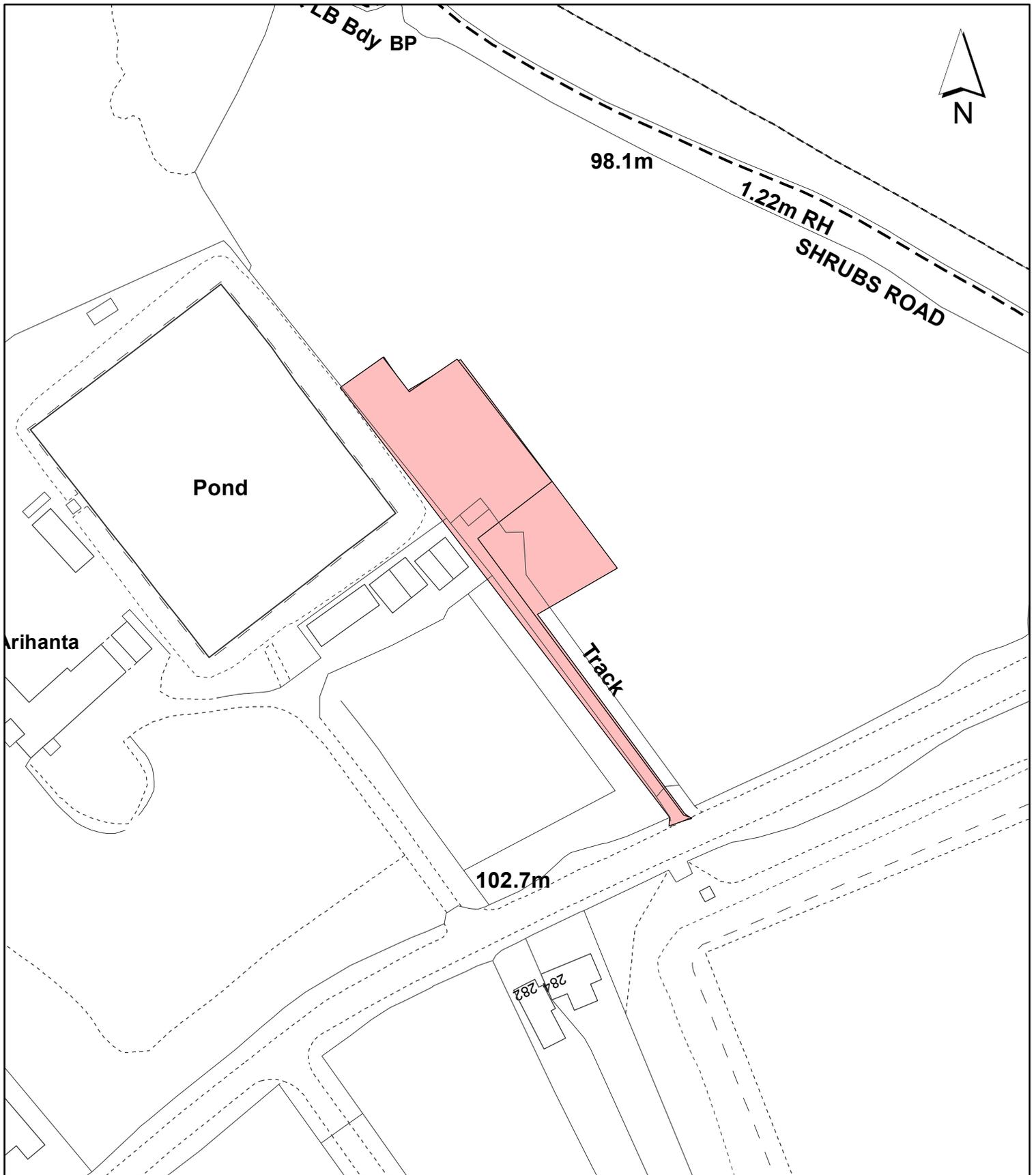
Green Belt and in accordance with the NPPF substantial weight must be given to any harm to the Green Belt. However evidence has been provided in support of the need to provide appropriate care and security for the breeding mares and retired or recuperating animals housed in this facility as part of the wider Little Bourne Farm Equine Centre. Furthermore given the scale and location of the development it would not significantly impact on the openness of the Green Belt. Therefore it is considered that the very special circumstances to justify the development clearly outweigh the harm arising from the inappropriateness of the development.

#### **11. Reference Documents**

Hillingdon Local Plan - Saved UDP Policies (November 2012)  
London Plan (2016)  
National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)

**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230



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|--|---|--|--|
| <p><b>Notes:</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2018 Ordnance Survey 100019283</p> | <p>Site Address:</p> <p><b>Land at Little Acre<br/>Northwood Road<br/>Harefield</b></p> |  | <p><b>LONDON BOROUGH<br/>OF HILLINGDON</b><br/>Residents Services<br/>Planning Section<br/>Civic Centre, Uxbridge, Middx. UB8 1UW<br/>Telephone No.: Uxbridge 250111</p>  <p><b>HILLINGDON</b><br/>LONDON</p> |
|  | <p>Planning Application Ref:</p> <p><b>70058/APP2018/295</b></p>                        | <p>Scale:</p> <p><b>1:1,250</b></p>      |  |
|  | <p>Planning Committee:</p> <p><b>North</b></p>  | <p>Date:</p> <p><b>December 2018</b></p> |  |