

ITEM NUMBER: 5d

21/03633/FUL	Installation of and change of use of land to training and exercise strip for training of horses	
Site Address:	Gammel Farm 5 Goldsworth Road Tring Hertfordshire HP23 5FY	
Applicant/Agent:	Mr Jay Malik	Mr Nigel Rose
Case Officer:	Andrew Parrish	
Parish/Ward:	Tring Town Council	Tring Central
Referral to Committee:	Contrary view of Town Council	

1. RECOMMENDATION

That planning permission be granted

2. SUMMARY

2.1 The application is recommended for approval. The proposals for a horse training and exercise strip between 20 and 30 m wide and 224 m long would cause no harm to the openness of the Green Belt, would not be highly visible from any public right of way and would conserve the natural beauty of the AONB. There would be no harm to residential amenity. Planning permission is therefore recommended.

3. SITE DESCRIPTION

3.1 The site extends to 5.1 has and comprises an L shaped piece of land divided into two main fields currently used for equestrian / paddock use following a change of use granted in July 2017 (4/01282/17/FUL). It is located to the north east of Tring within open countryside within the Green Belt and Chilterns AONB. It adjoins the Wendover Arm of the Grand Union Canal to its north western boundary. The site is accessed off Bulbourne Road and there is an associated barn on adjoining land controlled by the applicant but outside the site used for feed storage and visitor welfare facilities such as toilets and wash basins.

4. PROPOSAL

4.1 Permission is sought to construct an equine training and exercise strip measuring 224 m long by 20 / 30 m wide. The strip would be sited alongside the canal and would punch through an existing field boundary hedge that divides the two main fields, requiring the removal of a 20 m length of hedge. The area would be excavated to a depth of 250 mm with a timber edge and backfilled with compacted sand to the height of the existing grass. Land drains would be laid to either side. The area is already used for the exercise of horses but is uneven and does not provide a sufficiently soft surface that would reduce the risk of injury to horse and rider.

5 PLANNING HISTORY

Planning Applications

21/02210/ROC - Variation of Condition 19 (Plans) attached to planning permission 4/00866/19/ROC (Variation of condition 2 (materials) and 21 (approved plans) attached to planning permission 4/02528/16/FUL - construction of four detached dwellings with new access from Bulbourne road)

REF - 22nd July 2021

4/00866/19/ROC - Variation of condition 2 (materials) and 21 (approved plans) attached to planning permission 4/02528/16/FUL - construction of four detached dwellings with new access from bulbourne road
GRA - 4th June 2019

4/03222/18/FUL - Construction of 2 x 3 bedroom semi detached dwellings on plot 2 (as an alternative to the approved 1 dwelling). repositioning of dwelling on plot 1 and amendments to the front and side elevations. Construction of new 1.375m high wall to Bulbourne Road
WDN - 9th April 2019

4/02533/18/ROC - Variation of condition 21 (approved plans) attached to permission 4/02306/17/ROC (variation of condition 21 attached to planning permission 4/02528/16/FUL - construction of four detached dwellings with new access from Bulbourne Road).
GRA - 4th December 2018

4/02369/17/FUL - Construction of canopy to existing Barn.
GRA - 14th November 2017

4/02306/17/ROC - Variation of condition 21 attached to planning permission 4/02528/16/FUL - construction of four detached dwellings with new access from Bulbourne Road
GRA - 23rd November 2017

4/02528/16/FUL - Construction of four detached dwellings with new access from Bulbourne Road
GRA - 28th February 2017

4/01914/12/FUL - Demolition of existing house, barn and stables and construction of two detached dwellings with new access and rear private paddock
GRA - 20th December 2012

4/02417/06/FUL - Conversion of farm buildings to provide living accommodation ancillary to main dwelling, and provide garaging and storage. Change of use from agricultural land to garden
GRA - 5th January 2007

4/01899/01/FUL - Conversion of farm buildings to provide living accommodation ancillary to main dwelling, and provide garaging and storage. Change of use from agricultural land to garden
GRA - 24th December 2001

4/01258/01/FUL - Conversion of block a to provide living accommodation ancillary to main dwelling, change of use from agricultural land to residential garden, construction of block b to provide garaging and storage ancillary to block a and main dwelling
WDN - 25th September 2001

4/01639/96/FUL - Reconstruction of barn 'b' to form living accommodation and farm office ancillary to main dwelling
REF - 13th February 1997

4/01638/96/FUL - Conversion of barn 'a' to living accommodation ancillary to main dwelling
GRA - 13th February 1997

4/00982/95/FUL - Erection of gates & piers (retrospective application) resubmission
REF - 28th September 1995

4/00427/95/FHA - Erection of gates and piers (retrospective application)
REF - 12th May 1995

4/00684/94/FUL - Conversion of barns to ancillary living accommodation, demolition of part block b, rear extension to block b & c.o.u. agricultural land to residential garden
REF - 14th July 1994

4/00995/92/FUL - Conv of barn to living accom. & farm office ancillary to main dwelling, cou agricultural land to residential garden
GRA - 3rd December 1992

4/00270/92/FUL - Convert barns to living accomm. ancillary to main dwelling & 2 storey extn to form link (alternative app)
REF - 16th April 1992

4/00267/92/FUL - Conversion of barns to living accom. ancillary to main dwelling & 2 storey extn. To form link & extra Accom.
REF - 16th April 1992

4/00138/92/FUL - Two storey side and single storey rear extensions (revised scheme)
GRA - 28th February 1992

4/00182/92/FUL - Resiting of access 60 metres to south west
GRA - 24th March 1992

4/00349/91/FHA - Two storey extension & farmhouse
GRA - 31st May 1991

4/01024/89/OUT - Farmhouse & access (outline)
REF - 7th September 1989

6. CONSTRAINTS

Area of Outstanding Natural Beauty: CAONB outside Dacorum
British Waterways (25m Buffer): WA (E): 25m buffer
British Waterways (25m Buffer): WA (W): 25m buffer
Canal Buffer Zone: Minor
Canal Buffer Zone: Major
CIL Zone: CIL2
Former Land Use (Risk Zone):
Green Belt: Policy: CS5
Parish: Tring CP
RAF Halton and Chenies Zone: RAF HALTON: DOTTED BLACK ZONE
RAF Halton and Chenies Zone: Green (15.2m)
Parking Standards: New Zone 3

7. REPRESENTATIONS

Consultation responses

7.1 These are reproduced in full at Appendix A.

Neighbour notification/site notice responses

7.2 These are reproduced in full at Appendix B.

8. PLANNING POLICIES

Main Documents:

National Planning Policy Framework (February 2019)

Dacorum Borough Core Strategy 2006-2031 (adopted September 2013)

NP1 - Supporting Development

CS1 - Distribution of Development

CS5 – Green Belt

CS10 - Quality of Settlement Design

CS11 - Quality of Neighbourhood Design

CS12 - Quality of Site Design

CS13 – Quality of Public Realm

CS24 – The Chilterns Area of Outstanding Natural Beauty

CS29 - Sustainable Design and Construction

Dacorum Borough Local Plan 1999-2011 (adopted April 2004)

Policy 13 - Planning Conditions and Planning Obligations

Policy 51 – Development and Transport Impacts

Policy 81 – Equestrian Activities

Policy 97 – Chilterns Area of Outstanding Natural Beauty

Policy 99 – Preservation of Trees, Hedgerows and Woodlands

Policy 100 – Tree and Woodland Planting

Appendix 3 - Layout and Design of Residential Areas

Supplementary Planning Guidance/Documents:

Environmental Guidelines (April 2004)

Parking Standards SPG (Nov 2020)

9. CONSIDERATIONS

Main Issues

9.1 The main issues to consider are:

Policy and Principle;

The impact on the Green Belt; and

The impact on the Chilterns AONB.

Policy and Principle

9.2 The proposal is considered to constitute an engineering operation and therefore requires planning permission.

9.3 The site is in the Green Belt in open countryside wherein, under Policy CS5 of the adopted Core Strategy (September 2013), small-scale development will be permitted for the uses defined as appropriate in national policy. In accordance with the NPPF (2021) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport or recreation is not inappropriate as long as the facilities preserve the openness of the Green Belt and

do not conflict with the purposes of including land within it. The proposed works to form a horse training / exercise strip is therefore considered to accord with the above and is appropriate in principle.

9.4 Saved Policy 81 refers to the provision of small scale, non-commercial, equestrian facilities in the rural area. Such activities will be supported providing they meet the criteria laid down in the policy.

9.5 Policies CS10, 11, 12 and 13 of the Core Strategy are overarching policies applicable to all development which seek a high quality of design in all development proposals.

9.6 The site falls within the Chilterns Area of Outstanding Natural Beauty wherein, under saved Policy 97 of the Dacorum Borough Local Plan 1991-2011, and CS24 of the Core Strategy, the primary purpose is the conservation of its natural beauty and the special qualities of the area.

9.7 The site has a number of trees and hedges which, although not the subject of a tree preservation order, form part of its borders / field boundaries and make an important contribution to the visual amenities of the area. Saved Policy 99 is relevant together with Policies CS12 and 13 of the Core Strategy.

9.8 The main considerations are whether the development would cause any harm to the openness of the Green Belt and its purposes and the visual impact of the development on the Green Belt and AONB.

Impact on the openness of the Green Belt

9.9 The proposal is to form an exercise and training strip for horses as described above which would involve the removal of a length of hedge. Given the works would not involve any built facilities as such, it is considered prima facie that the essential openness of the Green Belt would be maintained.

9.10 Policy CS5 is also subject to the provision that it should have no significant impact on the character and appearance of the countryside; and it should support the rural economy and maintenance of the wider countryside. In terms of the latter, equestrian facilities can provide opportunities for employment through supporting local businesses, thus contributing to the rural economy. The impact on the countryside is considered below.

Policy 81

9.11 Saved Policy 81 allows small scale, non-commercial, equestrian facilities in the Green Belt provided the following listed criteria are met. The applicant has confirmed that the land is not in commercial use and that whilst people do visit the site to exercise the horses for him on occasion, it is a private use:

(a) Be well related to the bridleway network – There are no bridleways adjoining the site or in the near vicinity. However, the site has permission for equestrian use and the proposed training strip would essentially substitute for bridleways.

(b) Be carefully integrated into the rural landscape – Whilst the training strip would cut across an existing important landscape feature (hedgerow) it would not in itself form a built feature of the landscape. It would therefore be relatively inconspicuous, being screened by field hedges and forming part of the natural topography. The training strip would be sited towards the lower part of the land adjacent to a thick hedgerow feature alongside the canal. In these terms it would be well integrated into the local rural landscape.

(c) Be compatible in scale and design with the countryside setting - In terms of scale, by its nature the facility would be a large facility essentially of field size. However, in itself this would not be considered incompatible with the countryside setting, noting there are no built facilities or fencing associated with the strip. In terms of design, there would be some incompatibility with the field pattern given the linear form, and the surface materials. However, it is understood that the surface material would comprise a mix of sand and fibre and therefore would help mitigate the stark appearance of pure sand. It is also likely to darken in time.

(d) The scale of activity should respect the countryside setting - the scale of the proposal is considered in keeping with the countryside setting. Seven loose boxes are indicated around the edges of the field which gives an indication of the scale of use. However, it is understood that the applicant only has 4 horses. This scale of use can already be carried out under the existing equestrian permission and the training strip would not be considered to affect this, noting it is not a commercial operation.

(e) Opportunities should be taken to improve the bridleway network – There are no adjacent bridleways and no improvements are proposed. However, the site already has permission for equestrian use and it is merely sought to change the surfacing over part of the land. The proposed training strip would substitute for bridleways.

(f) Careful attention should be paid to the design, maintenance and management of jumps etc - The application does not propose any jumps etc. so is not a consideration here.

(g) Availability of sufficient grazing – the land holding extends to 5.1 ha (12.6 acres) which would be sufficient to graze up to 12 horses based on BHS standard of 1 acre per horse. The training strip would result in the loss of approx. 0.6 ha. Based on 7 loose boxes (7 horses) there would be more than sufficient grazing land. However, it is understood the applicant only has 4 horses.

Assessment

9.12 Given it does not involve any built development, the training strip would not materially impact on the openness of the Green Belt.

9.13 In terms of bullet point i) of Policy CS5, there would be some harm to the intrinsic character and appearance of the countryside as a result of the linear form cutting through and disrupting the established field pattern. The incongruous surface materials and the loss of continuity of an existing hedgerow would also detract from its character and appearance.

9.14 However, set against the harm to the landscape, the applicant proposes to introduce two runs of replacement hedgerow – one across the lower field that would provide a clear demarcation between the paddock and the area of existing development lying to the south east, and another following the line of a post and rail fence along the eastern part of the north eastern boundary. The planting would importantly also help to reinforce the established field pattern in the area defined by mixed deciduous hedgerows. Although there would be a loss of 20 linear metres of hedgerow, there would nevertheless be an overall net gain of approximately 130 linear metres. Furthermore, whilst sited alongside the canal, the training strip would be well screened from the canal towpath by existing trees and mature hedgerow species which are around 6-8 metres high and 4-10 metres thick. Whilst there would be glimpses of the surface during the winter months, it is not considered that this would be a significantly harmful. Also, given land form and hedgerows, the training strip would not be visible from wider vantage points such as Bulbourne Road.

9.15 It would be recommended that it be made clear by condition that the use is for private equestrian purposes and does not relate to use for commercial purposes.

9.16 On balance, given the offsetting benefits of hedge planting, it is considered that the proposed

development would maintain the open character of the Green Belt and not conflict with the purposes of including land within it. The proposal would accord with Policies CS5, saved Policy 81 and NPPF Para 149 and 150.

Impact on visual amenities of AONB

9.17 The site falls within the Chilterns AONB where under saved Policy 97 and CS24, proposals should conserve the natural beauty of the landscape and under CS27 all development should favour the conservation of heritage assets.

9.18 As set out above, there would be some clear harm to the intrinsic character and appearance of the countryside. Given the scale and nature of the development, involving the loss of a length of hedgerow and resultant disruption to the established field pattern of the area, this harm would be considered not to conserve the natural beauty of this part of the Chilterns AONB. However, the harm is considered to be offset by the benefits of a net gain in overall length of replacement native deciduous hedgerow. This would provide a net visual and biodiversity gain once fully established. When considered with the fact that the training strip would not be visually conspicuous in the landscape given existing screen planting, it is considered that the proposals would on balance conserve the natural beauty of this part of the Chilterns AONB.

9.19 It would be recommended that the details of hedge planting be secured by condition.

9.20 Subject to the above the proposal would accord with Policy CS24, CS27 and saved Policy 97.

Impact on Residential Amenity

9.21 There are no nearby residential properties that would be affected by the proposed exercise and training surface or its use. The proposal would therefore accord with Policy CS12.

Impact on Highway Safety and Parking

9.22 No new access is proposed. The existing access from Bulbourne Road would continue to be utilised.

9.23 The proposals are not expected to result in any increased use or to create additional vehicular trips to or from the site, or any need for additional parking.

9.24 The proposals would accord with Policy CS12 and saved Policy 51.

Sustainability

9.25 A CS29 sustainability checklist has not been completed. However, given the nature of the use, there are no significant implications for sustainability.

Other Material Planning Considerations

9.26 The Scientific Officer has confirmed that there is no objection on grounds of land contamination.

9.27 The Canal and River Trust recommend conditions to ensure a sufficient buffer will exist between moveable structures and the hedge adjoining the canal / that the existing hedge is maintained, and that soakaways are at least 10 m from the canal and the land suitable for infiltration. The former would be covered by condition. The latter would be covered by an informative.

Response to Neighbour and Town Council Comments

9.28 There are no neighbour objections.

9.29 The concerns of the Town Council in respect of the removal of the hedge is noted. However, for the reasons given above it is considered that there would be sufficient compensation with replacement hedge planting to mitigate the harm to the countryside and natural beauty of this part of the Chilterns AONB.

9.30 The site is not within an SSSI (Site of Special Scientific Interest). The SSSI is located on the northern side of the canal beyond the sewage works and will not be impacted by the development.

9.31 Regarding the potential for additional horseboxes using the access, it should be noted that the equestrian use already exists. Subject to no commercial use, the proposal is not expected to increase that use. However, it would be recommended that details of moveable structures be limited to the hatched area shown and details of such structures submitted for approval within 2 months.

9.32 The reference to conditions not having been complied with appears to relate to the condition on the previous approval not to place loose boxes, horseboxes or other chattels on the land unless first approved in writing.

Community Infrastructure Levy (CIL)

9.33 The proposal is not CIL liable as it creates no additional floorspace.

10. CONCLUSION

10.1 To conclude, the proposed exercise surface is acceptable in this location in the Green Belt provided it would be compatible with the surroundings. The proposal would cause some harm to the character and appearance of the countryside / natural beauty of the AONB. However, this harm would be offset by the benefit of replacement planting and the net overall gain in linear hedgerow length / ecology. On balance the proposal would conserve the natural beauty of the AONB and there would be no material harm to other interests of acknowledged importance.

11. RECOMMENDATION

11.1 That planning permission be granted.

Condition(s) and Reason(s):

- 1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990, as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2. The use of the land hereby permitted shall be for private use only and shall not at any time be used for commercial purposes.**

Reason: For the avoidance of doubt and to ensure control over the extent and intensity of the use in the interests of the character and appearance of the Green Belt in accordance with Policy CS5 of the Dacorum Core Strategy September 2013 and saved Policy 81 of the Dacorum Borough Local Plan 1991-2011.

3. **No moveable shelter / "loose box", caravan, horse box, feed / water trough, jump, manure heap or other chattel shall be placed or stationed on the land outside of the areas shown hatched for this use on the approved plan, and within 2 months of the date of this permission, details of the appearance and siting of all such moveable structures or chattels currently on the land shall have been submitted to and approved in writing by the local planning authority. Development shall only be carried out in accordance with the approved details.**

Reason: In the interests of the openness of the Green Belt and its visual amenities and to safeguard the natural beauty of this part of the Chilterns AONB in accordance with Policies CS5, CS24 and CS27 of the Dacorum Core Strategy (September 2013) and Policy 97 of the Dacorum Borough Local Plan 1991-2011.

4. **The training and exercise strip hereby permitted shall not be brought into use until details of the hedge planting and gates shown on the approved plan shall have been submitted to and approved in writing by the local planning authority. The details to be submitted shall include a soft landscaping plan that includes number, size, species and position of trees, plants and shrubs, together with maintenance programme.**

The planting must be carried out within one planting season of completing the development.

Any tree or shrub which forms part of the approved landscaping scheme which within a period of 5 years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a similar species, size and maturity.

Reason: To improve the appearance of the development and its contribution to biodiversity and the local environment, as required by saved Policy 99 of the Dacorum Borough Local Plan (2004) and Policy CS12 (e) of the Dacorum Borough Council Core Strategy (2013).

5. **The development hereby permitted shall be carried out in accordance with the following approved plans/documents:**

**L.100
P.100 rev F**

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

Informatives:

1. Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.
2. The applicant/developer is advised to contact the Works Engineering Team on 0303 040 4040 in order to ensure that any necessary consents are obtained and that the works comply with the Canal & River Trust "Code of Practice for Works affecting the Canal & River Trust".

3. The applicant is advised that any surface water discharge to the waterway will require prior consent from the Canal & River Trust. As the Trust is not a land drainage authority, such discharges are not granted as of right-where they are granted, they will usually be subject to completion of a commercial agreement.
4. The applicant/developer is advised to contact Bernadette McNicholas of the Canal & river Trust's Estates Team on 07920 495745 or Bernadette.mcnicholas@canalrivertrust.org.uk in order to ensure that the necessary licences or agreements are obtained prior to any further works being carried out on Trust owned land.
5. The applicant is advised that no soakaways should be installed unless and until the applicant has ensured the ground is suitable for infiltration and that any soakaway is located at least 10 metres from the canal corridor, and that measures are in place to ensure no contaminants enter the canal from the surface water drainage. The applicant is advised to agree these details with the Canal and River Trust before commencing development.

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
Canal & River Trust	<p>We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.</p> <p>The main issues relevant to the Trust as statutory consultee on this application are:</p> <ol style="list-style-type: none"> a) The impact on the character, appearance and natural environment of the waterway corridor. b) The impact on the structural integrity of the canal due to the proximity of the proposed works and drainage proposals. <p>Based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended)) is to advise that suitably worded conditions are necessary to address these matters. Our advice and comments follow:</p> <p>The impact on the character, appearance, and natural environment of the waterway corridor.</p>

The site is located to the south of the Wendover Arm of the Grand Union canal which retains a landscaped and predominately rural character. The training and exercise strip proposed would cover a substantial area and would have the potential to impact on the existing character of the field and setting of the canal corridor. There is however a tall and mature hedge to the back of the towpath which would limit views of the proposed development from the canal corridor.

However, the proposals do also indicate a strip of land along the canal boundary would be utilised for the positioning of moveable structures, though there is no further detail provided on their size, design or how they would be secured when in position. It is therefore difficult to fully determine any visual impacts they may have without further details, and this should be clarified with the applicant / developer prior to determination. Whilst the existing landscaping would likely provide some visual screening, it should be ensured that a sufficient buffer would be maintained between the hedge and any structures. This is to ensure that there would be no damage or need to significantly prune the existing landscaping and that it is retained as a visual buffer and important ecological feature. The retention of the existing landscaping to the canal boundary should be addressed by condition.

The impact on the structural integrity of the canal due to the proximity of the proposed works and drainage proposals.

With any development close to the waterway there is the potential for adverse impacts on the infrastructure of the canal in terms of stability, drainage, pollution etc. The landowner should therefore take appropriate steps to ensure that their works do not adversely affect the canal infrastructure at this location and that the works comply with the Canal & River Trust "Code of Practice for Works affecting the Canal & River Trust".

The drainage methods of new developments can have significant impacts on the structural integrity, water quality and the biodiversity of waterways. The Application form indicates that surface water would be discharged to a 'soakaway' though no further details on its design or location are

	<p>provided. The applicant / developer should ensure that the ground is suitable for infiltration and any soakaway should be located at least 10m from the canal corridor. It is important to ensure that no contaminants enter the canal from surface water drainage and full details should be submitted and agreed.</p> <p>Should planning permission be granted we request that the following informatives are appended to the decision:</p> <p>1) The applicant/developer is advised to contact the Works Engineering Team on 0303 040 4040 in order to ensure that any necessary consents are obtained and that the works comply with the Canal & River Trust "Code of Practice for Works affecting the Canal & River Trust".</p> <p>2) The applicant is advised that any surface water discharge to the waterway will require prior consent from the Canal & River Trust. As the Trust is not a land drainage authority, such discharges are not granted as of right-where they are granted, they will usually be subject to completion of a commercial agreement.</p> <p>3) The applicant/developer is advised to contact Bernadette McNicholas of the Canal & river Trust's Estates Team on 07920 495745 or Bernadette.mcnicholas@canalrivertrust.org.uk in order to ensure that the necessary licences or agreements are obtained prior to any further works being carried out on Trust owned land.</p> <p>For us to monitor effectively our role as a statutory consultee, please send me a copy of the decision notice and the requirements of any planning obligation.</p> <p>Comments as landowner</p> <p>It appears that the Application site area includes land owned by the Trust though no Notice has been served on us by the Applicant. There is a slight overlap with the Trust's property along the boundary with the canal and this should be clarified with the applicant / developer, and it should be ensured that the proposals relate only to land within the applicant's ownership.</p> <p>Please do not hesitate to contact me with any queries you may have.</p>
Parish/Town Council	<p>Tring Town Council recommended REFUSAL on the following grounds: concerns over the removal of the hedge between the fields and digging a trench given that this is an SSSI, green belt and AONB: not complying with previous planning conditions: concerns over horseboxes going in and out of the access (the plans show parking for 7 horseboxes)</p>

Environmental And Community Protection (DBC)	Having reviewed the application submission and the ECP records I am able to confirm that there is no objection on the grounds of land contamination. Also, there is no requirement for further contaminated land information to be provided, or for contaminated land planning conditions to be recommended in relation to this application.
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APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
6	0	0	0	0

Neighbour Responses

Address	Comments
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