

**Kate Halsall**

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**From:** Ian Ellis <Ian@southernplanning.co.uk>  
**Sent:** Thursday 20 July 2017 08:50  
**To:** Licensing Policy  
**Subject:** Variation of premises licence - Lythe Hill Hotel, Petworth Road, Haslemere  
**Attachments:** Objection letter.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged



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I attach a letter on behalf of the Cortium Incorporated and Cortium Sports Ltd who are owners and managers respectively of Barfold Farm that adjoins the hotel site. This letter sets out my clients' objections to the grant of a variation to the premises licence.

I would be grateful if you would kindly acknowledge this objection and keep me informed of the progress of the application and when it will be considered by the Licencing Committee.

Best regards

**Ian Ellis BA MRTPI**  
**Director**

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Ms R Kellas  
Corporate Services & Planning Department  
Waverley Borough Council  
Council Offices  
The Burys  
Godalming  
Surrey  
GU7 1HR

Our Ref: WAV/253/IE  
Your Ref: WA/2017/0277  
Email: ian@southernplanning.co.uk  
Date: 20 April 2017

Dear Ms Kellas,

**APPLICATION WA/2017/0277 - EXTENSIONS AND DEVELOPMENT  
LYTHE HILL HOTEL, PETWORTH ROAD, HASLEMERE GU27 3BQ**

I act for Cortium Incorporated and Cortium Sports Ltd who are owners and managers respectively of Barfold Farm that adjoins the hotel site. Ordinarily my clients would be supportive of the applicant's proposals to re-invigorate and develop the hotel site. However, in the case of the proposed development, I am instructed to **object to the proposals** for the reasons explained below.

My clients own and operate the equestrian facilities at Barfold Farm which constitute a training base for a high goal polo team where 40 high value polo horses are based throughout the year. High goal polo is the pinnacle of the sport and is played at the very highest national and international level. The Cortium team compete in all the major UK competitions and are past winners of the British Open Polo Championships (Jaeger-LeCoultre Gold Cup). They have established a training base at Barfold with a polo playing field and club house and first class facilities for the team. They make a major contribution to the equestrian economy of this part of southern England directly through employment and indirectly via many providers of goods and services.

Furthermore the Polo establishment is affiliated with the Hurlingham Polo Association and is required to operate best practise concerning welfare and health and safety for both its employees and operatives and the polo horses. Any development of adjacent land and premises that has implications for the polo establishment is a matter of grave concern.

Stabling for these high value horses is located some 130m from the shared boundary with the hotel. Discussions have been held with the applicant and development team at which my clients' concerns have been explained and these centre on the location of the wedding barn and marquee and the implications they have for the welfare of the horses stabled at Barfold. That in turn has implications for the lawful planning use of the site and the investment made in the polo facilities at Barfold. It should be noted that the Hotel has not recently objected to any planning applications concerning these new uses at Barfold.

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The siting of the wedding barn and marquee would bring activity, noise and disturbance to the eastern boundary of the site, shared with Barfold Farm, which would be exacerbated by amplified music spilling out from both structures. In addition, associated pyrotechnic and firework displays would bring additional noise and disturbance not just to Barfold but also over a wide area in the valley below Blackdown, Lythe and Haste Hills.

The location of the stables was a matter settled on appeal by Public Inquiry after a number of locations were discussed at pre-application stage and then followed up by planning applications. The stables are in full use in preparation for and throughout the polo season. Typically the stables are occupied by polo horses from late February to September thereafter the horses are turned out to graze but will, when the weather dictates, be brought into the stables at other times. Full occupancy of the stables therefore occurs for some seven months of the year. In that time horses are confined to loose boxes except when being exercised, trained, practising and being ridden in competition. Their welfare is crucial to both the welfare of the horses and the competitiveness of the team.

Currently when horses are in loose boxes they enjoy the peace and tranquillity of their rural surroundings and at the end of their working day have the benefit of undisturbed rest and sleep in the evening and through the night. The welfare of the polo horses would be put at grave risk by noise and disturbance emanating from the close proximity of the wedding barn and marquee and associated activities. It is possible that any such activity would potentially cause fire risk, and endanger Cortium's staff.

High value competition horses need to be rested and to sleep. Repetitive amplified music or human noise will interrupt the horses' sleep patterns to an unacceptable degree and adversely affect their condition for training, practice and competitions. It would only take one disturbed horse to upset the ambience in the close confines of the stable barn and yard and put the well-being of the other 39 horses at risk. The addition of pyrotechnic displays with associated loud explosions of sound and bangs coupled with frequent illumination of the night sky compounds the problem of noise and disturbance. Disturbance to the horses will make them restless and prone to injury if they become anxious and agitated and kick out in the confines of a loose box.

Stables and loose boxes are not a natural environment for a horse. It is therefore essential that they are kept healthy and happy in what is otherwise not their natural environment. Underlying my clients' concerns is the fact that horses originally roamed the land and being cooped up for long periods can be frustrating for them. Being cooped up and frequently and unnecessarily disturbed when they would otherwise be at rest is not conducive to their welfare and even more so if they are competition horses with higher expectations of their performance and fitness than domestic horses and ponies kept for recreation and pleasure.

The well-being of horses must be a material planning consideration no less than would be the case for human beings taking part in competitive sport. High goal polo horses are 'athletes' in their own right and are subject to the Animal Welfare Act 2006 and the general duty under section 4 to



prevent harm and unnecessary suffering. It is therefore a material consideration that harm and unnecessary suffering is prevented and avoided.

The proposed siting of the wedding barn and marquee are therefore unacceptable in the context of my clients' lawful planning use and will undoubtedly affect the successful operation of the polo training centre. The risk from amplified music might be less from a well-insulated wedding barn with strict controls over noise emissions and hours of use but the large balcony accessed from within the venue would make those difficult to manage and achieve with guests able to freely access the balcony and thus spill noise beyond the confines of the room itself. On the other hand the lightweight nature of the marquee would be no impediment to the spread of amplified music and is simply inadequate and inappropriate.

My clients have suggested to the applicant that the wedding barn and marquee be relocated to the northern part of the site and for there to be no pyrotechnic displays of any kind. This would put the quieter elements of the development - restaurant, guest accommodation, spa etc between the wedding barn/ marquee and Barfold Farm's stables. The distance being some 400m with built form in between. This should allow for reasonable separation between the stables and the noisy elements of the applicant's proposals. In planning terms this should be achievable.

My clients are also concerned that the expansion and intensification of the hotel will bring with it inherent security risks and potential trespass onto Barfold Farm. This would be undesirable given that there is no on-site accommodation at the stables and any nefarious activities could go unnoticed and not be stopped before the welfare of horses has been affected. The same would also be the case with guests and visitors wandering off public rights of way attracted by the polo activity on the playing field and horses in fields. The use of the polo playing field is subject to conditions of planning permission limiting the number of spectators and could lead to breaches of the said condition(s). More worrying would be the potential disturbance to and interference with high value horses turned out to graze out of the polo season. These issues have been raised with the applicant and satisfactory and appropriate security assurances have not yet been agreed.

The planning authority will be well aware that the totality of the proposals amounts to a very significant intensification of development and use in this Green Belt and Area of Outstanding Natural Beauty location. For example guest accommodation is to increase by almost 200%, the restaurant by some 600% and the spa and wellness centre by some 85%. Whether or not the scale of expansion and intensification is considered acceptable in planning terms is a matter for the planning authority to decide but within the overall scale of development there must be scope to relocate the wedding barn. Furthermore if the proposals were to be scaled back for planning reasons this would increase the opportunity to relocate the elements to which my clients strongly object.

In conclusion I re-affirm my clients' support for the re-invigoration and expansion of the hotel but not for the wedding barn and marquee elements in the locations proposed and for any associated



pyrotechnics or firework displays. These would have a completely unacceptable impact on the lawful use of Barfold Farm and the health and well-being of the horses stabled very close by.

Yours sincerely

A handwritten signature in cursive script, appearing to read "Ian Ellis".

**Ian Ellis**  
**Director**

Kate Halsall

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**From:**  
**Sent:** Thursday 20 July 2017 13:27  
**To:** Licensing Policy  
**Subject:** Objections Lythe Hill Hotel and Spa, Petworth Road, Haslemere, Surrey - Licensing Application

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Dear Sir/Madam

We would like to register our objection to the above on the following grounds:-

1. Our home, and others in the area known as Anstead Brook are some 400 m from the hotel and noise emanating is already clearly audible and causes annoyance. The proposal to play outside music well into the night will cause undue nuisance and disturbance. As far as we have been able to ascertain, many local properties in the Anstead Brook area, will be affected but are currently unaware of these unreasonable proposals
2. That the venue is in an area of outstanding natural beauty and to extend the activities of the Hotel to holding such events is unreasonable and unsuited to a quiet semi-rural location with a lack of sound proofing.

Regards

Sent from my iPad

