Equestrian Design

PLANNING APPLICATION

FOR A NEW TWO BOX STABLE BLOCK AND SEPARATE STORE TO ARCHBURY LODGE, ASHBOURNE ROAD, WHISTON, STAFFORDSHIRE, ST10 2HU.

DESIGN AND ACCESS AND SUPPORTING INFORMATION STATEMENT

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1. Introduction

1.1 The application site comprises of a detached residential house (Archbury Lodge), set within its own substantial grounds, together with adjacent pasture land amounting to approximately 1.7 acres.

1.2 All of the land is within the ownership of the applicant. The applicant purchased the property approximately 18 months ago following an extensive and prolonged search for a suitable property which in addition to meeting their family needs importantly afforded an opportunity to keep and stable their horses upon the land.

1.3 Specifically, planning permission is sought for the introduction of new equestrian facilities comprising of a new two box stable block; ancillary store; and manure store within the gardens of Archbury Lodge. The facilities applied for are to be operated on a purely personal as opposed to any commercial basis and can be seen to be, as supported through this statement, directly proportionate in their scale and nature to the genuine needs of the applicant.

1.4 This statement is intended to provide the information required to support the determination of the proposal and ultimately seeks to demonstrate that it complies with Development Plan policies of relevance. It therefore supports the contention that the proposal constitutes sustainable development for which national planning polices, in the form of the National Planning Policy Framework, make clear permission should be forthcoming for without delay.

2. Site Context

2.1 Archbury Lodge is a detached former Victorian Rectory built in 1860 which was recently restored and renovated. The property is accessed from the A52 via a shared driveway from which, via private gates, gives access to Archbury Lodge's private driveway.

2.2 The property is surrounded by private gardens, largely laid to lawn with trees and shrubs. To the front of the property there is a garden shed and greenhouse, beyond which is a paddock. The paddock extends to the west towards the A52 at which point it benefits from a direct and separate access. It is bounded predominately by a post and timber rail fence coupled with a mixture of shrubs and adjoining the A52 a low dry stone wall.

2.3 To the south of the paddock is an adjoining farmstead including farmhouse. To the north, beyond the shared driveway, is open agricultural land. To the

west, on the opposite side of the A52, are a small number of detached residential properties.

2.4 Photographs of various views of the proposed development site are appended to this report.

3.0 Equestrian Statement

3.1 The applicant has been involved with horses for in excess of 30 years and currently owns a horse and a pony. The animals are currently kept on livery approximately 10 miles away which has proved increasingly expensive and impractical. The new facilities will afford the applicant a secure long-term facility from which to continue to practise, exercise and train their horses, via an arrangement over which they have much greater control and regular access compared to the existing livery situation. Stabling is required for both of the applicant's horses for obvious welfare reasons. The provision of storage is needed for the horses feed, hay and tack.

3.2 Alongside family members the applicant currently trains and competes in dressage, the training for which is largely focussed on groundwork and lunging; they also enjoy pleasure riding and hacking out.

Groundwork techniques

3.3 Groundwork begins on the ground and teaching the horse direction and cues, which then results in the direction or movement that the horse needs to execute. This involves hours and hours of repetition, by both horse and trainer so that the horse ultimately understands what movement it needs to make for whatever your cue is. Groundwork also continues in the saddle for such things as leg pressure, whereby the horse learns to move or change direction in a particular way as a response to different leg movements on different parts of the horse's body (shoulder, in front of the girth, behind the girth, etc).

Lunging

3.4 Lunging is a very important 'tool' with working with the horses. It is used to help develop trust between the horse and rider/applicant with the horse asked to work at the end of a long line between it and the handler and to respond to the handler's commands and ultimately the handlers body language.

Dressage

3.5 Dressage is judged on balance, rhythm, suppleness and the obedience of the horse and its harmony with the rider. The challenge is to demonstrate that a horse, is capable of performing in a precise, relaxed and graceful manner and both horse and rider must be able to demonstrate various elements of walking, trotting and canter gaits, and the regularity of the respective gaits in circles of various standard diameters.

Pleasure Riding

3.6 The applicant and their family also enjoy pleasure riding and hacking out on bridleways and appropriate public highways and public land.

4.0 The Proposal: Design Principles

Siting

4.1 The preferred design solution is to site the new stables within the garden to the front of the main house. This positioning can be seen to be practical in terms of being adjacent to the paddock within which the horses will graze and exercise. The new stables are proposed to be broadly on the same footprint of an existing greenhouse and raised beds all of which are to be removed. Similarly, the proposed store is to replace and hence be broadly on the same footprint of an existing shed. This approach acts to ensure the new facilities do not risk encroaching into the countryside beyond existing developed limits. It can also be seen to ensure that the new facilities are in a highly secluded area of the garden not visible from wider vantage. Overall this approach can be seen to genuinely ensure the proposal would have at worst a neutral impact on the wider landscape setting.

Access

4.2 Wider site access arrangements would remain entirely unchanged. The adjacent paddock would be accessed, as can be seen from the submitted drawings, via the garden of Archbury Lodge as opposed to the separate access from the A52.

External Appearance

4.3 With regards to external appearance the preferred design solution is to construct the stables and store from timber stud construction, with horizontal

weather boarding to the external face and timber sheeting fixed to the internal face on a concrete base, with a corrugated onduline sheet roof. Photographs showing a section through a typical stable construction and an example of the onduline roof sheeting are appended to this report – the proposal is that the new building will match these examples exactly.

Yard Area

4.4 A small concrete yard is to be provided to the front of the new stables and where the proposed manure trailer is to be stored. This will not only allow access to the building but will also provide an area to be used for herding and penning of the horses. It will also provide a 'wash down' area.

4.5 The use of a hard surface such as concrete is important as it will allow this area to be kept easily clean with brushes and shovels, should there be a need to clear up any soiled bedding/manure or spilt feeds which could attract vermin. The choice of surface finish is also important from a washing down perspective, preventing the surrounding areas of the field from becoming 'puddled' and washed out and damaged when the horses are washed down. It is important to note that there will be no detergents or chemicals used in washing down the horses and so the water discharge can be treated as surface water which will not be to the detriment of the wider environment.

Traffic Generation

4.6 The proposal will not increase the number of vehicular visits to the site and will conversely have a positive effect on the number of vehicular visits to and from the site as it will negate the need for the applicant to travel off site to access and tend to their horses at their existing livery.

Drainage

4.7 Rainwater from the new buildings will be captured in water butts which will be used to water the horses and the wider garden. Excess run off, in the event the butts are full, will be directed to a soakaway as indicated on the submitted application drawings.

4.8 With regards to foul water run-off from the stables, there will not be any because when being kept in the stables, the horses will be bedded on straw/wood pellets/or wooden shavings. This bedding material will soak up any liquids generated by the horses within the stables and as the bedding needs to be dry for the comfort, health and well-being of the horses, it will be maintained and changed as and when required so liquid run off from the

stables themselves will not occur. Any foul solids and fouled bedding from within the stables will be removed on a regular basis, during the continuous maintenance of the bedding material and this is to be stored in the covered manure store.

Manure Handling

4.9 Poor manure management can lead to smells, vermin and flies, which will affect the horses health and well being. Horses typically produce around 7-8lbs (3.2-3.6 kg) of excrement every day. The applicant intends to purchase a purpose built covered metal trailer, with solid sides and fully welded joints, that will not allow ingress or egress of liquid materials (urine), which will therefore negate the need for a foul water drainage system to be required.

4.10 The intention is that all collected manure and soiled bedding will be kept/stored/contained within the trailer until it requires removal and disposal. The applicants will arrange for a suitable local contractor to empty and return the trailer on the same day, as and when required, approximately every 4 to 6 weeks or so. Although the applicant is yet to purchase this trailer, an example of a trailer similar to the description given, and commonly in use in the industry, is appended to this report.

Enclosure

4.11 No new degree of enclosure is required.

Grazing

4.12 Visual inspections of the existing land show that it is generally in good condition. The British Horse Society's guidelines indicate that approximately 1 acre per horse is required for grazing and so the amount of available grazing land is considered more than sufficient to meet the needs of one horse and one pony and also the guidelines of the British Horse Society.

Trees and Hedging

4.13 An existing hedged area, which includes a golden holly and goat willow, that separates the area of the site where the stables are to be positioned from the garden is to be removed to allow a direct line of sight between the applicant's dwelling and the stables. The hedge is of no ecological value.

4.14 The application is accompanied by an arboricultural report given the proximity of the new stables to two mature trees. This concludes that the proposal

would have no adverse impact on the trees. The report does however recommend some maintenance work to remove a couple of lower limbs and also some deadwood higher up.

Flood Risk

4.15 The site is not situated in a known flood risk area which is recognised by the Environment Agency's flood risk designation mapping. There is no significant risk of flooding from any other source.

Security

4.16 Security is not a substantial concern for the applicant given the new facilities are within the confines of their residential curtilage. Notwithstanding this good quality locks will be fitted on the store and wider access gates.

Engineering Operations

4.17 Given the scale and nature of the proposal no substantive engineering operations are required in terms of preparing the site.

5. Conformity with the Development Plan:

5.1 The Development Plan for the locality comprises of the Staffordshire Moorlands Core Strategy adopted in 2014. Also material is the emerging Stafford Moorlands Local Plan which was submitted for examination in June 2018 and hence is at an advanced stage of preparation. Assessment against the Policies Map identifies that the site is not covered by any formal designations, and as such within the countryside.

5.2 Core Strategy Policy SS6c states that beyond defined settlements in the rural area comprised of the countryside and the Green Belt, only development which has *"an essential need to be located in the countryside"* will be permitted. Policy SS 10 of the emerging Local Plan carries forward the thrust of SS6c largely unchanged, but does state development *"which has an essential need to be located in the countryside"* will be permitted.

5.3 It is widely accepted that small-scale equestrian facilities represent appropriate development within the countryside, in principle at least, by way of constituting appropriate recreational facilities which can be seen to genuinely require a countryside location. The proposal is considered in keeping with the small-scale notion on the grounds that the facilities are genuinely required and

are not considered to be beyond what might reasonably be expected to arise from the personal needs of the applicant. In this regard it should be noted that the applicant and their family own and require stabling for two horses, with horse passports submitted to substantiate this.

5.4 The Development Plan does not contain any specific policies for equestrian development but does contain a number of policies which cover detailed relevant matters. In response to these it should be noted that:

- *the proposal would not adversely affect areas of nature conservation, geological, archaeological, heritage or landscape value;*
- *the site is very well screened and the development would not obstruct views of local significance nor be visually detrimental to the character of the area and landscape setting;*
- *no permanent loss of agricultural land graded 1, 2 or 3a is involved;*
- *there would be no detriment to the amenity of nearby dwellings; and*
- *the proposal would not adversely impact the safe and effective operation of the highway network.*

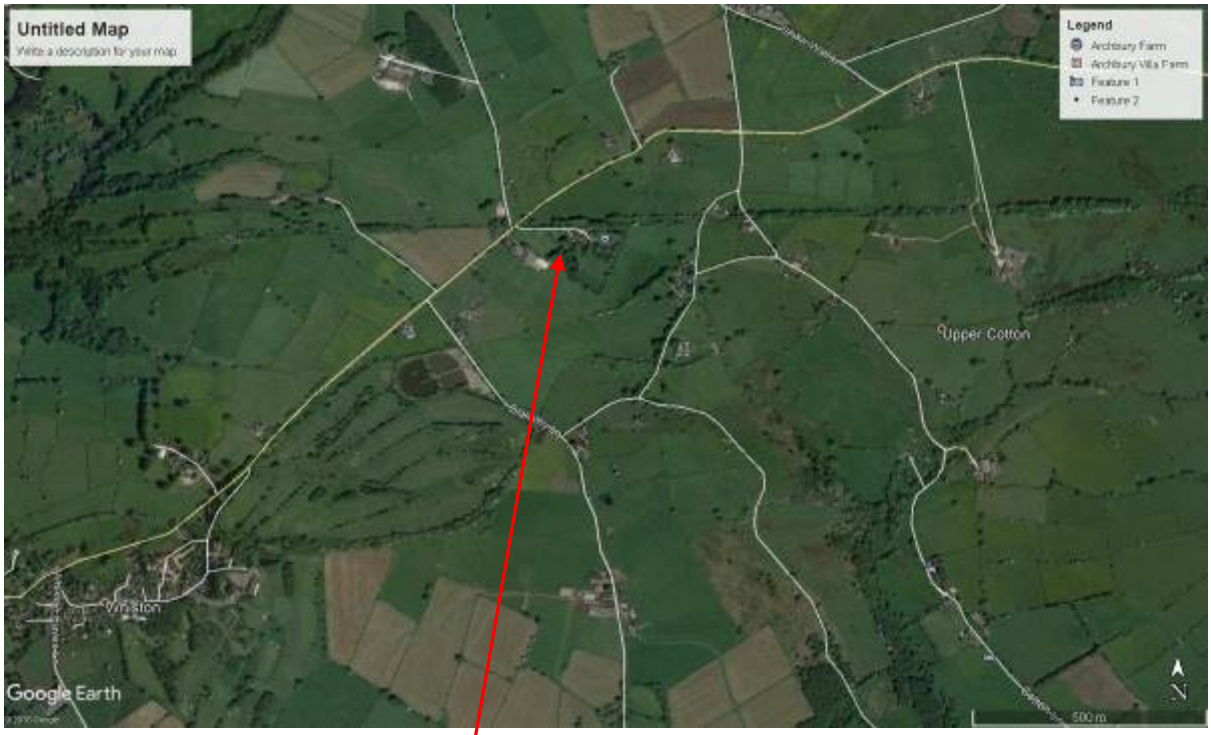
5.5 In conclusion the proposal is considered to comply with development plan policies of relevance and as such is considered to constitute sustainable development.

6. Summary:

6.1 In conclusion the proposal is evidently considered to comply with policies of relevance in that this small-scale development constitutes appropriate development within a countryside setting which can importantly be sensitively located within the existing landscape without entailing any detrimental impact on its openness, character, wider amenity or biodiversity value. On this basis the proposal conforms with the statutory development plan and must therefore be regarded as sustainable development, for which the Framework makes clear planning permission should be forthcoming for without delay.

6.2 In the event the local planning authority do not concur with this view, the applicant looks forward to positively engaging with the authority to secure a solution, as is advocated by the NPPF. In this regard the applicant considers the submission of this application as constituting the start of a positive dialogue with the local planning authority, and looks forward to any potential issues being communicated at the earliest possible opportunity.

APPENDIX 1 – VIEWS OF THE EXISTING SITE



Google Earth Image 1 application site ownership boundary



Google Earth Image 2 approximate area for stables



View of application site from front lawn



View of application site from field



Existing shed (to be replaced by the store)



Greenhouse and raised beds (to be replaced by two stables)



Trees A and B, behind the stone retaining wall

APPENDIX 2 – PHOTOGRAPHS OF PROPOSED STABLE CONSTRUCTION



Section of the proposed stable construction. Timber stud construction with horizontal weatherboarding to the external face and finished internally with timber sheeting, such as plywood or OSB



Typical example of corrugated roof sheeting

APPENDIX 3 – TYPICAL EXAMPLE OF A COVERED TRAILER



This is a typical example of a covered manure trailer of the size required by the applicant. The applicant is happy to agree the colour of the trailer if required.

APPENDIX 4 – COPIES OF LOAN AGREEMENTS

EQUINE LOAN AGREEMENT

This Agreement Is Made On The 22nd March 2017
(Date)
Between The Owner Ms Z Lethbridge
(Name & Address)
Stanton Mill, Stanton-in-Peak, Matlock, Derbyshire, DE4 2LW

And The Borrower Mrs P Carpenter
(Name & Address)
Archbury Lodge, Ashbourne Road, Whiston. Staffordshire

For The Loan Of Fizz
(Name & Description Of Horse Or Pony & Any Related Equipment)

8 year old, palomino, general purpose saddle, bridle, halter, 1 x lead rope, lunging rein & crop and two stable rugs

The Horse Or Pony Is To Be Used As Leisure & light and local hacking out
(State Purpose)

And Not For Hire Or Reward Or Competitive riding
(State Any Excluded Activities)

1) **The Loan Period Will Start On** 22nd March 2017 **And Continue For A Period Of 36 Months Until** 21st March 2020 **When The Loan Agreement May Be:**

   a) **Extended For A Period Of Time Agreed Between The Owner & The Borrower OR**
   b) **The Horse Or Pony Is To Be Returned To The Owner**

2) **The Loan May Be Terminated On Or Before This Date If:**

   a) **The Borrower No Longer Wants To Loan The Horse Or Pony, The Owner Must Be Informed In Writing, No Less Than 30 Days Before The Horse Or Pony (And Any Equipment Associated With It) Will Be Returned In A Good Condition To The Owner.**

   b) **The Owner Believes The Horse Or Pony Is Not Being Treated Correctly, The Owner May (At Their Own Discretion) Give The Borrower A Specific Period Of Time To Rectify Any Reasonable Issues Although The Owner Reserves The Right To Remove The Horse Or Pony (At His/Her Expense) From The Borrower With No Notice.**

3) **The Borrower Will Allow The Owner Access To The Horse Or Pony In Order That The Owner May Check The Health And Welfare Of The Animal.**

4) **The Borrower Must Accept And Understand That The Horse Or Pony Must Be:**
(State Conditions Of Care – Stabling, Feed, Companionship Etc)

kept with at least one other horse/pony to provide companionship, must be kept in at night time during winter months and have access to inside during the summer months.

Ensure administering of cod liver oil and balancer in feed

5) **The Horse Or Pony Is To Be Kept At** Abbot Sport Horses Livery
(Address)
Marston Bank, Uttoxeter, ST14 5BP

Unless The Owner Agrees In Writing That The Animal May Be Moved To Alternative Accommodation.

6) **The Borrower Is Responsible For:**
(Unless Previously Agreed In Writing With The Owner)

a) **Ensuring Prompt & Any Necessary Veterinary Treatment By A Qualified Veterinarian**

b) **The Payment Of All Veterinary Treatment**

c) **Notifying The Owner Of Any Serious Illness Or Injury Or Any Requirement For The Horse Or Pony To Have General Anaesthetic Or Surgery**

d) **Ensuring That The Animal Is Fully Insured For Veterinary Treatment, Third Party Liability, And Travelling**

e) **Ensuring That The Animal Is Fully Shod And Accepting Liability For The Payment Of Shoeing**

f) **Carrying The Inherent Risk Of Horse Care & Riding, The Owner Cannot Be Held Responsible For Anything At Any Time.**

7) **The Owner Is Responsible For:**
(Unless Previously Agreed In Writing With The Borrower)

a) Agreeing That If A Veterinarian Advises Immediate Euthanasia Of The Horse Or Pony And The Owner Cannot Be Quickly Contacted, The Borrower May Give Permission To The Veterinarian On The Owners Behalf.

Signed.....Z Lethbridge.....**Print Name**...ZOE LETHBRIDGE
(Owner)

Witnessed By..A Watson Stanton Mill Cottage Stanton in Peak.....
(Name & Address)

Signed.....P Carpenter.....**Print Name**..Pauline Carpenter.....
(Borrower)

Witnessed By..A Watson Stanton Mill Cottage Stanton in Peak.....
(Name & Address)



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And The Borrower Mrs P Carpenter
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For The Loan Of Bonnie
(Name & Description Of Horse Or Pony & Any Related Equipment)

¾ Thoroughbred ¼ Cob, 12 year old, Light Bay Horse, general purpose saddle, bridle, halter, 3 lead ropes and two stable rugs

The Horse Or Pony Is To Be Used As Leisure & light riding and local hacking out
(State Purpose)

And Not For Hire Or Reward Or Competitive riding
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Signed.....Z Lethbridge.....**Print Name**..ZOE LETHBRIDGE..
(Owner)

Witnessed By....A Watson Stanton Mill Cottage Stanton in Peak.....
(Name & Address)

Signed.....[signature].....**Print Name**....PHILIPPA CARPENTER....
(Borrower)

Witnessed By.....A Watson Stanton Mill Cottage Stanton in Peak.....
(Name & Address)

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