

**From:** [Hannah Varley](#)  
**To:** [Planning \(SMDC\)](#)  
**Subject:** FW: P347 - 5 Mill Hayes Road, Knypersley - SMD/2023/0538  
**Date:** 29 February 2024 13:44:30

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**From:** Jonathan Hargreaves

**Cc:** Planning (SMDC)

**Subject:** Re: P347 - 5 Mill Hayes Road, Knypersley - SMD/2023/0538

Good Afternoon Hannah,

Please see below and enclosed information in response to Enviro Health Dep. consultation comments. Apologies but I have had to further revise a couple of the drawings further to the issue this morning. The below in *italic* has been provided directly by the applicant. Could the below and enclosed be issued to EH by way of a response please;

*I can confirm that we are not going to be stabling 7 horses, it will be 5. We will use one of these bigger units initially for foaling, and will have to come up with a temporary door, but the long-term it won't be used as a stable.*

*Manure – We currently have a muck trailer, so we can easily place this more than 50m away from the buildings. The current placement is less than 50m from our next door neighbour (no.7), however they commented recently that they never smell any odours from the muck trailer as there is always a breeze here with it being so open. Should we decide to have a permanent muck heap, this will be on an area of hard standing, surrounded by block walls to ensure that it is contained and doesn't seep into the ground. However if a distance of 50m is being stipulated it would need to be a considerable distance away down in the field. As far as disposal is concerned, the local farmer from Rock End Farm, collects our muck and takes it to his own premises for spreading.*

*Odour and insects – Whilst the stables will be close to the neighbouring gardens, they are mucked/skipped out twice a day. I have yard management qualifications, experience of working within large equestrian facilities such as Somerford Park Farm and many years of owning/caring for horses. My horses stables are kept immaculately clean in order to prevent infections with the horses such as thrush and rot in their feet. Irrespective of all of this, the time of year when the area would be most susceptible to smells and flies, would be the warmer summer months. At this time, the horses are not stabled and are out to pasture 24 hours a day. They typically stay this way from May to October, and then are only stabled through the evening for the wetter/colder months. The stables are to be fitted with rubber matting and drainage runs to the front, this will prevent any urine passing to the rear of the stables and into the neighbours gardens.*

I have added some 50m radius lines to the enclosed block plan. This really then becomes

impractical if EH are stipulating a permanent muck store 50m away from habitable buildings. We have also indicated a position for the muck trailer which will be further than it is now from no.7. As stipulated above the closest neighbour to the trailer has no concerns or current issues with odours. Based on current numbers the applicant has estimated that the trailer will be removed and emptied at a frequency of every two weeks if 4/5 horses are stabled.

*Lights – The stable block will be a U-shape and all lighting will be directed inwards and downwards to limit the impact on any surrounding buildings and wildlife. No floodlights are to be used.*

On the enclosed plan we have indicated required lighting positions along with specs.

*Noise – A time restriction will not be possible. It is important that we can access the horses at all times night and day, in case of emergencies and/or general yard duties/animal welfare. However, the only noise that horses will cause will be the possibility of the odd neigh and knock on the stable doors. We already have stabled horses on the land, and have had no complaints over noise. Also, many mornings when I am on the yard, a neighbour on Park Lane will start his HGV which causes far more noise than any horse could. Also, there are horses in the next door field, who are also stabled without complaint from neighbours. We have installed a fence between the neighbours and where the stables will be to reduce the impact on them, but we can also plant a hedge along there to reduce/muffle sound if deemed necessary?*

In summary, given that we already have horses on the land without complaint, and the neighbours enjoy seeing horses in fields from their homes, I feel that complaints would be very unlikely.

Should you require any further information from me ahead of your annual leave please let me know. Enjoy your time off.

Kind regards

Jonathan Hargreaves *MCIAT*

*Director*



