

**LAND AT CHAMBERS FARM
BROOKTHORPE
GLOS. GL2 0XA**

**RETROSPECTIVE APPLICATION FOR
A CHANGE OF USE OF LAND
COMPRISING PART OF THE FARM
FROM AGRICULTURE TO A MIXED USE OF
AGRICULTURE AND KEEPING HORSES**

DESIGN, ACCESS & POLICY STATEMENT

1. INTRODUCTION

- 1.1 Some land and buildings at Chambers Farm, Brookthorpe have been used for many years for a mixed use for agriculture and keeping horses by the present owner [REDACTED] and the previous owner [REDACTED]
- 1.2 To the certain knowledge of the applicant's planning agent, Nigel Cant, this mixed use has subsisted for at least 20 years and involves keeping horses in some of the livestock buildings comprising the farm from time to time as well as allowing horses to graze on some of the adjoining fields.
- 1.3 Consideration has been given to submitting an application for a Certificate of Lawfulness but it was felt more straightforward to submit a retrospective planning application as on the face of it the proposed change of use to a mixed use would comply with both national and local policy for farm diversification.

2. PLANNING POLICY

- 2.1 The Framework at para.83 gives encouragement supporting a prosperous rural economy, including the diversification of agriculture.
- 2.2 At local level the Stroud District Council Local Plan in terms of Policy E15 deals with farm enterprises and diversification. It states that such proposals will be permitted if the proposal can demonstrate viability of farming through helping to support, rather than replace or prejudice, farming activities on the rest of the farm.
- 2.3 The amount of land involved with this proposal amounts to approximately 5% of the total farm holding of the applicant. The proposal is for a mixed use of agriculture and equestrian and the relevant fields concerned will be used for mixed grazing both by horses, cattle and sheep.
- 2.4 Contrary to most lay people's belief, horses actually require very little natural grass for grazing as over-lush grass causes significant health problems with a leg complaint known as laminitis. Accordingly the relevant fields are periodically grazed down by cattle, and more particularly sheep, prior to being grazed by horses.

- 2.5 There are a wide range of multi-purpose buildings at Chambers Farm. Those are used for mixed purposes of agriculture, including agricultural storage and keeping of livestock. Two of the buildings are used both for keeping horses and keeping livestock. Those two buildings are shown on the 1/500th scale block plan submitted with the application and are outlined in red.
- 2.6 It is proposed to erect a building adjoining the existing farm complex for further storage of hay and straw. This is a reclaimed building from another part of the applicant's farming estate and is subject to a separate application (as yet undetermined) Ref. S20/2411/FUL. A need appraisal for this is being prepared by [REDACTED] ARICS, Dip.TP, associated with David James & Partners, Rural Chartered Surveyors.
- 2.7 Close to this building there is an outdoor ménage on an area of land which has been used for exercising horses for in excess of 20 years. Construction of that ménage involved some minor engineering work by way of producing a level surface – that work was carried out some two years ago and will be subject to a separate retrospective application.