We are seeking permission with regard to erecting stables, a feed store and rug room on land to the north of Brocas Farm Cottages. We have had it confirmed by Mary Bird that planning is required along with changing the lands use from agricultural land to equestrian use as there are no permitted development rights on this land.

The site lies outside any settlement policy boundary as set out in the adopted local plan and we have read Policy CP19 of the joint core strategy, as advised.

We have prepared a supporting statement to be included with the planning application setting out the need for this development in the countryside. Attached. We have also read Policy C12 of the local plan that relates to equestrian uses.

The proposed building will be located on the original footprint of former outbuildings on the land, and there is substantial amount of natural screening along the boundary of the site with the adjacent road which will assist with screening the new stables from public vantage points.

The existing access to the site is via Brocas Farm Cottages will remain and there are no proposals to introduce additional access points.

The stables will be for the personal use of the owners of Brocas Farm.

We understand that as the site lies within a conservation area and the design of the stables will be important in terms of ensuring that they appear in character with the surrounding area. They will be built using high quality materials. We have read Policy CP29 of the joint core strategy to ensure we meet requirements.

We believe we have enclosed all relevant documentation.