

# **PLANNING STATEMENT**

And

# **DESIGN AND ACCESS STATEMENT**

**FOR  
AN EXTENSION TO EXISTING STABLE BLOCK,  
A LEAN-TO STORE and ALL-WEATHER EXERCISE AREA**

**AT**

**ORSTON, NOTTINGHAMSHIRE**

**FOR**

**MRS A McNEENEY**

**FIELD HOUSE  
HILL ROAD  
ORSTON  
NOTTS  
NG13 9ND**

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## PLANNING STATEMENT

### PROPOSED EXTENSION TO EXISTING STABLE BLOCK, LEAN-TO STORE AND ALL-WEATHER EXERCISE AREA AT ORSTON, NOTTINGHAMSHIRE

#### 1 BACKGROUND

- 1.1 The proposed extension to create a new stable and the lean-to store are needed to provide sufficient stables and storage space for the applicant's horses.
- 1.2 The all-weather exercise area will provide somewhere to ride and train the horses
- when the grass paddocks are not fit for riding, either too wet or too dry and hard.
  - The roads in the Orston area are becoming ever busier with traffic and the arena will provide a safe alternative place to ride and work the horses.
- 1.3 The land owner and Applicant is Mrs Ann McNeeney for the McNeeney Family.
- 1.4 The agent for the application and authors of this report are Landyke Ltd.
- 1.5 It is important to note that the development is not to be open to DIY livery or riding school type activities but is only for the private, non-commercial use of the McNeeney Family.

#### 2 EXISTING SITE DETAILS

- 2.1 The existing site is shown on drawings Location Plan 2021-1, Existing Site Layout 2021-2 and Existing Roof Floor Plans and Elevations 2021-4.
- 2.2 The site stands in a 1.49 ha (3.66 ac) block of grass paddocks to the south west of Hill Road, Orston currently used for horse and pony grazing by the applicants.
- 2.3 The site is bounded to the west, north and east by Orston village and to the south by open farmland.
- 2.4 Most of the boundaries are post and rail fencing with semi-mature and young trees. The southern boundary is a mature original farm hedgerow possibly of Enclosure Act origin.
- 2.5 The existing access to the fields and stables is off Lombard Street, Orston and the existing track runs from the field gate across the first 2 paddocks to stop 60 metres approx. from the stables. Currently, the applicants horse lorry (small 3.5 tonne style) is kept on this track at some distance from the stables meaning all equipment and horses have to be carried or led from stable-to-lorry and vice versa. The existing access gateway is a double timber gate set well back from the highways edge to suit

previous farm equipment and vehicles and is more than adequate for the low level of equestrian use to be continued unchanged.

- 2.6 The existing stables are in 2 blocks. The smaller provides 1 x stable and an enclosed hay storage area, the larger provides 2 x stables and a tack room
- 2.7 The stables enclose a small concrete yard which is fenced with typical post and rail fencing and gates.
- 2.8 There are no public rights of way across the site. The nearest footpath is in the adjoining farmers field to the south west.

### **3 DESCRIPTION OF PROPOSED DEVELOPMENT**

- 3.1 The proposed works are shown on drawings Proposed Site Layout 2021-3 and Stable Barn Roof Floor Plans and Elevations 2021-5.
- 3.2 The proposed development is the construction of:
- An extension to the smaller stable block to provide a new large stable
  - A lean-to store to the rear of the larger existing stable block
  - An all-weather exercise area 45 x 20 metres
  - A short section of access track reaching from the existing track to the rear of the stable yard with turning and parking for a small 3.5 tonne horse lorry.

#### **STABLE EXTENSION**

- 3.3 A 5.294 x 3.58 metre stable (18.95 m<sup>2</sup> floor area) will be added to the existing of the 2 x stable blocks in matching brick and timber and sheet roof.

#### **LEAN-TO STORE**

- 3.4 A 5 x 2 metre lean-to store will be added to the rear of the larger stable block for bedding storage. The Lean-to will have steel sheet matching roof and timber cladding on a timber frame. It will be used for storage of horse bedding ETC.

#### **ACCESS TRACK EXTENSION**

- 3.5 The existing track stops some 60 metres from the stables. An extension around the field boundary fence is proposed to enable the small horse box to be kept at the rear of the stables rather than in the lower paddocks as at present. This track will also allow horses to be ridden out to the road in wet ground condition without cutting-up the paddocks surface and ruining the grazing
- 3.6 As stated above (2.5) the existing access track and site entrance is easily capable of the continued and unchanged equestrian use of maximum 4 or 5 vehicle trips per week and monthly or less farrier/vet visits to the site.

#### **ALL WEATHER EXERCISE ARENA**

- 3.7 The 45 x 20 metre arena to be sited between the stable and the existing fence and trees will be of standard construction with a post and rail tanalised timber fence and gates to 1.5 metres high.
- 3.8 The riding surface will be a proprietary sand/plastic granule or rubber type surface of sand or dark brown to black colouring

- 3.9 The edge of the arena riding area (riding surface) will require a “kick board” of approx 225 – 300 mm above ground level to prevent the riding surface material being flicked outside of the arena by the horses in work.

## 4 ENVIRONMENTAL IMPACT ASSESSMENT

- 4.1 Environmental Impact Assessments (EIA’s) are normally required in varying depths of detail for differing projects. Those most relevant in this case are judged to be the effects on landscape and site ecology.

### ECOLOGY

- 4.2 A walkover survey of the site and the existing stable buildings was conducted by David R Manning of Landyke Ltd in May/June 2021.
- 4.3 The ecological value of the stable yard site area was found to be low as would be expected of a concrete and hardcore area.
- 4.1 The part of the grass paddock to be given over to all-weather arena is heavily grazed by the horses It is a typical weedy horse pasture with occasional bare patches. This area has minimal ecological value and any old permanent grassland floristic value has long gone due to poaching and modern herbicide and fertiliser use.
- 4.2 The existing stable buildings is to a minor extent used by birds and on numerous site visits was observed to be used by swallows only where nest building preparations were being made. These buildings will not be altered or changed in any way that will restrict continued avian wildlife use.
- 4.3 No evidence of any mammalian activity was seen within the buildings and no evidence of any protected species was observed on the site in general.
- 4.4 The southern boundary hedge is the most valuable ecological asset. This will be affected by the proposals. Surrounding trees are of various age and type and none will be affected by the proposals.
- 4.5 In our opinion, the proposed change of use of the part of the paddock for an arena and access track and the proposed stable extension and lean-to will have no detrimental effects upon any wildlife interest of the site

### LANDSCAPE

- 4.6 There are no roads on or near to the site that would afford a view of the stable barn or manege. There is a footpath ROW (right of way) heading from south east to northwest between 40 and 100 metres away in the field to the south from which the arena and extension will be viewed but only over the hedge which at 2 m existing height will mostly prevent any detailed view. The track at ground level will be invisible.
- 4.7 The houses along Hill Road will be able to view the proposed works from their higher location. These houses and gardens are a minimum of 60 metres from the arena and stables and the view will be interrupted by the various young to semi-mature trees growing along the applicant’s boundary fence of the paddocks.
- 4.8 All build materials will match the existing stable buildings. The new stable extension will be 90% hidden from neighbours to the east by the existing larger stable block (see dwg 2021-5 South east elevation). The view of the stables and arena from

neighbours to the west on lower ground will be effectively screened by the existing trees to the southwest of the track and arena.

#### ARCHAEOLOGY

- 4.9 Landyke can find no records of earthworks or other archaeological interest within the proposed foot print of the buildings or manège. The major archaeological interest of the site is the field boundary hedgerow to the south which is likely to be of Enclosure Act origins.

#### NUISANCE – POLLUTION – NOISE

- 4.10 Potential for Pollution is negligible: - the proposed use of the site for an additional stable and horse exercising and training are extremely unlikely to produce any pollution or other nuisance such as noise.
- 4.11 Noise nuisance is highly unlikely as training of horses is in general a quiet operation as horses generally dislike noisy environments and work and concentrate much better in quieter situations
- 4.12 The area is for the private enjoyment of the Family and will have no commercial use.

#### FLOOD RISK

- 4.13 The risk of flooding on this site is shown on the Governments Flood Map for Planning (<https://flood-map-for-planning.service.gov.uk/>) as Flood Zone 1 and very unlikely to flood on a 1 in 1000-year basis.

## 5 PLANNING CONSIDERATIONS

- 5.1 National and local planning policies are generally accepting of new rural buildings as long as they define proposals within existing building clusters are preferable to greenfield sites.
- 5.2 In this case the proposals are for equestrian use which is an appropriate and common use in the countryside, especially when closely grouped to existing buildings as in this case.
- 5.3 The buildings are small in all dimensions when compared to most farm buildings and of materials commonly used and approved in the area and will have no deleterious effects on the local landscape due to existing hedgerows and trees.
- 5.4 The proposals are for the private enjoyment of the McNeeney Family and will have no commercial use.
- 5.5 The proposals therefore meet the requirements of the National Planning Policy Framework

D R Manning

Landyke Ltd

June 2021

SEE DESIGN AND ACCESS STATEMENT NEXT PAGE

## DESIGN AND ACCESS STATEMENT

### PROPOSED EXTENSION TO EXISTING STABLE BLOCK; LEAN-TO STORE

### AND ALL-WEATHER EXERCISE AREA

### AT ORSTON, NOTTINGHAMSHIRE

## 6 DESIGN

### THE PROCESS

- 6.1 The design takes into account many factors including the rural area, ecological, landscape, access and employment matters.

### USE

- 6.2 The continued use of the land for equestrian use is appropriate to the rural location and will create no nuisance matters to neighbours or highway use.

### AMOUNT

- 6.3 Not truly applicable to this proposal, other than to show that the proposal will be of appropriate small scale in relation to the local landscape and local rural buildings and that the exercise area is an at ground level construction.

### LAYOUT

- 6.4 The site has been set out to meet the functional needs of the stables and arena to achieve a safe and suitable working area for horses and riders, close by the existing stables.

### SCALE

- 6.5 The stables extension has also been designed to appear typical in this pony-paddock landscape with roof angles, eave and ridge heights that match the existing stables.

### LANDSCAPING

- 6.6 No tree planting is proposed for the practical reason that native trees and shrubs are already growing around the site (pre-1800 hedges) and 1990's/2000's landscape planting
- 6.7 Should Rushcliffe BC or Orston PC consider further landscape planting works are required for this location then a planting scheme can be prepared either before the application decision or as a condition of planning.

### APPEARANCE

- 6.8 The project design, as shown by points 6.1-7 above, will ensure that the proposed stable buildings and manege will fit ideally within the local landscape.
- 6.9 The stable extension and lean-to are to be of typical rural (farm) building materials of red brick and timber with profiled steel sheet roof to match the existing structures, all frequently approved in the Belvoir Vale area
- 6.10 All fencing is of standard tantalised timber "field" type.

## **7 ACCESS**

### **SAFETY + EASE OF ACCESS and LINKS TO PUBLIC ROAD**

- 7.1 The extension to the existing track will be of compacted limestone/tarmac planings.
- 7.2 The existing access meets all Highways safety requirements for the continued equestrian use. Parking and turning room will be re-located from the lower paddocks to behind the stables. This will be a minor visibility gain for the area.
- 7.3 Although vehicle movements generated by taking horses to specialist training centres and competitions will continue, the provision of the all-weather arena will reduce the

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