

Planning Statement For:-

Change of use to Equestrian/Agricultural and the construction of a stable block for three horses and an existing store and alpaca shelter at the land off Eleanor Harrison Drive, DY10 3RZ.

The site consists of a parcel of land off Eleanor Harrison Drive in the village of Cookley and benefits from an existing field gate.

The site forms part of a large plot of land which was split up and sold by the previous owner in 2016. The site can be identified by the location plan (enclosed).

Our parcel of land is broadly rectangular and is 1.86 hectares. The west side of the site adjoins a public right of way which separates us from the back gardens of Eleanor Harrison drive and Gaymore Road. We have post and stock fence border and newly planted hawthorn trees.

We purchased the land in 2016 in order to keep our horses who live out 24/7. Whilst they live out there is a need to offer shelter to protect them from the elements and a stable should they ever become unwell. We also keep alpacas who also require shelter.

The stable block will be of wooden structure and positioned in the far South East corner with the existing store and alpaca shelter relocated to sit alongside and will sit on a hardcore base.

Behind the structures will be newly planted trees to join up with the existing tree line to the South West.

The water collected from these structures will be used on site to keep the newly planted trees well-watered to encourage rapid growth.

Each stable space would measure 3.65m x 3.65m which is in accordance with The British Horse Society and would not exceed a max height of 3.65m.

The proposed structure will have no impact on any existing landscape feature and minimal impact within the surrounding landscape.

Having these structures sited side by side in the far South East corner would leave the whole of our parcel of land completely open.