

**Land east of High Birch Farmhouse,
High Birch Road,
St Osyth.**

Retention of stables and tack room for private use.

Planning Statement

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1.0 Introduction

- 1.1 This Planning Statement is prepared on behalf of Mr O'Dell and is submitted in support of a planning application for the retention of two stable blocks with a tack room on land east of High Birch Farmhouse, High Birch Road, St Osyth.
- 1.2 This statement should be treated as forming part of the application and includes details on the site and its surroundings, the intended scheme and how it relates to adopted and emerging planning policies. It is considered that the statement accords with the advice contained within the Development Management Policy Annex: Information Requirements and Validation for Planning Applications issued on 16th March 2010 and The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).
- 1.3 Although the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2013 removed the requirement for Design and Access Statements to be submitted with minor planning applications, this statement is submitted to explain the rationale behind the development to assist the Local Planning Authority in making its decision.

2.0 Context of Site

- 2.1 The application site forms part of a holding associated with Bush Wood, a woodland and pasture to the south. The site is laid to grass and has been used for tenanted grazing purposes. The site is accessed via an access drive to the south of High Birch Farmhouse. This drive lends to the neighbouring field used by the applicant for seasonal leisure and recreational purposes and to accommodate tents and tipis (see planning permission 14/01470/FUL).

3.0 Local Planning Policy

- 3.1 Policy COM12 as contained in the adopted Tendring District Local Plan (2007) refers to equestrian uses and buildings. This policy contains a number of criteria against which the development can be assessed:-

<p align="center">Policy COM12 Criteria</p> <p><i>Proposals for the change-of-use of rural land to land for the breeding or keeping of horses or for the erection of stables will be considered in relation to the following criteria:</i></p>	<p align="center">Proposed Development</p> <p><i>Retention of stables and tack room for private use:</i></p>	
<p>a) The nature and scale of the equestrian use and the impact of the built development on the character of the countryside, including nature conservation interests and the cumulative effect of similar uses in its general area;</p>	<p>The site comprises of only two buildings comprising of a total of four stable blocks and one tack room. The small scale of this development will have no impact on the character of the countryside.</p>	<p align="center">✓</p>
<p>b) Whether the size of the stables accords with the number of horses intended to be accommodated;</p>	<p>There are four stable blocks on the site and four horses that are accommodated. The fields associated with the stables extend to more than 4 acres.</p>	<p align="center">✓</p>
<p>c) The impact of any built development on the amenity of neighbouring residential properties;</p>	<p>No residential properties are visible from the site, the nearest being over X m away.</p>	<p align="center">✓</p>
<p>d) Whether suitable arrangements have been made for the disposal or storage of soiled material and foul drainage provision meets the requirements of the Council and Environment Agency;</p>	<p>Waste will be stored on a concrete base with former railway sleepers to contain wastes. These wastes are removed every 2-3 weeks and spread on neighbouring farm land. No burning of waste takes place. No liquid waste drains to any watercourse.</p>	<p align="center">✓</p>
<p>e) Whether a suitable vehicular access can be provided in connection with the stables such as to allow the free and safe flow of traffic on the adjoining highway;</p>	<p>The vehicular access is already established and has been in use in relation to the recreational activities on the adjoining land.</p>	<p align="center">✓</p>
<p>f) The impact on the character of the countryside of providing an adequate access;</p>	<p>The access is already existing and adequate, with no impact on the character of the countryside.</p>	<p align="center">✓</p>
<p>g) The level of traffic to be generated by the proposed use, and the suitability of the road leading to the site to cater for such movements; and</p>	<p>Since the site is not for commercial use, the level of traffic generation is low. The road leading to the site is adequately suitable. Generally, one domestic vehicle visits the site in the early morning and evening, with a further visit during the daytime at weekends.</p>	<p align="center">✓</p>
<p>h) The impact of traffic levels on the amenities of the land.</p>	<p>The traffic generation is low and therefore have no impact on the amenities of the land.</p>	<p align="center">✓</p>

4.0 The Development

- 4.1 The development consists of two equestrian buildings that are for private use. Stable A has two stables and one tack room. Stable A is 9.6m in length, 3.9m in depth, 2.35m to the eaves and 4.15m to the ridge (see Figure 1-3).

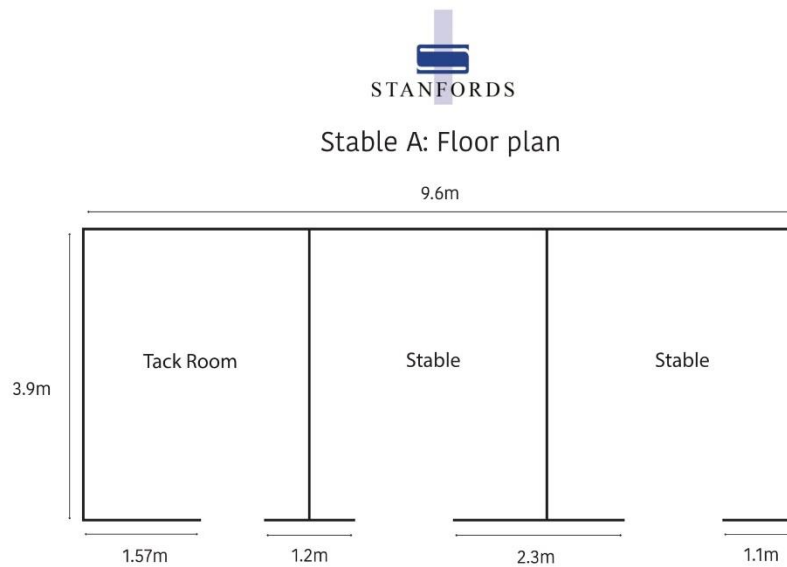


Figure 1: Stable A – Floor Plan.

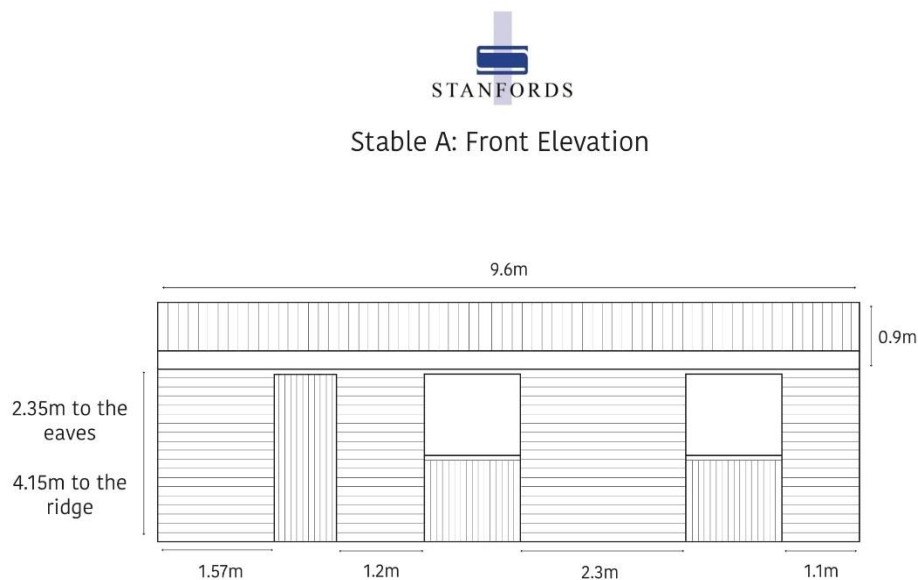


Figure 2: Stable A – Front Elevation

Stable A: Side Elevations

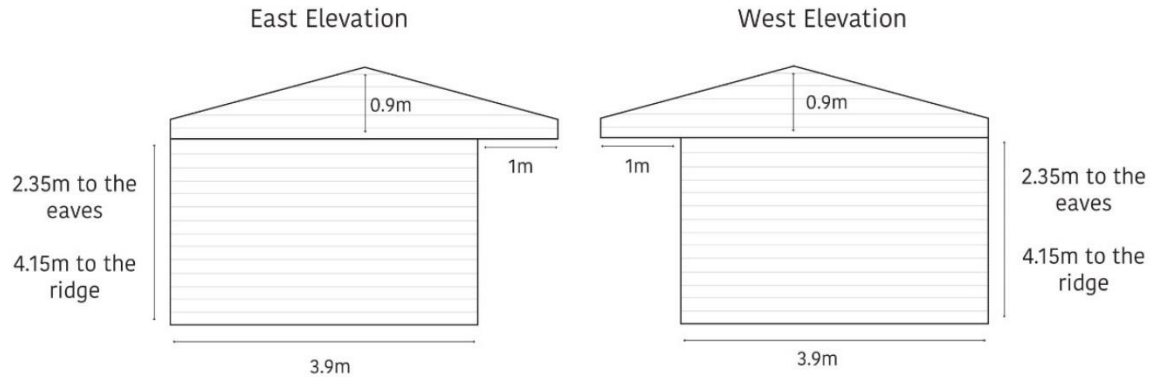


Figure 3: Stable A – Side Elevations.

4.2 Stable B has two stables. Stable B is 7.1m in length, 3.9m in depth, 2.35m to the eaves and 4.15m to the ridge (see Figure 4-6).

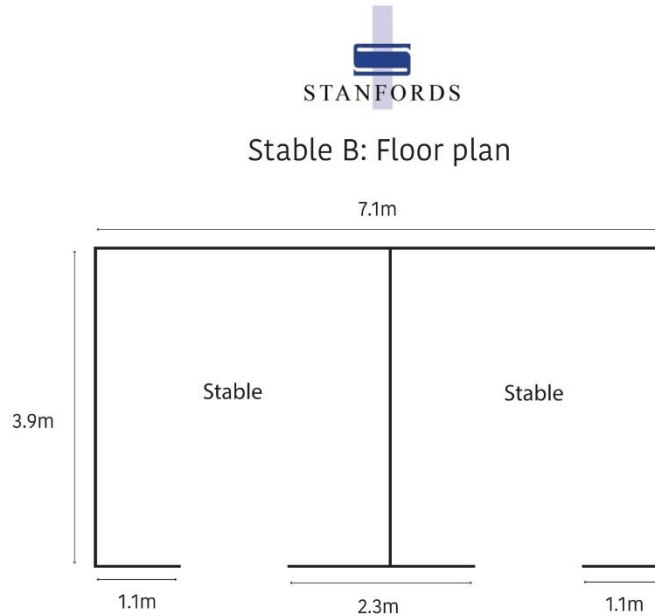


Figure 4: Stable B – Floor Plan.

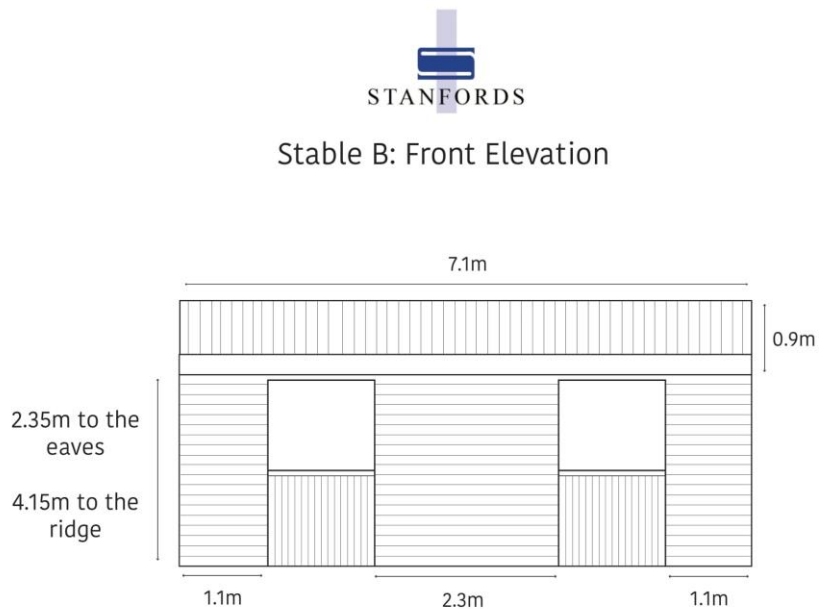


Figure 5: Stable B – Front Elevation.

Stable B: Side Elevations

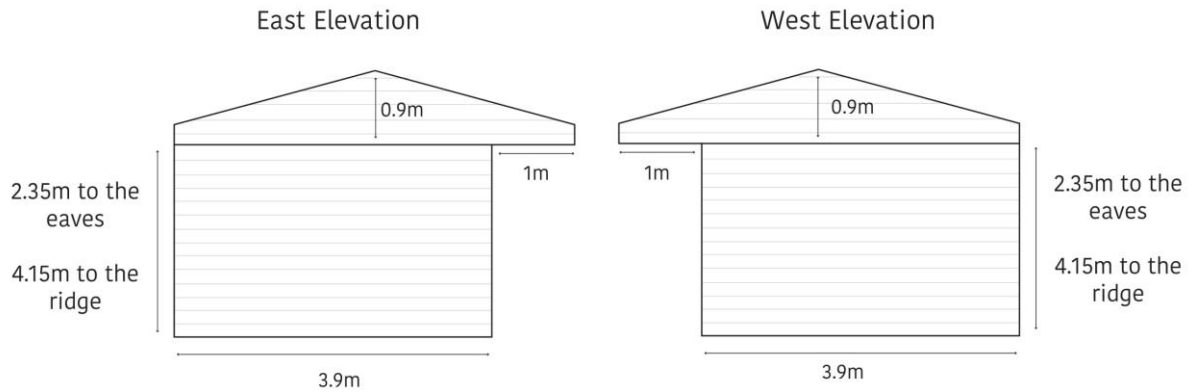


Figure 4: Stable B – Side Elevations.

- 4.3 The stables are constructed with timber horizontal boarding with a profile metal sheet roof. The site is extremely well screened by trees and hedgerow.

5.0 Conclusion

- 5.1 The limited scale of the development and the screened nature of the site ensures that the buildings have no visual impact upon the area. No wastes will be stored close to the boundary of the site and no adverse impact on local residential amenity is likely. The development thereby accords with Policy COM12 set out in the adopted Local Plan.