



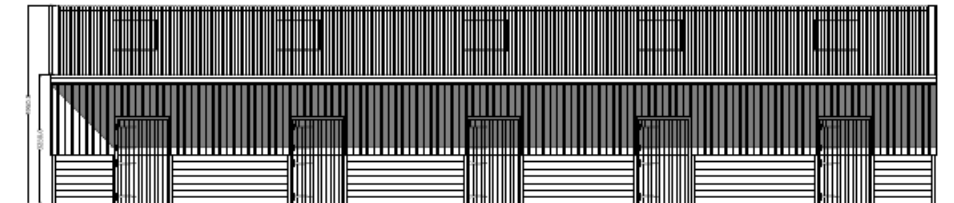
Planning, Design and Access Statement

**For the erection of a building for accommodate 5 stables and
associated private equestrian storage**

At

Huxham Wood, Stoke Hill, Poltimore, Exeter, EX4 0AA

Grid reference: 295183 097158



Introduction

The application proposal is for the erection of 5 stables, hay store, wash bay, tack and feed room within one American style barn at Huxham Wood, Poltimore. The barn would be located in the field immediately east of the dwelling.

The applicants have privately owned horses that would be stabled within the building. The proposal of placing the stables and associated private equestrian storage spaces within one building is considered to result in a coherent form of development that would sit comfortably within the site and prevent a proliferation of smaller buildings. It is felt that the one building would result in a more secure arrangement for the horses and the equipment and paraphernalia associated with their care. The stables would be accessed via the existing driveway that serves Huxham Wood house and the doggy day care business that is established within the applicant's land ownership, to the west of the property.

The new stable barn would be positioned to the north of the well-established existing hedgerow and tree boundary that separates the applicant's land from the neighbouring landowner to the south. It would be east of Huxham Wood dwelling and would spatially be understood as part of the wider Huxham Wood property.

The Site and Surrounding Area

The application site is in the countryside to the north of Exeter and close to Huxham Woods. It is in flood zone 1. The site is not within a designated landscape, the property is not listed, and neither is the proposed development closely related to any listed buildings.



Planning History

There is no planning history relating to the site itself. Planning history related to the wider Huxham Wood property is listed below.

Date	Type of Application	Decision	Reference
2015	Extension to existing property raising the roof and extending to the east and west elevations. Revised design.	Approved	15/1120/Full
2012	Extension to existing property raising the roof and extending to the east and west elevations.	Approved	12/0451/Full
2011	Occupation of dwelling in breach of agricultural occupancy condition attached to PP 76/C1737 for continuous period in excess of 10 years	Approved	11/2568/CPE
2005	Retention of manege	Approved	05/3367/Full
2005	Extension of existing bungalow and erection of new agricultural barn/garage	Approved	05/1330/FULL
1976	Agricultural bungalow and garage	Approved	76/C1737

Policy Context

The following section of this design and access statement highlights the current national and local planning policies relevant to the proposed development.

National Policy Context

The revised National Planning Policy Framework was published in July 2021 and sets out the government's planning policies for England and how these are expected to be applied. This revised framework replaces the previous version of the NPPF published 2019, with a presumption in favour of sustainable development remaining at the heart, under paragraph 11.

Under chapter 12 of the NPPF, Achieving well-designed places, states that “planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”.*

Local Policy

East Devon District Council adopted their Local Plan in 2016, titled East Devon Local Plan 2013 to 2031. The relevant policies within this local Plan are:

Strategy 7 – Development in the Countryside

Development in the countryside will only be permitted where it is in accordance with a specific Local or Neighbourhood Plan policy that explicitly permits such development and where it would not harm the distinctive landscape, amenity and environmental qualities within which it is located, including:

- 1. Land form and patterns of settlement.*
- 2. Important natural and manmade features which contribute to the local landscape character, including topography, traditional field boundaries, areas of importance for nature conservation and rural buildings.*
- 3. The adverse disruption of a view from a public place which forms part of the distinctive character of the area or otherwise causes significant visual intrusions.*

Strategy 38 – Sustainable Design and Construction

Encouragement is given for proposals for new development and for refurbishment of, conversion or extensions to, existing buildings to demonstrate how:

- a) *Sustainable design and construction methods will be incorporated, specifically, through the re-use of material derived from excavation and demolitions, use of renewable energy technology, landform, layout, building orientation, massing, use of local materials and landscaping;*
- b) *The development will be resilient to the impacts of climate change*
- c) *Potential adverse impacts, such as noise, smell, dust, arising from developments, both during and after construction, are to be mitigated.*
- d) *Biodiversity improvements are to be incorporated. This could include measures such as integrated bat and owl boxes, native planting or green roofs*

D1 – Design and Local Distinctiveness

Proposals will only be permitted where they:

1. *Respect the key characteristics and special qualities of the area in which the development is proposed.*
2. *Ensure that the scale, massing, density, height, fenestration and materials of buildings relate well to their context.*
3. *Do not adversely affect:*
 - a) *The distinctive historic or architectural character of the area.*
 - b) *The urban form, in terms of significant street patterns, groups of buildings and open spaces.*
 - c) *Important landscape characteristics, prominent topographical features and important ecological features.*
 - d) *Trees worthy of retention.*
 - e) *The amenity of occupiers of adjoining residential properties.*
 - f) *The amenity of occupants of proposed future residential properties, with respect to access to open space, storage space for bins and bicycles and prams and other uses; these considerations can be especially important in respect of proposals for conversions into flats*
4. *Have due regard for important aspects of detail and quality and should incorporate:*
 - a) *Secure and attractive layouts with safe and convenient access for the whole community, including disabled users.*
 - b) *Measures to create a safe environment for the community and reduce the potential for crime.*

c) Use of appropriate building materials and techniques respecting local tradition and vernacular styles as well as, where possible, contributing to low embodied energy and CO2 reduction.

d) Necessary and appropriate street lighting and furniture and, subject to negotiation with developers, public art integral to the design.

e) Features that maintain good levels of daylight and sunlight into and between buildings to minimise the need for powered lighting.

f) Appropriate 'greening' measures relating to landscaping and planting, open space provision and permeability of hard surfaces.

5. Incorporate measures to reduce carbon emissions and minimise the risks associated with climate change. Measures to secure management of waste in accordance with the waste hierarchy (reduce, reuse, recycle, recovery, disposal) should also feature in proposals during the construction and operational phases.

6. Green Infrastructure and open spaces should be designed and located in a way that will minimise any potential security concerns for users.

7. Mitigate potential adverse impacts, such as noise, smell, dust, arising from developments, both during and after construction.

TC2 – Accessibility of new development

Policy TC2 requires new development to be located where it would be accessible by pedestrians, cyclists and public transport and also well related to compatible land uses so as to minimise the need to travel by car. Where development would attract large number of visitors then adequate provision must be made for people with reduced mobility as well as being accessible by all sectors of the community.

TC7 – Adequacy of Road Network and Site Access

This policy indicates that planning permission will not be approved if the proposed access, or traffic generation would be detrimental to the safe and satisfactory operation of the local, or wider, highway network. It also sets out the requirements for securing off site highways works where they are required.

EN22 – Surface Run-Off Implications of New Development

Planning permission for new development will require that the surface water run-off implications of the proposal have been fully considered and found to be acceptable.

Taking into account the above national and local planning policy requirements, it is considered that the proposed development fully complies with the above policy descriptions.

The remainder of this statement will justify how the development will complement the existing property and enterprise through a modestly scaled and functional form of additional development.

The Case for Permission

The case for permission will be outlined below under the following subsections.

Use

The proposal includes the provision of private stables and associated private equestrian spaces within one new building at Huxham Wood. The stables and the ancillary spaces such as feed room, tack room, hay store, wash bay etc would all be contained within one building. The stable barn would be located immediately north of an existing well established hedge row/line of trees. The stables would be located to the east of the dwelling at Huxham Wood. The building is required for the stabling of horses privately owned by the applicants.

Layout, Scale and Appearance

The proposed development has been located within a field that is immediately east of the dwelling. There is an existing track to the field gate, which is shared with the access to the dwelling. The stable building has been proposed in a location which is close to the applicant's home for both security and ease of access. The building would also be discretely located beyond an established hedgerow/line of trees where it would sit comfortably within the landscape. To the south of the site (on land that is not owned by the applicants) there is an existing group of former farm buildings that have most recently been used for equestrian purposes. The positioning of these buildings within a field that is adjacent to the highway helps to screen views toward the site. Equally, as the stables would be within a field that gently slopes downhill to the north, there will be extremely limited, if any, views of the building from the highway to the south. Any glimpses of the proposed development would be through existing hedgerows and trees.

The stable building would be enclosed on all sides with five stable doors on one of the long sides and small windows on the other long side of the building. The stables will be accessible from both outside and from within the building. This design allows for the horses to be cared for much more easily during inclement weather while also allowing easy access into and out of the building. The external materials for the stables would be stock walls (lower walls) with shiplap boarding above. The roof would be Eternit profile 6 fibre cement with translucent rooflights. Windows would be single

glazed timber windows and doors would be timber barn doors on metal track. Internal stable doors would be timber. Rainwater goods would be self-coloured metal.

The stables building would be approximately 27m long and 11m wide. The building would be 3m to eaves and 4.95 m to ridge. Any surface water associated with the stables will be channelled to a soakaway in the field to the north of the stables. As there would be a wash bay in the stables and a toilet it is proposed to install a mini treatment plant to deal with any wastewater. This would be located as close as possible to the stables building.

The appearance of the stables building reflects its function. It would sit comfortably in the countryside location without harm to the character or appearance of the surrounding rural area.

The proposed stables would be provided on the site without resulting in any over development of the property and without detriment to the amenities of any other dwelling as there are none in close proximity. The proposed development is considered to be a high-quality design and will use materials that reflect other buildings and structures found within the immediate locality. Therefore, it is considered that the proposal is in accordance with strategy S7 and S38 and policy D1 East Devon Local Plan 2013-2031.

Landscaping and Ecology

There is no specific landscaping proposed as part of the development. The proposed stables are to be located immediately north of a well-established hedgerow and line of trees, albeit leaving sufficient space to ensure the building can be maintained and that its siting does not encroach upon the hedgerow or trees. It is not considered that the proposed development warrants a requirement for additional planting. The proposed stables building is a significant distance from any neighbouring properties and does not require screening. No existing landscaping, trees or hedgerows will be affected by the development and all existing vegetation will be retained.

It is not considered that the proposed development will have any detrimental impact on ecology or biodiversity or the environmental qualities of the area.

Access and Parking

The parking and access arrangements will remain unaltered and are sufficient to serve the dwelling and proposed private stable building. Access into the site is via the existing vehicular entrance onto the Public Highway approximately 112m south of the site.

The site is relatively level with a gentle downhill slope in a northerly direction. Access to the site is existing and straightforward and provides sufficient space to manoeuvre vehicles to the proposed

stables building and to exit in a forward gear. There is sufficient vehicle parking space adjacent to the dwelling, immediately west of the stables building. As the horses are privately owned by the applicants who already live at Huxham Wood, there are no additional vehicular movements associated with the erection of the stables building.

Surface Water Drainage

Surface water is to be directed into a soakaway to the north of the proposed stables. It would be within a field that is not at risk of flooding, and which is controlled by the applicant.

Waste management

Muck heaps at the premises are positioned well away from any buildings. The bedding type used is highly absorbent, absorbs smell and is easily compostable. The muck heap is emptied and spread over existing land to encourage fertilisation.

Conclusion

This proposal requests permission for the erection of an American style barn that would accommodate 5 stables and associated private equestrian spaces for food and tack storage, hay storage and wash down area. The stables would be positioned in the field immediately east of the dwelling and sited to the north of an existing hedgerow/line of trees. The design of the stables reflects their function, and the external materials would enable the buildings/structures to assimilate well with the surrounding buildings. The stables building will not have any detrimental impact on the visual amenity of the surrounding rural area. The stables, if visible at all from public vantage points, would appear as a rural building within the established Huxham Wood property and without any harm to the character or appearance of the landscape. Overall, it is considered the proposal accords with policies S7, S38, D1, TC7 and EN22 East Devon Local Plan 2013-2031 and the National Planning Policy Framework.