

**PLANNING APPLICATION FOR CHANGE OF USE OF LAND FROM
AGRICULTURAL TO EQUESTRIAN PADDOCKS**

FOR

M.A. DOWNARD ESQ.

AT

**THE BUNGALOW, MILL HILL FARM,
THWAITE ROAD, WICKHAM SKEITH,
SUFFOLK, IP23 8NH**

DESIGN & ACCESS STATEMENT

22-L12-DA01

JULY 2022

1. **INTRODUCTION**

This statement has been prepared to accompany an application for full planning permission for the change of use of land from agricultural to equestrian paddocks.

This statement should be read in conjunction with drawing 22-L12-P010 and the completed application form.

In March 2022 a planning application was submitted for the proposed erection of a straw barn (Mid Suffolk District Council ref. DC/22/01148). The barn was to be used for the storage of straw and hay bales for the applicant's horses and ponies. The planning officer advised that the land on which the barn was to be sited and adjacent fields were still designated as being agricultural and that a change of use approval would be required before the straw barn application could be considered.

2. **USE**

The land is now used for the grazing of horses and ponies. It was previously used for the growing of arable crops.

3. **AMOUNT**

The land which is the subject of this application has a total area of 1.86 hectares, which is shown with a red outline on the accompanying drawing. The applicant owns a further 0.62 hectares, which is edged blue.

4. **LAYOUT**

The land is located north of Thwaite Road and immediately to the west of the applicant's existing site, including their residence, stables, barns and associated facilities. No change is proposed to the layout.

5. **SCALE**

The land covered by this application is of modest scale relative to large agricultural fields in the surrounding area, such as that to the north which measures approximately 26 hectares.

6. **LANDSCAPING**

Existing mature hedge and tree planting will be retained. The former agricultural fields have been planted with grass for the grazing of horses and ponies.

7. **APPEARANCE**

The new paddocks are situated within a rural setting adjacent to a former farm where it is typical to find areas of grassland amongst the agricultural fields. No development of structures is proposed within this application.

8. **ACCESS**

The proposed development will utilize the existing vehicular access to the north of Thwaite Road.
