

1037 – Wagtails, Walsham Rd, Wattisfield IP22 1NZ

Full Application for Change of Use [REDACTED] Use of Paddock for [REDACTED]
Equestrian (Horses and/or Donkeys), New Fence and Mobile Stable on Sledges.

August 2022.

PLANNING STATEMENT

1.0 - Introduction to Proposals and Site Location

- 1.0 This statement is in support of a Full Planning application, submitted to Mid Suffolk district council for the change of use – for [REDACTED] to equestrian use (horses and donkeys).
- 1.1 The proposed site area as shown edged in red on the site and location plans measures approx. 6,317m² – 0.63 Hectares. Additional land (including the main dwelling) owned by the applicant is edged in blue.
- 1.2 The proposed site forms part of the existing dwelling ('Wagtails'). The 'square paddock' North-West of the main dwelling is ideally suited for an equestrian type of use. These proposals maintain the garden amenity which can extend the Northern most boundary.
- 1.3 Immediate surrounding boundaries consist of an existing equestrian paddock ('Limes Equestrian Centre') to the North, existing farmland to the West, Walsham Rd directly South and existing dwellings to the East.
- 1.4 Use – The proposals are for private use only, not commercial / business. The proposed shelter indicatively shown on the proposed site plan would be sized for two or three horses / donkeys.
- 1.5 Lighting - No external lighting shall be installed without prior consent from the Local Planning Authority.
- 1.6 Waste Management – It has been assumed; waste collected from the paddocks will be disposed of via the muck heap which will be cleared out periodically by means of a professional removal service. Lorry access is possible via the side access. Exact details to be confirmed.
- 1.7 Prior to the equine use commencing on site, a waste management plan for storage and removal of horse / donkey manure shall be submitted to and approved in writing by the Local Planning Authority.

2.0 – Site History

- 2.0 'Wagtails' (main dwelling) has been recently built under *full application DC/18/00562* and further *variation of conditions application DC/19/04618*.

2.1 The most recent application associated with ‘Wagtails’, **DC/22/03315**, obtained approval for the change of use from agricultural land to domestic garden. The additional narrow strip of garden can be seen edged in blue on the site / location plans accompanying this application.

3.0 Summary / Justification

3.0 The rear ‘paddock’ proposed for [REDACTED] Change of Use to Equestrian (from Agricultural) is ideally suited for horses / donkeys.

3.1 Existing dwellings to the East are separated from the paddock by the recently approved domestic garden strip which continues to the North boundary. ‘Limes Equestrian Centre’ field adjoins the paddock to the North, therefore in our opinion these proposals have no impact on the surrounding area or existing dwellings.

3.2 These proposals are not for commercial / business use.

4.0 Images of Typical Mobile Horse / Donkey Shelters

4.0 See below images of a typical shelter on galvanised steel sledge for easy mobility. (Note these are typical examples and not the exact unit, the location of the unit, as shown on the proposed site plan accompanying this application is also indicative).

