

DESIGN & ACCESS STATEMENT & PLANNING STATEMENT

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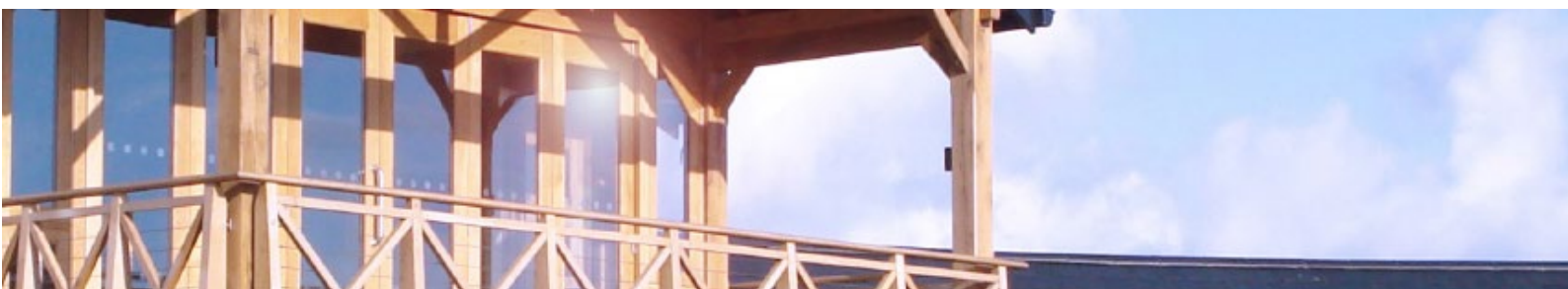
Erection of Private Equestrian Facilities

Saffron House
Redgates Lane
Saffron Walden
Essex
CB10 2LP

24th November 2022

KWA | Architects
Chartered Architects + Planning Consultants

Tel 01223 839992
Email kwa@kwaarchitects.co.uk
Web www.kwaarchitects.co.uk



THE PROJECT

PROPOSED DEVELOPMENT: Erection of Private Equestrian Facilities

LOCATION: Saffron House
 Redgates Lane
 Saffron Walden
 Essex
 CB10 2LP

APPLICANT: Mr & Mrs Cunningham

KWA REFERENCE 1415

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1.0 INTRODUCTION

1.1. The purpose of this document is to outline the reasoning behind this application for a private equestrian facility at Saffron House, Saffron Walden.

2.0 THE SITE

2.1. Saffron House is located to the north east of Saffron Walden and comprises a large manor house with associated annexe set within 17 acres of land. The wider land holding comprises formal gardens as well as paddock land.

2.2. The site is accessed off Redgates Lane just north of the village of Swards End. To the southeast of the site is a bridleway known as PROW 2/92.

2.3. The site and surrounding area are subject to the following constraints:

- i. The site falls just inside a 500m SSSI buffer zone area and falls within a 2km SSSI buffer zone area.
- ii. The site is subject to the Stansted Airport – aerodrome direction which requires that there are no buildings higher than 15m, no windfarms etc.
- iii. To the northwest of the site is Hales Wood, an ancient woodland.

2.4. The site falls in flood risk zone 1 and is therefore not at risk of flooding.

2.5. The site is not subject to any other known designation.

3.0 THE PLANNING CONTEXT

3.1. The following table sets out the relevant planning history for the site:

Application Number	Type of development	Decision
UTT/13/0136/HHF	Proposed tennis court and fence	Approve with Conditions
UTT/1248/88	Outline application for country house with garage and stables (alternative to that previously approved under reference UTT/1749/87)	Approve with Conditions

UTT/1749/87	Erection of a replacement dwelling and garage	Approve with Conditions
UTT/0903/99/FUL	Front gates and walls (retrospective)	Unconditional Approval
UTT/1220/11/FUL	Change of use of existing stables into ancillary accommodation to support main residence - Housekeeper/garden	Approve with Conditions
UTT/0099/93/FUL	Detailed application for garage and stable block (alternative to previously approved design and location UTT/1532/89)	Approve with Conditions
UTT/1301/92/FUL	Detailed application for the erection of a conservatory to side elevation	Approve with Conditions
UTT/1532/89	Erection of ten-bedroom house	Allowed
UTT/0109/06/FUL	Change of use of existing stables into ancillary accommodation to support main residence - Housekeeper/garden	Approve with Conditions

3.2. The site historically benefitted from stables, however, the stables were converted to annexe accommodation over a decade ago by the previous owner. This annexe accommodation is now required by the current Applicants to accommodate their elderly parents on site. Whilst three stables remain within the complex, these stables will be used for isolation purposes in the event that a horse on site becomes unwell and needs to be separated from the rest of the horses kept on site. They cannot therefore be used to routinely stable any of the horses on site. As such, new facilities are required to meet this need.

4.0 THE BACKGROUND

- 4.1. The current applicant purchased Saffron House in August 2021.
- 4.2. The Applicants reside in the main house with the applicants' elderly parents residing in the annexe so that the Applicants can provide them with onsite familial care support to allow independent living.
- 4.3. The Applicants, Mr & Mrs Cunningham currently own 14 horses.
- 4.4. Mrs Cunningham and her daughter are very experienced equestrians who compete at both showing and show jumping at county level. This means that they train regularly and compete in competitions locally and nationally on a weekly basis. Whilst not professional riders, the time, money and commitment the family give to equestrianism is extensive and the horses are competition animals.
- 4.5. The Applicants currently own horses ranging from 11.2hh to 16hh. These comprise:
 - Three show jumping horses competing at 1.2m. This includes one horse that qualified for and competed at the renowned Horse of the Year Show earlier in 2022.
 - One showing stallion which is used for showing purposes and not for commercial breeding purposes.
 - One section A (purebred) showing pony.
 - One heavyweight cob which was Supreme Champion at the Royal International 2022.
 - Two working hunters which are used for showing. One of these was 4th at Horse of the Year Show 2022.
 - One show hunter with foal at foot (foal due to be sold soon). These were champions at Bucks County Show 2022.
 - Three 2 year old horses which are due to be broken over the next couple of years. Two of these are Highland horses closely related to the Queen's Highland horses and therefore are very high-quality bloodstock. One Highland was 2nd at Royal Windsor 2022.
- 4.6. The horses are currently stabled in livery in different parts of the county. The cost of stabling the horses is currently in excess of £10,000 per month. Not only is this hugely expensive but it is also highly inconvenient, unsustainable and impractical.
- 4.7. The Applicant's daughter, who is 12 years old, needs to train on the horses before or after school to continue competing at county level. Her aim is to become a professional Show Jumper, competing internationally for England. Due to the distances to the various livery yards and the time needed to train the horses, this can sometimes mean that she is not returning home until 9.30pm-10pm at night and then having to get up again at 6am. The

distances travelled also mean extensive car journeys travelling to all of the livery yards which is highly unsustainable.

- 4.8. As a site that has historically been used for private equestrian activities, it is clear that Saffron House has the land and potential to accommodate all of the Applicants' horses on site to allow them to enjoy their pastime of equestrianism in a convenient, sustainable and practical fashion.
- 4.9. It is in this context that the application is submitted.

5.0 THE PROPOSAL

- 5.1. The proposal is to erect private equestrian facilities to accommodate the Applicants' horses on land immediately to the northeast of Saffron House.

6.0 USE

- 6.1. The facility will be used purely for private use by the Applicants and will not be subject to any external or commercial operation. The applicant would welcome a condition restricting such a use on any permission.
- 6.2. The stables will accommodate the Applicants' horses only.
- 6.3. The tack room will be used to store tack and grooming kit for each of the horses kept on site. Each horse will have their own equipment for welfare purposes.
- 6.4. The storage area will be used to store implements such as barrows, brushes, poop-a-scoops etc to manage and maintain the yard. It will also be used to store rugs for each horse (normally they have between 3-5 rugs each and these will need washing, drying and airing regularly for the health of the horses, therefore sufficient space for the storage and maintenance is essential).
- 6.5. The feed room will store the hard feed and supplements required for each horse which is usually fed to them once or twice a day.
- 6.6. The small paddocks will be used for short term turn out. The Applicants horses are primarily kept stabled with 1-2 hours turn out per day. The small paddocks will allow each horse to be turned out on a rota basis. The horses are not turned out together to avoid injuries arising from contact between the horses. Due to their small scale, some of the paddocks are shown as 'all weather' to avoid the small paddocks being 'churned up'.

- 6.7. The grooming area will be used to groom horses before and after exercise. The washdown area will be used to wash horses after exercise. If they are left sweating this can lead to rubs and sores, so grooming and washing down are important parts of the welfare process.
- 6.8. The WC and mess room area will provide a simple area to use the amenities, wash and make a cup of tea whilst on the yard.
- 6.9. The small hay area within the American Barn will be used to store hay which will be topped up from the main hay barn once a week.
- 6.10. The main hay barn will store bulk deliveries of hay and bedding to ensure a more sustainable and less frequent delivery system.
- 6.11. The muck trailer will be located in the service yard and will be removed regularly by a local, licensed contractor.
- 6.12. The manège will be a 60m x 40m manège which will provide an all weather riding surface that can be used by the applicants all year around to train and exercise their horses. The length and width is required to provide sufficient space for horses practicing jumping. To avoid injuries to horses (to their legs and joints in particular) it is important that they aren't turning or stopping sharply. At the scale proposed, the Applicants can safely practice show jumping at the level at which they compete without risking injury to their horses.
- 6.13. The scheme includes a decking area from which the Applicants can watch their daughter ride without distracting the rider of the horse.
- 6.14. The Horse Walker is a standard mechanical piece of equipment which is used on many yards to rehabilitate, train, warm up and cool down horses as part of a varied training regime.

7.0 LAYOUT

- 7.1. The existing site benefits from the Manor House and associated outbuildings and formal gardens to the centre of the site with paddock land north and south of this. The yard is proposed in the existing paddock land to the north of the site.
- 7.2. The site is very well shielded by existing mature vegetation to the perimeter of the site. Views into and out of the site are therefore minimal.
- 7.3. The main building proposed is the American Barn and this has been centered on the existing central access road leading from Saffron House in order to create a cohesive, attractive and functional development. The careful siting of this building ensures that the development does not appear piecemeal but carefully considered. These features of the layout add to the overall high-quality nature of the development.

- 7.4. The American Barn is designed in an 'L' shape to reduce the visual bulk of the building and to reflect the common 'L' shape of traditional yards.
- 7.5. The Hay Barn is set back behind the American Barn so that views of it cannot be seen from the Manor House, as is the Horse Walker.
- 7.6. The Horse Walker is located close to the American Barn so that people working in the barn can keep a close eye on the horses whilst they are using the machine, allowing them to intervene in the event of an emergency.
- 7.7. All buildings have been set back off the RPA line of the existing mature tree line to ensure that the development will not harm any existing trees on site.
- 7.8. Vehicles will access the site from the existing access drive and then utilise the proposed southern entrance access track. These will then access the hay barn for deliveries and the muck barn for muck removal along the dedicated service track.
- 7.9. Horses and their handlers will use the access tracks to move between the stables and the paddocks.

8.0 SCALE

- 8.1. The stables are scaled at 4.25m x 4.25 which meets the welfare standards set by the DEFRA for the standard scale of stables. This scale is required because a number of the horses are large and because of the nature of the horses and the turn out regime means that they spend much of their time stabled. Having an environment which meets their welfare needs, is therefore essential.
- 8.2. The scheme includes 16 stables which provide for the Applicants 14 current horses and two further horses that they plan to purchase next year.
- 8.3. The Hay Barn will provide for bulk deliveries meaning few trips and more sustainable deliveries. The use of a smaller internal hay barn means that the hay required for the week can be kept close to the horses for functional purposes.
- 8.4. The scale of manège is justified in the Use section above but is necessary for the proper welfare of the horses being ridden on the manège.
- 8.5. The scale of the paddocks is sufficient for a single horse to be turned out in isolation to provide the ability to roam and benefit from fresh grass but without risking injury arising from contact with other horses within the same paddock.

- 8.6. The 30-degree roof pitch is considered necessary to provide sufficient space and airflow within the American Barn.

9.0 APPEARANCE

- 9.1. Rower Rub are widely recognised as one of the best manufacturers of high-quality equestrian facilities. Their involvement with the development reaffirms that the development will be of the very highest quality both in terms of design and materials.
- 9.2. The paddocks will primarily be fenced (timber post and rail fencing) areas of grass. Where all weather paddocks are proposed the surfacing will be replaced with an all weather surface which is buff in colour. Details of this are set out in the accompanying plans and in appendix 1.
- 9.3. The manège will be fenced with Royal Tropic high quality timber post and rail fencing and will benefit from an all-weather riding surface which will be buff in colour. See appendix 2.
- 9.4. The American Barn will be red brick plinth with cream render above and an anthracite steel sheet roof.
- 9.5. The Haybarn will be a red brick plinth with cream render above and an anthracite steel sheet roof.
- 9.6. The Horse Walker will be constructed from a tropical hardwood infill inside an anthracite powder-coated hot-dip galvanised steel frames. The powder coating will match the stable windows and barn doors. The roof will be anthracite steel sheets.
- 9.7. The paddock fencing will high quality Royal Tropic fencing.

10.0 LANDSCAPING & BIODIVERSITY

- 10.1. No trees or vegetation will be affected by the proposals. The design has sought to place all development well outside any RPAs.
- 10.2. The accesses will be made through existing gaps in the hedge line.
- 10.3. The application is accompanied by a PEA which concludes that there are no ecological restrictions on the proposed development. All recommendations set out within the report will be complied with.
- 10.4. The applicant is happy for there to be a landscaping condition accompanying any permission and to work with ecologist and landscaping consultants at the Council to deliver this.

10.5. The access roads will be gravel. There will be a paved walkway leading from the main house access to the American Barn.

11.0 ACCESS

11.1. The site is accessed off Redgates Lane just north of the village of Swards End. There will be no change to this access or the highway as a result of the proposals.

11.2. The scheme includes a vehicular access into the paddock to the south of the site off the existing access track leading to Saffron House and a pedestrian access to the American Barn which sits centrally with Saffron House. This limits contact between vehicles and people, creating a safer environment for everyone using the site.

11.3. All vehicles accessing the site will be able to enter and exit in forward gear.

11.4. To the southeast of the site is a bridleway known as PROW 2/92 which will provide good access to the off-road bridleway network.

11.5. The site is sustainably located three miles from Saffron Walden, five miles from Audley End Train Station (London Liverpool Street 49 minutes), 17 miles from Stansted Airport and 18 from Cambridge.

12.0 NATIONAL PLANNING POLICY AND GUIDANCE (NPPF July 2021)

12.1. **Paragraph 84** states that *'Planning Policies and decisions should enable....leisure developments which respect the character of the countryside.'*

12.2. **Paragraph 98** of the NPPF States *'access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision'*

12.3. **Paragraph 85** recognises that in delivering sporting and recreational facilities, sometimes *'rural areas may have to be found adjacent to or beyond existing settlements and in locations that are not well served by public transport'*.

12.4. It is clear that there is significant support for the delivery of recreational and sporting facilities within the countryside and therefore the principle of the development is supported.

12.5. **Paragraph 126** of the NPPF states *'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should*

achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'

- 12.6. The development will be built by Rower Ruub who operate at the very top of the equestrian development market, Rower Ruub have been in operation for 150 years and are renowned for delivery first-class quality developments making use of the very best materials to reflect the quality setting in which Saffron House is set.
- 12.7. The scheme will therefore comply with **paragraph 126** by delivery a high-quality, beautiful development.

13.0 LOCAL PLANNING POLICY AND GUIDANCE

- 13.1. Uttlesford District Council has recently experienced a delay in the preparation of its Local Plan. As such, it currently relies on saved policies of its 2005 Local Plan. Unfortunately, there are no specific policies in relation to equestrian developments.
- 13.2. Paragraph 7.1 confirms that the Local Plan 2005 aims to *'enable outdoor recreation in the countryside whilst protecting its character and amenities'*.
- 13.3. **Policy LC4** notes that developments for *'outdoor sports and recreational facilities, including associated buildings such as changing rooms and club-houses'* will be permitted.
- 13.4. The development relates to facilities which are essential to outdoor sport and recreation. In this case, the recreational activity of equestrianism relies on access to large expanses of grazing and open riding surface and therefore almost exclusively occurs in the countryside. The facilities are both appropriate in terms of policy and expected in terms of functionality in the location. The scheme is therefore considered to be policy compliant.

14.0 CONCLUSION

- 14.1. In conclusion, the development will provide for the sporting and recreational needs of the Applicants' family to allow them to continue participating in equestrianism in a sustainable and convenient, practical and sustainable fashion. The site has historically been used for equestrian purposes and has more than sufficient land to accommodate the number of stables based on the Applicant's grazing regime.

15.0 LOCAL VALIDATION REQUIREMENTS

- 15.1. Protected Species - The application is accompanied by a PEA. All recommendations set out therein will be complied with.
- 15.2. Planning Statement – This document amounts to a Planning Statement.

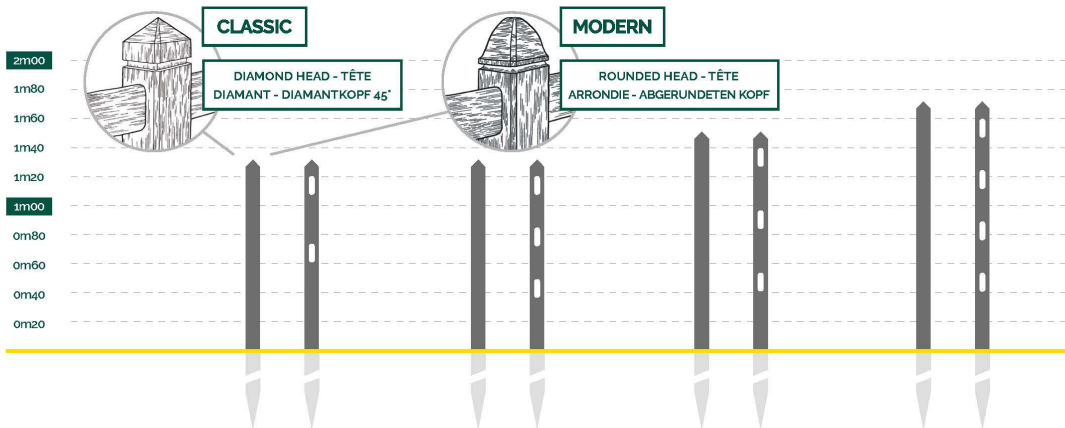
- 15.3. Streetscape- The development is not infill development and therefore this requirement is not applicable.
- 15.4. Transport Statement -The development is neither residential or commercial development and therefore this requirement is not applicable.
- 15.5. Transport Assessment - The development is a minor development, therefore this requirement is not applicable.
- 15.6. Parking Layouts and Turning Circles – no additional parking is required as the property already benefits from sufficient parking.
- 15.7. Travel Plan - The development will not employ more than 20 people or incorporate over 50 residential units, therefore this requirement is not applicable.
- 15.8. Flood Risk Assessment- the site falls within a flood risk zone 1 area and is not a major development and therefore this requirement is not applicable.
- 15.9. Statement on Sustainable Drainage Systems - The development is a minor development, therefore this requirement is not applicable.
- 15.10. Foul Sewage and utilities Statement - The development is a minor development, therefore this requirement is not applicable.
- 15.11. Air Quality Impact Assessment the site falls outside any AQMA and therefore this requirement is not applicable.
- 15.12. Archaeological Assessment – The development does not lie within a known area of archaeological interest and therefore this requirement is not applicable.
- 15.13. Biodiversity – The application is accompanied by a PEA. All recommendations set out therein will be complied with.
- 15.14. Functional and viability assessment – The development does not propose any additional dwellings and therefore this requirement is not applicable.
- 15.15. Land Contamination Assessment – this site is not a known or suspected site contaminated site and does not propose an end use which is vulnerable to contamination, therefore this requirement is not applicable.
- 15.16. Health Impact Assessment – The development does not propose more than 200 residential units and therefore this requirement is not applicable.

- 15.17. Landscape and Visual impact Appraisal - The development is a minor development, therefore this requirement is not applicable.
- 15.18. Noise Impact Assessment – The development does not relate to industrial uses and therefore this requirement is not applicable.
- 15.19. Community Engagement - The development is a minor development, therefore this requirement is not applicable.
- 15.20. Structural survey -The development does not relate to the reuse of existing buildings and therefore this requirement is not applicable.
- 15.21. Ventilation/Extraction Systems -The development does not propose new restaurants and therefore this requirement is not applicable.
- 15.22. Waste Management Scheme – The proposed development does not relate to a large equine operation. Muck generated from the site will be stored in a muck trailer as shown on the submitted plans and removed regularly by a local licensed contractor.
- 15.23. Zone of Influence – The development will not give rise to residential development, therefore this requirement is not applicable.

16.0 APPENDIX 1 – FENCING



HORSES



I H (m)	1m20	1m20	1m40	1m60
L (m)	2m10	2m10	2m30	2m50
# R	2	3	3	4
> R < (cm)	37 cm	23 cm	27,5 cm	23 cm

100 mm
100 mm

POST – POTEAU – PFOSTEN

WOOD - BOIS - HOLZ

- Tropical hardwood, durability class I, non-treated
- Bois tropical, durabilité classe I, non-traité
- Tropisches Hartholz, Dauerhaftigkeitsklasse I, unbehandelt

FINISH - FINITION - AUSFÜHRUNG

- Smoothly planed with bevelled edges
- Raboté aux coins cassés
- Gehobelten Pfosten mit abgeschrägte Ecken

35 mm
123 mm

RAIL - PLANCHE - PLANKE

WOOD - BOIS - HOLZ

- Tropical hardwood, durability class I, non-treated
- Bois tropical, durabilité classe I, non-traité
- Tropisches Hartholz, Dauerhaftigkeitsklasse I, unbehandelt

FINISH - FINITION - AUSFÜHRUNG

- Planed with rounded corners, l 2m50
- Raboté, les côtés arrondis, l 2m50
- Gehobelt mit abgerundeten Kanten, l 2m50

SPECIAL POSTS - POTEAUX SPÉCIAUX - SPEZIELLE PFOSTEN

S

90°

T

9°

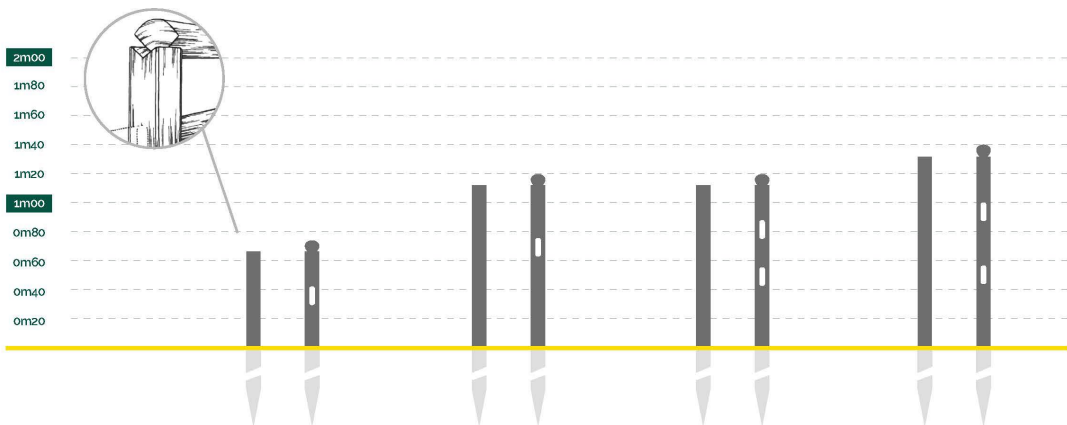
135°

E

H

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17.0 APPENDIX 2 – MANÈGE FENCING



I H (m)	0m75	1m20	1m20	1m40
I-L (m)	1m40	1m90	1m90	2m10
# R	1 + top rail	1 + top rail	2 + top rail	2 + top rail
> R < (cm)	23 cm	37 cm	23 cm	27,5 cm



POST – POTEAU - PFOSTEN

WOOD - BOIS - HOLZ

- Tropical hardwood, durability class I, non-treated
- Bois tropical, durabilité classe I, non-traité
- Tropisches Hartholz, Dauerhaftigkeitsklasse I, unbehandelt

FINISH - FINITION - AUSFÜHRUNG

- Smoothly planed with bevelled edges
- Raboté aux coins cassés
- Gehobelt mit abgeschrägte Ecken



RAIL - PLANCHE - PLANKE

WOOD - BOIS - HOLZ

- Tropical hardwood, durability class I, non-treated
- Bois tropical, durabilité classe I, non-traité
- Tropisches Hartholz, Dauerhaftigkeitsklasse I, unbehandelt

FINISH - FINITION - AUSFÜHRUNG

- Planed with rounded corners, L2m50
- Raboté, les côtés arrondis, L2m50
- Gehobelt mit abgerundeten Kanten, L2m50



TOPRAIL - OBERBALK

WOOD - BOIS - HOLZ

- Tropical hardwood, durability class I, non-treated
- Bois tropical, durabilité classe I, non-traité
- Tropisches Hartholz, Dauerhaftigkeitsklasse I, unbehandelt

FINISH - FINITION - AUSFÜHRUNG

- Planed with rounded corners, L2m50
- Raboté, les côtés arrondis, L2m50
- Gehobelt mit abgerundeten Kanten, L2m50

SPECIAL POSTS - POTEAUX SPÉCIAUX - SPEZIELLE PFOSTEN



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