

TACK & TWEED

Planning Support Statement

Application for Change of use from Agricultural to equestrian use, 5 No. Stables with hay barn and tack room, muck Clamp and a 20 x 40m domestic use equestrian arena.

[REDACTED]
Peartree Wood, Wyddial, Buntingford, SG9 0EL



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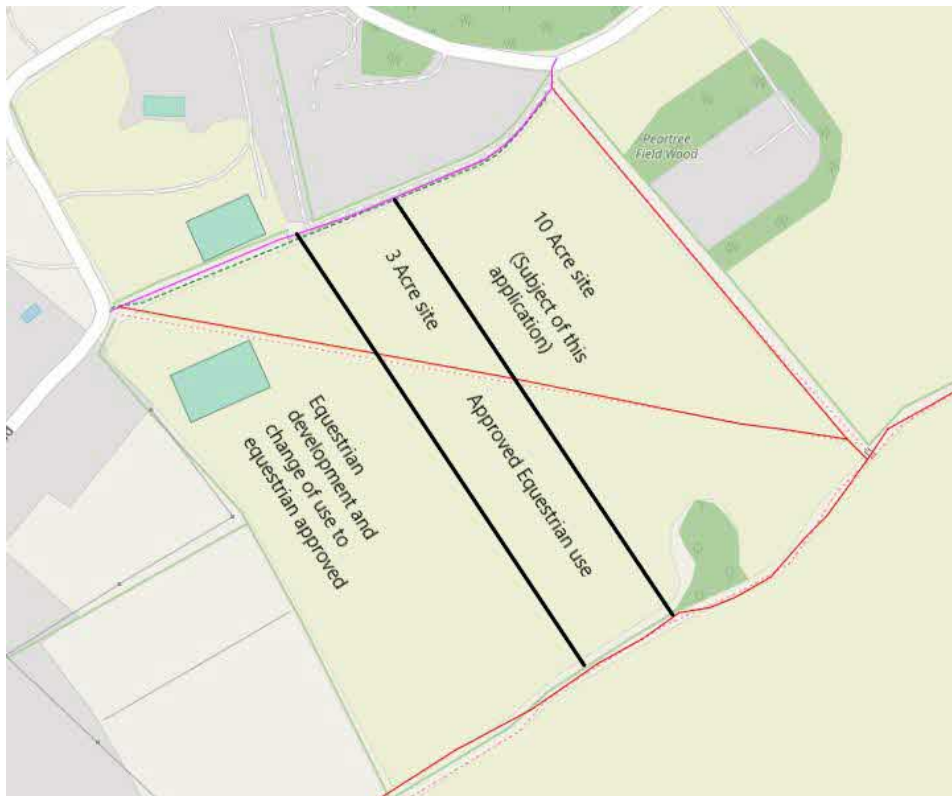
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1. Instruction

- 1.1. Tack & Tweed has been instructed to prepare and submit a full planning application on behalf of [REDACTED] to support their application for the change of use from agricultural to equestrian, construction of 5 no stables with a hay barn, tack room and associated hard standing including a muck clamp and a 20m x 40m equestrian menage for private use only, for their own horses who are currently kept at livery.
- 1.2. The proposal being for Change of use from Agricultural to equestrian use, 5 No. Stables with hay barn and tack room, muck Clamp and a 20 x 40m domestic use equestrian arena.

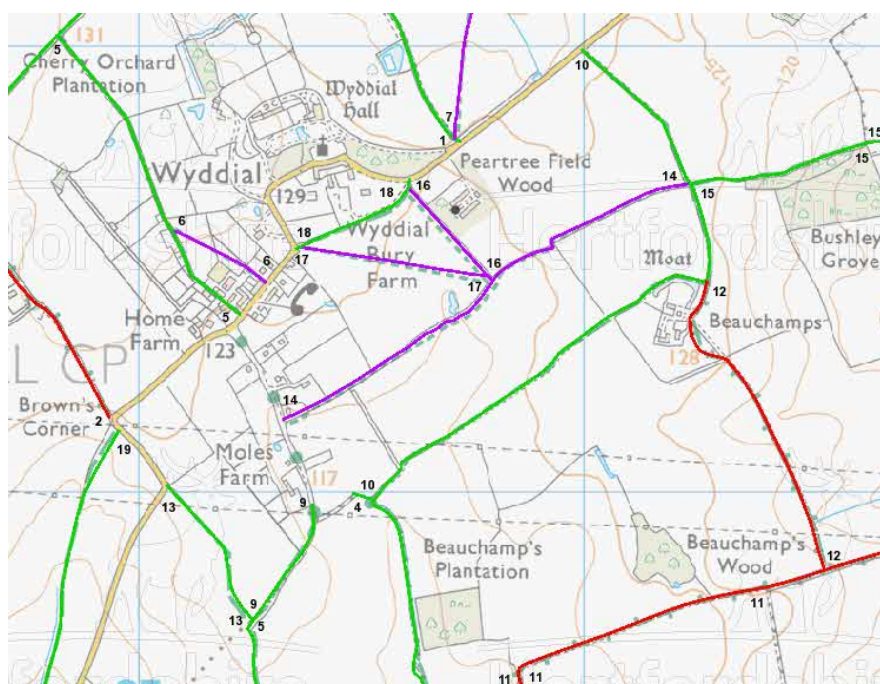
2. Background Information.

- 2.1. [REDACTED] achieved planning permission on the original dwelling for erection of 1½ side and link extensions, increase of roof height to 1½ storeys, 2 storey porch and single storey side extension – to replace the hips on the North and eastern arms of the building with gables Ref: 3/20/0004/HH.
- 2.2. Wyddial is a small village located within the East Hertfordshire District, located North East of Buntingford and South of Royston. The land in question has a public footpath running diagonally across it as shown below, and was purchased in three separate plots by three individuals, the 10 acre site being the area Dr Amery purchased, to avert the prospect of residential development as the land was no longer useful to the farmer, since purchase, the other parcels owners have applied for and had approved their own equestrian developments and use.



- 2.3. The property itself sits at the end of a private track off Vicarage Road, with a separate access further along Vicarage Road, again off a private track.
- 2.4. The village is rural in nature surrounded by mainly arable agricultural land.

- 2.5. The keeping of horses is viewed as a recreational activity and facilities associated with this use, such as the stables would not be considered inappropriate in this location, the arena is considered associated use to the stables.
- 2.6. Within this area, local roads are increasingly dangerous for horses and riders with sharp bends and blind corners being taken too fast, riders take a risk every time they venture onto the roads. There are plentiful public rights of way around this area, including bridlevays, as shown below, however on the Hertfordshire Byways Map it has been riders experience that walker's actively try to stop horses from accessing routes, thus reducing the amount of land available to exercise horses safely and has forced riders in the area to increasingly use local roads which are not suitable for nervous horses or younger riders, this has reinforced the need for an arena as a safe place to exercise especially considering this is mainly for the applicant's young family members.



Map from Hertfordshire Byways map (extract) showing local Bridlevays in green.

3. Heritage assets nearby.

- 3.1 There are a few Grade II listed properties within the area of the site, these are Wyddial Bury, with farm buildings, Wyddial Hall, which is Grade II*, The Coach House, and of course the Church of St Giles being Grade I. The closest is Wyddial Bury which is over 320m away from the proposed site.

WYDDIAL BURY AND ATTACHED RANGE OF ORNAMENTAL FARM BUILDINGS FACING THE CHURCH

List Entry Number: 1101813 Heritage Category: Listing Grade: II

Location: WYDDIAL BURY AND ATTACHED RANGE OF ORNAMENTAL FARM BUILDINGS FACING THE CHURCH, Wyddial, WYDDIAL, East Hertfordshire, Hertfordshire

BURY COTTAGE

List Entry Number: 1177159 Heritage Category: Listing Grade: II

Location: BURY COTTAGE, Wyddial, WYDDIAL, East Hertfordshire, Hertfordshire

WYDDIAL HALL

List Entry Number: 1307579 Heritage Category: Listing Grade: II*

Location: WYDDIAL HALL, Wyddial, WYDDIAL, East Hertfordshire, Hertfordshire

THE COACH HOUSE AND WALLS OF WALLED GARDEN ATTACHED ON SOUTH

List Entry Number: 1101812 Heritage Category: Listing Grade: II

Location: THE COACH HOUSE AND WALLS OF WALLED GARDEN ATTACHED ON SOUTH, Wyddial, WYDDIAL, East Hertfordshire, Hertfordshire

- 3.2 In considering the Archaeology of the site, the findings of the report from the application on Land East of Dean House, little was found, despite the proximity to heritage assets, should any investigation be considered for this site, this could be implemented as a condition upon approval prior to any works commencing on site.

4. The proposals Design and Materials and placing within the site.

- 4.1. The proposed stables proposed are a single storey L shaped building with 5 no. stables, a tack room, feed store and rug store. In addition, a hay barn, measuring 10.3m x 5.2m is proposed for storage of hay bales and bedding straw. There are no existing structures that could be re-used within the site.
- 4.2. The yard in front of the stables is to be brushed concrete, with the access track being type 1 at present with a view to using tarmac in the future.
- 4.3. The proposed arena, is to enable the horses to be exercised within a safe environment on a suitable surface, all year round, and is to measure a standard size of 20m x 40m and to have a sand and fibre mix surface dressing.
- 4.4. The arena is to be fenced using treated timber post and rail fencing with access to the arena in the north-eastern end.
- 4.5. The muck clamp is for storage and collection of manure, and will be removed by a local farmer on a regular basis to prevent smells.
- 4.6. It is not intended within the scope of this application to erect any lighting to the arena.
- 4.7. The site of the arena would be visible from the public footpath that crosses the field (footpath17), but not visible from the Highway, thus minimising any visual intrusion. The positioning of the stable block is such that it faces away from any residential dwelling and faces away from the adjacent hedgerow.
- 4.8. It is intended the stables are constructed using black painted timber weatherboard on a red brick plinth, this would fit in with the approved equestrian development at Dean House, the roof would be either green or dark coloured Onduline or similar roofing system. The stables and barn are to be low level structures with minimum roof heights to minimise any impact within the landscape.
- 4.9. There will be internal lighting to the stables, and minimal LED down lights placed within the soffits of the stables, PIR security lighting will be necessary for the stable yard area for security and safety reasons. (EQ3)

- 4.10. The proposal has been located where there will be minimum disturbance to ground levels to create the optimum surface and least disruption to the ground levels.
- 4.11. Surface water drainage is to be discharged into the existing adjacent drainage ditch.
- 4.12. The effect of the proposed change of use on the character of the landscape is not considered to be detrimental, as the use of the land adjoining the proposal, purchased by neighbours, has been approved as equestrian and sectioned off into paddocks.
- 4.13. There is adequate pasture available within the site to accommodate the number of stables proposed.
- 4.14. The reason for placing the stables within the Southeast corner between the existing drainage ditch and the footpath, is that not only is there an existing access from the rear of Peartree Wood's rear field into this field, but this triangular section of the field would not accommodate a useful paddock area, in addition the proposed arena's surface water drainage can be discharged directly into the ditch with minimal disturbance, in addition, the distance from neighbouring dwellings ensures there would be no detrimental effect on neighbours amenity. Any deliveries for the stables, other than for the collection of muck and any visits from the Vet, will be made to the house. The location of Bridleway 18 ensures that access is enabled without having to enter a highway.

5. Access & Parking

- 5.1. Access to the stables is to be via the residential driveway to Peartree Wood, with vehicle parking to remain as it is to the house, the access existing would be extended to the rear of the trees to the southeast then follow the hedge line through the gates and over the ditch.
- 5.2. The siting of the proposal will have no detrimental effect on traffic or the highway. The host dwelling has sufficient off-road parking space, with sufficient space to ensure cars or a horsebox can enter and leave the site in a forward-facing gear.
- 5.3. Agricultural vehicles, for muck collection, will also have access to the fields from the track off Vicarage Road, there is sufficient space for a tractor to pull off the highway prior to opening the gate to allow access onto the field, this access is also currently used for maintenance of the land, grass cutting and removal of muck from the horses already grazing there.
- 5.4. There are no public rights of way on the site.



Access from
Vicarage Road to
the 10 acre field



Access from Vicarage
Road to Peartree
Wood

Flood risk summary for the area around:

PEARTREE WOOD, WYDDIAL, BUNTINGFORD, SG9 0EL

Rivers and the sea

Very low risk

▶ [What this information means](#)

The Environment Agency is responsible for managing the flood risk from rivers and the sea.

[View a map of the risk of flooding from rivers and the sea](#)

Surface water

Very low risk

▶ [What this information means](#)

Surface water flooding, sometimes known as flash flooding:

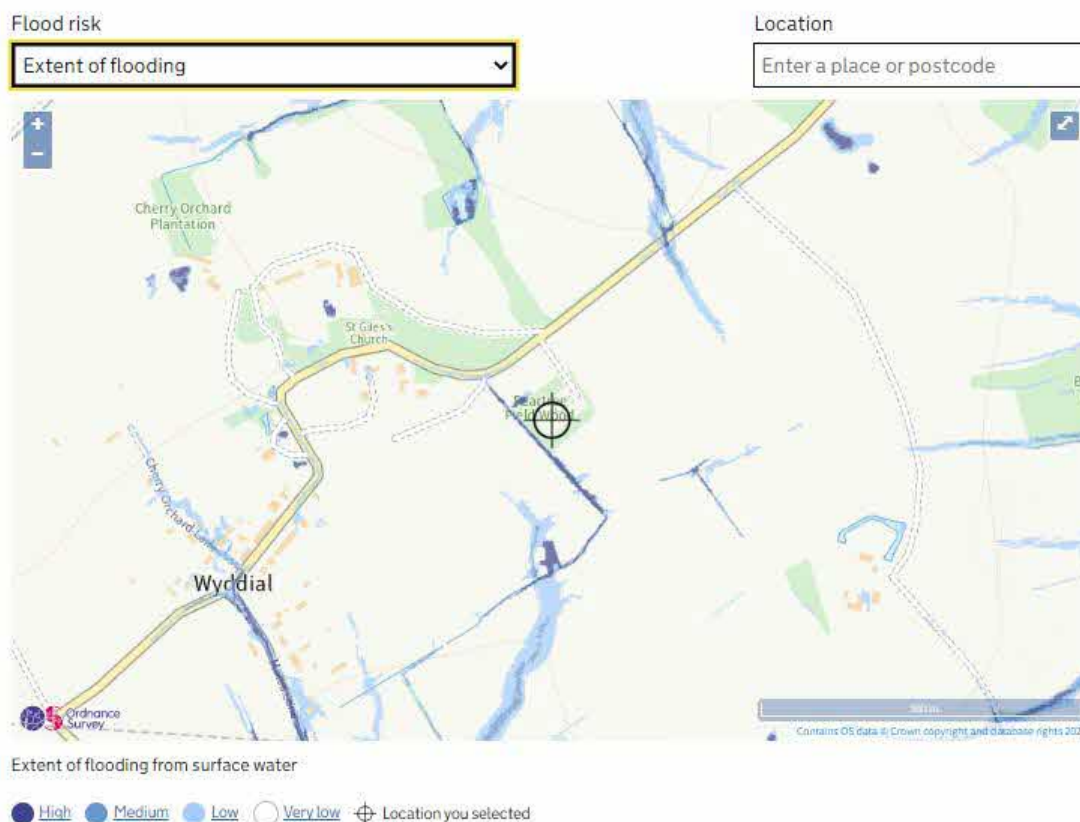
- happens when heavy rain cannot drain away
- is difficult to predict as it depends on rainfall volume and location
- can happen up hills and away from rivers and other bodies of water
- is more widespread in areas with harder surfaces like concrete

Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information.

Your LLFA is **Hertfordshire council**.

[View a map of the risk of flooding from surface water](#)

Select the type of flood risk information you're interested in. The map will then update.



- 6.1 The site lies in an area not as risk from flooding from rivers or seas or from surface water flooding.
- 6.2 The proposed development will not increase flood risk elsewhere as a result of the stables or creation of the arena.

7 Environment & Landscape & Ecology

- 7.1 Waste manure is to be placed within the proposed muck clamp; this will be collected on a regular basis when required, by a local farmer. The fields are accessed for maintenance on a regular basis.
- 7.2 No Trees or Hedges are located within a Conservation area, nor are the subject of a Tree Preservation order. No trees or hedges need to be disturbed or removed to construct the proposal, therefore there would be no detrimental effect on the landscape.
- 7.3 Surface water from the arena will be drained into the existing drainage ditch. No surface water will be discharged into the highway as the site is sufficiently distanced away from the highway to avoid this.
- 7.4 There are to be no regular increases in vehicular movements to and from the site.
- 7.5 It is proposed that additional native species hedging could be planted, in time, this to be placed around the arena, and stables
- 7.5 The proposal will decrease traffic movements as the family will not have to travel to external livery yards.
- 7.6 No demolition is proposed as part of this proposal.
- 7.7 The landscape is relatively level therefore there are no level changes proposed to the site.

- 7.8 No habitat rich environment will be disturbed as part of the proposal, also bird boxes could be included on the barn together with additional native species hedgerow improvements where there are gaps can be actioned in addition, additional planting around the arena to enhance ecology could be undertaken, should it be required. Additional shrubs would also provide wind breaks within the environment.
- 7.9 The stables have been positioned facing away from the hedgerow this to ensure downlighting within the stable soffits and yard area to avoid disturbance of the hedgerow areas.

8. Policy.

GBR2 - Rural Area Beyond the Green Belt - (b) facilities for outdoor sport, outdoor recreation, including equine development in accordance with CFLR6 (Equine Development).

CFLR6 - Equine Development

CFLR9 – Health and wellbeing – it is proven that horses and associated recreation enhances mental health.

DES3 – Landscaping – improvement to existing hedgerow with native species planting

DES4 - Design of Development

TRA2 - Safe and Suitable Highway Access Arrangements and Mitigation

TRA3 - Vehicle Parking Provision

EQ3 - Light Pollution

NPPF - National Planning Policy Framework – Development will be approved

9 Conclusion.

- 9.1 With safety of riders on the roads being a priority, the provision of the arena both ensures the safety and welfare of the rider and horse, this has become increasingly important due to the reduction in accessible bridleways.
- 9.2 The facilities constructed are solely and exclusively for the private use of the owners. The ménage will enable year-round safe riding for the applicant and family members.
- 9.3 The scheme demonstrates that it will not give rise to detrimental impacts in terms of neighbour's amenity, landscape, habitat, the historic environment or visual amenity or ecology.
- 9.4 The proposal will not give rise to any further highway movements as it is for private use only, during construction, all precautions will be implemented to ensure no mud or detritus is transferred onto the highway from construction vehicles, as the access will be via the residential driveway the applicant is keen for any plant to avoid damage to the existing driveway anyway. There are no other policy or designation reasons that would otherwise prevent this scheme from being favourably viewed.
- 9.5 Existing trees or hedgerow will not be affected by the proposal, indeed if permission is granted then additional native species hedgerow can be planted along the edge of the arena for additional screening and biodiversity.

9.6 The site is not at risk from flooding, nor will it increase flood risk elsewhere as a result of the development.

9.7 For these reasons, we respectfully request planning permission is granted for this proposal.

10 Appendix – site and aerial photos



Fig. 1 above shows the site looking from East to West with Peartree Wood to the rear, on the left is Vicarage Road, and to the right of the photo in the foreground is Footpath 17.



Photo shows
access to the
property



Photo showing the view from the end of footpath 17 in the corner of the field that intersects with Bridleway 18.



Photo showing the proposed site from the field edge boundary, site to be behind the fence.



Photo showing gated access to the proposed site, the access from the house.



Access from the rear of the house over the existing culverted drainage ditch.

Penny Little

