

**DESIGN & ACCESS STATEMENT
TO ACCOMPANY A
FULL PLANNING APPLICATION
FOR THE

CHANGE OF USE OF LAND FROM MIXED AGRICULTURAL AND EQUINE TO EQUINE,
ERECTION OF STABLE BLOCK, RE-INSTAEMENT OF EXISTING ACCESS, AND ASSOCIATED
WORKS**

AT:

**LAND TO THE NORTH:
PINCHAY LANE
WINFORD
NORTH SOMERSET
BS40 8AX**

**EASTING: 347044
NORTHING: 164338**

MAY 2023

DESIGN & ACCESS STATEMENT

This statement has been prepared to demonstrate that this scheme has been designed to create a high-quality building, which not only fully accords with Planning Policy, but is also practical to use.

This statement has been set out as suggested in the publication entitled ‘Design and access statements – how to write, read and use them’ published by the Commission for Architecture and the Built Environment’. This guidance document has been published to accompany the Government circular ‘Guidance on changes to the development control system’ which became effective from 10th August 2006.

Ian S Ford Building Surveying and Planning Ltd.

Sutton Farm
Sutton Lane
Butcombe
North Somerset
BS40 7XQ

Tel: 01761 462033

Ref: 2054/23 rev -

Mob: 07779613727

Date: May 2023

Email: luke@SuttonRidge.co.uk

COPYRIGHT

The contents of this document must not be copied or reproduced in whole or in part without the written consent of Ian S Ford Building Surveying and Planning Ltd.

CONTENTS

- 1 INTRODUCTION**
- 2 PLANNING POLICY AND HISTORY**
- 3 USE – EQUINE JUSTIFICATION**
- 4 AMOUNT**
- 5 POSITION**
- 6 SCALE**
- 7 APPEARANCE**
- 8 ACCESS – VEHICULAR AND TRANSPORT**
- 9 ECOLOGY**
- 10 CONCLUSION**
- 11 DECLARATION**

1.0 Introduction

1.1 Ian S Ford Building Surveying and Planning Ltd have been instructed by Mrs Kelly Noel (referred to herein as the applicant) to prepare and submit a 'Full Planning Application' for the:

- Change of use of mixed agricultural and equine land to equine land,
- Erection of a stable block,
- Re-instatement of an existing access/gateway from Pinchay Lane, *and*
- Associated landscaping works.

1.2 The application site is land to the north of; Pinchay Lane, Winford, North Somerset, BS40 8AX.

1.3 This statement should be read in conjunction with the submitted supporting documents including:

1. Application covering letter,
2. Completed application forms,
3. Completed CIL forms, *and*
4. Drawings 2045/23/001 & 2054/23/002.

2.0 Planning History and Policy

2.1 Having reviewed North Somerset Council's interactive planning map it is confirmed that the land to which this application relates has no recent planning history.

2.2 With regards to planning policy designations, it can be confirmed that the application site is located inside The Bristol and Bath Green Belt, but outside of:

- Any defined settlement boundary,
- The Mendip Hills AONB,
- Any Flood zones,

- Any specific wildlife designation such as sites of Special Scientific Interest (SSSI),
- Does not form any part of a Heritage asset, *and*
- Doesn't include any Tree Protection Orders (TPOs).

2.3 The primary planning policy governing equine developments in North Somerset is DM52. The proposal is considered to fully comply with the criterion of DM52 as:

- For reasons explained with this statement, the proposal will not harm the landscape character of the area,
- The site is not in an area at risk from flooding at it will not increase the flood risk elsewhere.
- The proposed stable block has been located adjacent and near to other agricultural and equine buildings.
- The proposed design of the stable block has been kept low and the position selected specifically to ensure the proposal is unobtrusive.
- The scale, design, colour and use of materials (timber) has been sensitively specified to respect the rural setting.
- External lighting has been limited to the under the covered walkways outside the stables within the inner courtyard limiting any light pollution to negligible.
- As explained at section 9 of this statement, the proposed scheme will lead to a net gain in the ecological value of the site.
- The site is not in an area identified as having any potential archaeological value.
- The access arrangements will create not prejudice highway safety (see section 8), *and*
- The location has an embarrassment of riches when it comes to Bridleways, Restricted byways and BOATS (Byway open to all traffic) in the immediate vicinity. Pinchay Lane itself is a Restricted Byway which adjoins Greatstone Lane a BOAT which connects to other restricted byways.

2.4 In summary the proposal fully complies with DM52.

3.0 Use – Equine justification

3.1 The applicants own 20 acres of land which has historically been used for mixed agricultural and equine grazing. The land is down to permanent pasture and is grazed by the applicant's horses currently.

3.2 The application site is ideal for the equine activity as:

- The land totals nearly 20 acres of free draining land down to permanent pasture,
- The parcel of land benefits from running water,
- The land is afforded electricity,
- The site is accessed via a restricted byway. There is also an extensive network of Restricted Byways and BOATs (Byway open to all traffic). *and*
- The applicant live less than 1.5km away as the crow flies. They are therefore close at hand to tend their horses as required.

3.3 The land to which this application relates is best used for grazing of horses given its size, topography and orientation. It is not suited for arable (crop) farming or modern agricultural activities, particularly given the vehicular access not being suitable for large agricultural machinery.

3.4 The applicant is a very keen horse rider and along with her family own 5 horses which are predominantly ridden for hacking purposes (pleasure riding and exercise). The applicant does however intend to buy 3 further horses in due course as two of the current horses are older and therefore unsuitable for riding. The 20 acres of land owned is more than sufficient for the 8 total horses proposed given that good equine husbandry guidelines recommend 1 to 1.5 acres per horse.

3.5 The proposed stable building will be provide several key uses within the Gross Internal Area of 226m²:

- 8No. individual stables for the housing of 8 horses,
- A secure tack store. Tack is equipment used in horse riding and includes items

such as, saddles, stirrups, reins and bits along with winter coats.

- A watertight feed and bedding store. This is ideally located central to the stable block for easy access. *and*
- A secure tractor/implement store. Although the land grazed by horses does not require intensive tractor work to maintain healthy soil, it is necessary from time to time to chain harrow the ground and heavy roll areas where the ground becomes poached. Due to the isolated location, the site would be an easy target for thieves. Secure storage is therefore essential.

3.6 For avoidance of any doubt the stables and grazing of the land is for private use only.

4.0 Amount

4.1 The application site is the area outlined in red on drawing 2054-23-001 and totals 20 acres (80,000m²).

4.2 The proposed building will provide a total of 226m² of internal floor area consisting:

- 8no. stables each measuring 3.6m x 4.575m (12ft x 15ft).
- 1no. tack room measuring 6.27m x 4.575m (20ft x 15ft).
- 1no. feed/fodder store measuring 6.27m x 4.575m (20ft x 15ft), *and*
- 1no. tractor/implement store also measuring 6.27m x 4.575m (20ft x 15ft).

4.3 This size is the minimum deemed necessary for the intended number of horses and acreage of land that the applicant owns.

5.0 Position

5.1 The location of the proposed new building was dictated with consideration for a number of factors including:

1. Ensuring that no existing trees or hedges are affected to permit the erection of the building.
2. To minimise views of the proposed building from beyond the site. This includes utilising the existing mature screening afforded from the existing trees and mature hedgerows combined with new tree planting.
3. To ensure there is no nuisance to nearby dwellings and land uses.
4. To not impede the public footpaths crossing the land. *And*
5. To utilise the existing access to the public highway and the length of permeable compacted aggregate track required

6.0 Scale

- 6.1 The proposed building size and proportions have been kept to the minimum as necessary to serve the equine need in terms of numbers of horses and the acreage owned by the applicants.

7.0 Appearance

- 7.1 Due to the topography, existing hedgerows and trees combined with proposed tree planting the stable building will be well-screened from view from the wider landscape. The only obvious views of the building will be from the far north which is largely limited to private farm and equestrian land along with the odd dwelling.
- 7.2 The proposed building adopts a simple materials palette and form that is common of equestrian buildings. This includes horizontal timber cladding which will be allowed to weather naturally helping the building to merge into its surroundings. The pantile roof appearance of the metal sheets with natural clay colour will also aid the building to sit comfortably within its setting.

8.0 Access

8.1 The proposed stable building will be served by the re-instated gateway in the south west corner of the land onto Pinchay Lane. Pinchay Lane is a short semi-metalled lane which joins the main highway (Crown Hill) approximately 300m to the west. Visibility to the north west is good along Pinchay Lane, but is a little restricted to the south east. This is however not an issue as the lane only serves one other parcel of land and building to the south east. Traffic is therefore almost entirely limited to slow moving pedestrians and horse riders.

8.2 As part of the proposed scheme a short length of compacted aggregate is provided to afford all weather access for cars/horse boxes etc. The proposed stable building will not lead to an increase in vehicle movements on and off the land. Indeed, the proposal should actually reduce movements on and off the land as it provides secure and covered storage for fodder and tractors implements which would otherwise have to be brought onto site regularly.

9.0 Ecology

9.1 The proposal is considered to have an overall net gain on the ecological value of the site. Whilst the re-instatement of the gateway will require the removal of a few hedgerow specimens and the trimming back of a short length hedge this is more than outweighed by ecological enhancements including;

- The planting of 21no. specimen trees of local provenance,
- The erection of 2no. bat boxes on the north western elevation adjacent to a mature hedgerow with no artificial lighting provided on this elevation. *And*
- The provision of 3no. swallow cups.

10.0 Conclusion

10.1 Consent is sought for:

- The change of use of 20 acres of permanent pasture from agricultural and equine to equine.
- The re-instatement of an existing gateway,
- The erection of a stable block, and
- Associated works.

10.2 The proposed stable building is modest in size given the uses it provides, and has been sensitively positioned ensuring only a negligible impact on the surrounding landscape.

10.3 As confirmed, there is a clear equine need for the proposed building with a large network of byways and bridleways accessible directly from the land. Furthermore, the use of the 20 acres of permanent pasture for equine purposes is not detrimental to agricultural activity in the area. This is due to the size and shape of the plot of land and restricted access for large modern agricultural equipment.

10.4 In conclusion the proposed scheme is considered to meet the applicant's requirements whilst fully according with all relevant planning policy.

10.5 As the proposal fully accords with all relevant Local and National planning policy, it is suggested that consent ought to be granted.

11.0 Declaration

Signed  Dated 5th May 2023

Luke Ford BSc (Hons) MRICS
Chartered Building Surveyor
On behalf of Ian S Ford Building Surveying and Planning Ltd.