



SUPPORTING STATEMENT

to be submitted in conjunction with an

APPLICATION FOR PLANNING PERMISSION

STABLE & FEED STORE

at

THE SHEEPWASH

PICKEDMOOR LANE

OLDBURY-ON-SEVERN

BRISTOL

BS35 IPL

Prepared by:

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Site: Land at The Sheepwash, Pickedmoor Lane, Oldbury-on-Severn, Bristol, BS35 IPL

Applicant/s: BC & RJ Thornell

Description: Erection of a stable and feed store

1. INTRODUCTION

This Supporting Statement accompanies the planning application for the erection of a stable and feed store.

2. BACKGROUND

The site extends to approximately 0.84 acres, bordered by mature hedgerows and rhynes. Adjoining properties comprise of agricultural, residential, and equestrian uses.

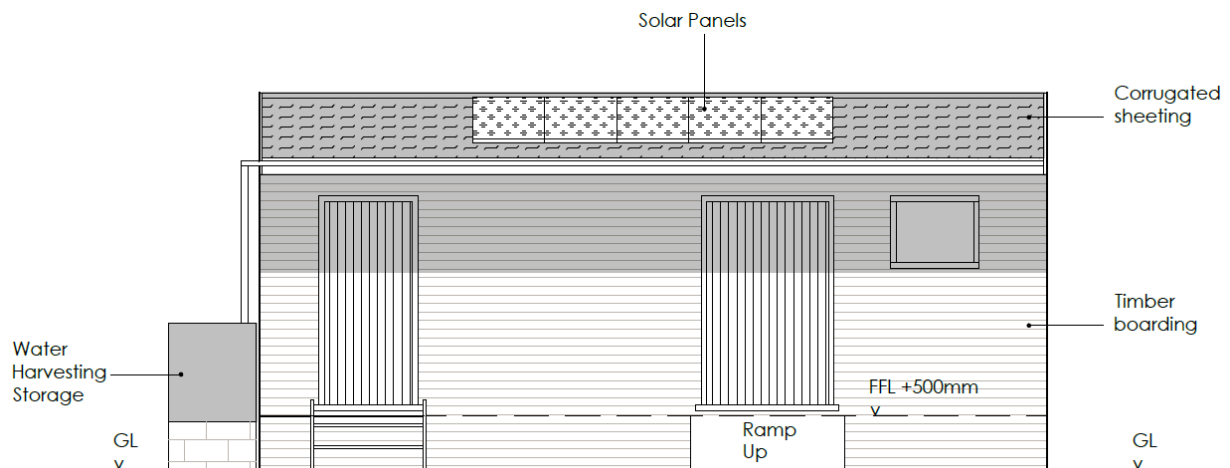
There are currently no buildings on the land and a Land Plan is attached at **Appendix I**.

3. PROPOSAL

The proposal seeks consent for the erection of 1 stable and a feed store. The stables will be of a standard design (7.31m x 3.65m), of a timber construction with a corrugated sheet roof. The development includes roof mounted solar panels and a water harvesting storage facility.

Proposed drawings accompany this application, and the stable block floor level will be raised by 0.50 metres in order to raise it above the existing ground level.

The proposal is situated nearby to the existing built form of the village and is outside of the Green Belt.



4. LANDSCAPING

There are existing mature hedgerow boundaries enclosing the site and providing screening from the public highway.

The applicant is willing to take advice from the landscaping officer if further landscaping is required.

5. ACCESS

The property has frontage to the Pickedmoor Lane, a council adopted highway.

There are no amendments proposed at the highway junction and vehicles will be able to access and egress the site in a forward gear with ample turning space within the site.

6. FLOOD RISK

The proposed use does not change the site conditions and will have no adverse effect on drainage or flood risk. The site is located within Flood Zone 3, therefore, a Flood Risk Assessment has been submitted with this application.

7. POLICY

The proposal is compliant with Policy PSP30 (Horse Related Development) of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted November 2017). The policy states that equestrian development will be permitted provided that:

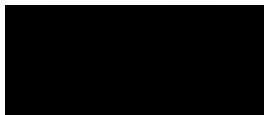
- 1) new buildings, shelters or arenas are located, where possible, near to existing farmsteads or groups of buildings; and
- 2) there are no existing suitable underused buildings available or capable of conversion, located near to existing farmsteads or groups of buildings; and
- 3) the design of buildings, and the size of the site and the number of horses to be accommodated, has proper regard to the safety and comfort of horses and to the preservation and enhancement of the landscape; and
- 4) where necessary, safe and convenient access to bridleways and riding routes are available to riders; and
- 5) adequate provision is made for vehicular access, parking and manoeuvring and the development would not give rise to traffic conditions to the detriment of highway safety; and
- 6) any temporary structures, and vehicles associated with the proposed development, are located in appropriately designed storage on site, to avoid any harm or degradation to open countryside and rural landscapes.

8. CONCLUSION

The proposed has been designed to meet the client's needs and there are no existing buildings on site that can meet that need. The proposed stables will be sited in a logical position close to existing built buildings and are deemed to sit sympathetically within the countryside and will not have a negative impact of the setting.

The building will not be widely visible in the landscape being screened by the existing tall mature hedgerows along with the advice taken on additional planting proposed.

The proposed application complies with the requirements of the NPPF and the local plan.



Signed:

Toby Read
for and on behalf of David James

