

Planning Statement

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Design & Access Statement- Deancot Cottage Stables and Ménage

WRITTEN BY MRS J FOORD

FOORD EQUESTRIAN SERVICES

COOKHAM FARM

COOKHAM ROAD

SWANLEY

KENT

BR8 7QP

Foord Equestrian Services have been building ménages for over 25 years and have extensive knowledge to suggest to our clients where to place and erect their ménages to be in accordance with National and local council planning policies.

Introduction

This statement has been prepared in support of full planning application for a proposed replacement Stable block for the keeping of horses and a menage for exercising of horses to be used by my client.

My client has owned Dean Cottage since 2017, Dean cottage paddocks and stables have always been used as equestrian paddocks for their horses.

The proposed replacement stable design is based on the metal framework stables to ensure longevity then clad to give a traditional wooden stable look comprising of 4 stables with associated areas for feed store, tack room and hay store.

The menage is a standard 50m x 25m design for jumping with sand and rubber chip topping with dark wooden fencing.

Pre-application was obtained 21/501060/PAPL dated 25th March 2021 from Michelle Kwok. The outcome of the pre-app report states as follows:

“Local plan policy DM41 states that new equestrian development should be of a design which is sympathetic to its surroundings. You have demonstrated in the submitted photos of the existing stables which is in a need of repair states, and it is proposed to replace this stable with new 30 x 40ft American style barn with internal stables for security and safety. Whilst the proposed stable would be slightly larger than the existing, it is considered to be of an appropriate design and height, and it

would be largely be within the existing footprint and build form. The stable is also grouped with the existing built development”.

“The riding arena and keeping of horses, by its nature, would also not be visually intrusive or incongruous in this countryside setting. The proposed riding arena situated to the immediate south of the stable is considered to be sympathetic to its surroundings in terms of its use. Appropriate fencing (such as timber post fence) which reflect the landscape character.

1 The principle of the replacement stable block and menage was not questioned, therefore it was concluded that in principle this would be supported.

2 The proposed location was noted as suitable, therefore it was concluded the location would be supported.

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Dean cottage paddocks are located directly off Warren Street Road. Dean cottage paddocks stand within neighbouring paddocks and within large equestrian orientated complex with a number of dwellings and equine infrastructure. Dean cottage totals approximately 3.8 acres and my client owns three horses. The surrounding paddocks form part of a well-established residential equine complex. My clients direct neighbour has a riding arena in situ which adjoins my client’s boundary, my clients other neighbour also has riding arena in situ of which was obtained in 2022 ref 22/00863/AS which was granted by Ashford borough Council with myself the planning agent.

Dean cottage paddock’s can be seen by very few houses and surrounding land of where my client lives at Dean cottage. My client has consulted with their neighbours of which have no objections that we are aware of for replacement stables and ménage to be erected in the chosen and recommended place at Dean cottage paddocks.

The ménage will be unseen from Warren Road or indeed any roadway and the access to Dean cottage replacement stables and ménage will remain unchanged. I have recommended to my client that the replacement stables and proposed ménage placement be situated to the immediate south of the stable which is considered to be sympathetic to its surroundings in terms of use as requested by Michelle Kwok, planning officer in preplanning advice given, and therefore also continue accommodating within the natural landscape. Foord Equestrian Services work within a high standard of design that are suitable for and to a rural area and that also comply within local planning policies, including as above placing of stables and ménages and with minimal visual impact, also the local environment. All of this is taken into great consideration when planning the design for our clients. We have built over forty ménages within Kent, London and Sussex that are suitable and comply with local planning policies.

The land at Dean Cottage paddocks is relatively flat and will therefore require minimal disturbance for the construction of the proposed replacement stables and ménage. If the planning application was successful the work would be carried out in early Autumn of 2023, working with the land this month of the year is ideal as the ground will be dry for the necessary work to be carried out and the disturbance to the grass paddock would be much reduced, therefore re-seeding and landscaping

would be kept to a minimal. The duration of construction from start to finish of ménage is fifteen days weather permitting.

Design statement

The proposed development for replacement stables and menage is one intended for private use only and is required by my client for both recreational purposes to allow to continue the progression of their involvement in event intermediate level. The size of the ménage is 50m x 25m that which is standard size for jumping of larger horses and needed for continued progression at intermediate for competitions. The replacement stables consisting of 4 stables, tack room and feed store measuring 12.20m x 9.14m. These are of standard American barn size with metal framework for longevity and clad in wood to give a classic wooden design stables to fit into the natural landscape.

Horse Manure and used bedding material will continued be placed on a muck trailer which is emptied frequently, this is the preferred method of dealing with manure for small private use stables by the Environment Agency. The Manure trailer is not located any closer than 10M from any river, stream, or waterway or 50m from a spring, well or borehole. It is understood that none of the above are within the general proximity of the replacement stable block. There are no residential buildings close to the general area of the replacement stable block and therefore has never been nuisance caused by manure smells.

External lighting for stables will be provided by 2no 30W LED floodlights at each end. To conserve energy and prevent light pollution the lights will be activated via PIR movement sensors and will have an automatic timed switch off. There are no residential buildings close to the area of the replacement stable block and therefore there will be no nuisance caused by light pollution. There will be no lighting on the menage.

By reference to the Environment Agency flood risk map for planning, the application site is not within the flood zone therefore there are no flooding implications.

There are no highway considerations relevant to this site as existing access is from Warren Street Road.

All trees and hedges to the proposed enclosure area for the replacement stable block and menage will be retained as existing. It is suggested that no further landscaping will be required.

Design Principles

Proposed development works are estimated to cost in the region of £50,000.00 - £55,000.00.

The development proposal as outlined in general arrangement drawings has been designed to cater for the intended use of the site as outlined in the Design Statement and considers the necessary facilities required to fulfil the needs of both the client and their livestock.

Private Equestrian activities are considered to be a form of outdoor recreation and associated stables/sand schools are generally appropriate facilities for these activities. As pre-app states we have ensured that the ménage is of a size that is of relative for these facilities and by nature provides an open appearance, being enclosed by low and open rural style fencing.

The proposal ménage is to measure 50m x 25m and is constructed of a stone base over a network of land drains with silica sand and rubber chip surface, to be contained by a post and three railed fences, with five bar gate, to enter the ménage. The fencing is treated softwood, medium brown in colour which makes it naturally surround into the landscape, the rubber chips are also dark in colour and therefore blend into the landscape also. The replacement Stables will be clad in treated softwood of which are medium brown in colour to make them also blend naturally into the surrounding landscape.

The proposed ménage is designed for the use of exercising horses and in preparation for riding competitions. The size of the ménage allows training in equine disciplines and all riding activities.

The ménage will be dug into the ground and situated close to existing tree line to minimize its visibility to surrounding land, the replacement stables are also be placed to minimize its visibility.

The proposed incorporation of ménage provides the capacity for a safe and regular exercise for livestock within the confines of the site and considerably reduces the damage to the rest of the land. Please see the following list for valued reasons for the ménage.

- 1 The proposed incorporation of a ménage provides the capacity for a safe and regular exercise for livestock within the confines of the site and considerably reduces the damage to rest of the land.
- 2 Reduces need for horses to be exercised on roads, therefore safer and less obstruction to traffic and safer for the rider and horse.
- 3 Reduces the use of bridle paths thus reduces amount of erosion/surface damage.
- 4 Horses are not exercised in wet fields in winter, therefore reduce unsightly poaching of ground and improve growth of grass in spring.
- 5 Training can take place in an enclosed area. Providing a safer environment for both horse and rider.
- 6 Health implications for horses are reduced due to less jarring when exercised on an all-weather surface.
- 7 Horses can be exercised all year round, in all weather, without compromising safety when exercised on roads/bridle paths in wet and dark conditions.

My client informs me that riding out onto Warren Steet Road is far too dangerous for her, and her horses. Warren Street Road is a very busy country road with many blind spots for car and lorry drivers to see a horse approaching. My client cannot ride on the road at any given time during the day or evening for these reasons. My client therefore only has use of her paddock to exercise and practice her jumping and horse- riding skills and this is just not possible all year round. Dean Cottage

stables and menage would be located close to existing infrastructure and would be considered on our opinion as part of the established group of equine surrounding properties and paddocks. The development would not impact upon the residential amenity of nearby properties, neither we feel would impact the wider landscape amenity.

Main Site Access Arrangements

Access to the site is via an existing entrance off the highway with no alterations necessary for this application as the current access is sufficient.

Ménage Drainage – Using Sustainable drainage system (SuDs)

There shall be one French drain running around the outside of the ménage to collect any water running through the ground going into a soak away which is to be made at the edge of the ménage. The drainage on the ménage shall be as per a network of drains. The assessment carried out into disposing of surface water by means of a sustainable drainage system in accordance with the principles of sustainable drainage systems. The results of the assessment are hereby provided to the LPA, where a sustainable drainage system scheme is implemented, and the submission details are as follows.

i) The following provides information about the design and storm intensity that our SUDS can sustain, the method employed to delay and control the surface water discharged from the site, and the measures taken to prevent pollution of the receiving surface waters.

1 Any flooding or rainfall will fall onto sand surface, where the sand will retain water from flooding or rainfall.

2 Flooding or rainfall will then travel through Geotextile non-woven membrane filtering into 100mm depth of clean 40mm triangular stone. This layer of the drainage system will retain flooding and rainfall of over 100mm of water.

3 The flooding or rainfall will then filter through another layer of geotextile woven membrane into ground surface underneath.

4 Any excess flood water of rainfall will be taken away via the 100mm drainage pipe system (filter strips), to a purpose-built soak away; this will gradually release any excess flood water back into the earth.

CC3 Suds: As Maidstone Suds advise as follows: Permeable surfaces (e.g., pavements, driveways, footpaths, car parking areas and access roads) can, depending on the local ground and soil conditions, allow rainwater to drain away into the ground. Porous surfaces that can be used include permeable concrete blocks, crushed stone, or porous asphalt.

Foord Equestrian Services have applied and had granted planning applications and constructed the following ménages within Kent and Sussex with our Sustainable drainage system in place over the last five years, all have proven to be working at 100% sustainable drainage. The application numbers are as follows for your reference.

19/01057/FL Tonbridge and Malling council granted in August 2019

20190303 Gravesham Borough Council Granted July 2019

19/02822/FULL1 Bromley Council Granted September 2019

18/00376/FULL Tunbridge Wells Borough Council Granted May 2018

18/01177/FULL1 Bromley Council Granted March 2018

The sustainable drainage system implemented into these ménage designs and constructions ensures satisfactory means of surface water drainage.

ii) Foord Equestrian Services is responsible for the implementation of the SUDS Scheme, timetable from build and continued use.

iii) Management and maintenance plan for the lifetime of the development is the responsibility of the owner of 'Dean cottage'. As instructed by Foord Equestrian Services to uphold our guarantee of ménage, constant levelling, and maintenance to surface of ménage will ensure the adopted SUDS scheme remains in 100% working order. No public authority of statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime will not be needed as ménage is a self-contained build.

The stables surface rainwater from the roof will be drained via gutters and rainwater pipes to discharge into soakaways which will be located no closer than 5m from any building or structure.

Summary

1 All new development is of a design which is sympathetic to its surroundings in terms of scale, materials, colour, and details.

2 Proposals will include lighting only where it can be proven to be necessary. As there is no artificial lighting within the area of the replacement stable block, external lighting is deemed necessary. This will be activated via movement sensors and will have timed automatic switch off. Thus, the lighting will only be on for the period required.

3 Current contain appropriate sited muck trailer is sufficient for soiled bedding materials. Surface rainwater from the roof will be drained via gutters and rainwater pipes to discharge into soakaways which will be no closer than 5m from any building or structure.

4 The replacement stable block and menage location is in a sustainable location as it is within the land of my clients dwelling. The proposed will not lead to any increase in traffic. Therefore, it is a sustainable use of the site.

Conclusion

Overall, the proposed application presents a scheme that is appropriate to the setting of the site and having due regard to advice given in the Pre-App report has a design that is sympathetic in terms of scale, form, massing, and appropriate use of materials. In light of addressing all the above considerations in the Pre-App Report advise quoted "The replacement stables building is set away from any neighbouring property, any external lighting can be controlled by appropriate condition when permission is granted". "The development makes use of the existing access from the host dwelling, namely Dean cottage, which is directly linked to Waterditch Road. There is sufficient turning and parking facilities within the site". With all the details within this planning statement we look forward to a positive response being supported for this application.