



PLANNING STATEMENT:

SITE ADDRESS: Ashfield, Stoodleigh, Tiverton, Devon, EX16 9QF.

Introduction:

This Planning Statement relates to the proposal for a new private equestrian facility at Ashfield, Stoodleigh. The proposed erection of a new stable building and indoor arena for the use of private equestrian purposes by the applicants only, will replace the previous commercial stud facility 'Ashmoor Stud & Equine'. The proposed arena and stables will be for the use of the occupants of the property only for private equestrian purposes. The existing site is accessed from a private gated driveway to the East of the overall property and there will be no increase in traffic too and from the site. The new barn proposed under this application will be constructed on the site of the current barn building, timber stables, and concrete hardstandings.

Existing Site:

Please refer to drawings 100, 101 and 102 for additional details. Site photographs included below.

The existing property is located on a public highway between Ash Mill and Aldridge Mill Hill, to the East of village of Stoodleigh, Tiverton. The existing site consists of a domestic property that is detached, an array of equestrian buildings and fields, with a private gated side access from the public highway to the East, providing safe manouvering. Ashfield benefits from a large adjoined parcel of land to the West of the existing property. This is utilised for equestrian and agricultural purposes. Neighbouring facilities include stables and arenas.

The site has formerly been used as a commercial stud, with more than 20no horses on site. The site includes a large barn, which has had its partitions removed internally, a smaller block of 10no stables, and a large concrete hardstanding between, where an additional 10no stable building was sited – this was removed by the previous owners prior to the sale of the property. The larger existing barn is of steel frame construction, with corrugated sheeting and timber cladding to the external facades. The existing barn is in poor condition from a lack of maintenance by the previous occupiers. The smaller stable block is of timber frame construction, with a timber clad exterior, and requires significant repairs. This building has a stepped concrete slab, and is not functional for horses. The remaining concrete slab is from a matching stable building that has been removed.

An array of neighbouring existing dwelling and barn buildings, varying in size and configuration, are located close to the proposed site. This area is relatively hidden from the public domain despite its slightly raised position. The immediate local area is largely farms and agricultural facilities, linked by the existing public highways. The present equestrian uses of the property are for largely private use. The applicants have their own horses on site which they stable, graze and ride on the existing land. The applicants are not proposing to continue the commercial uses of the previous occupants. New equestrian facilities would be used by the applicants only and are not for public use. Most horses on the property will be private.

Overall Existing Site Plan:



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2022. Photographs dated November 2022.

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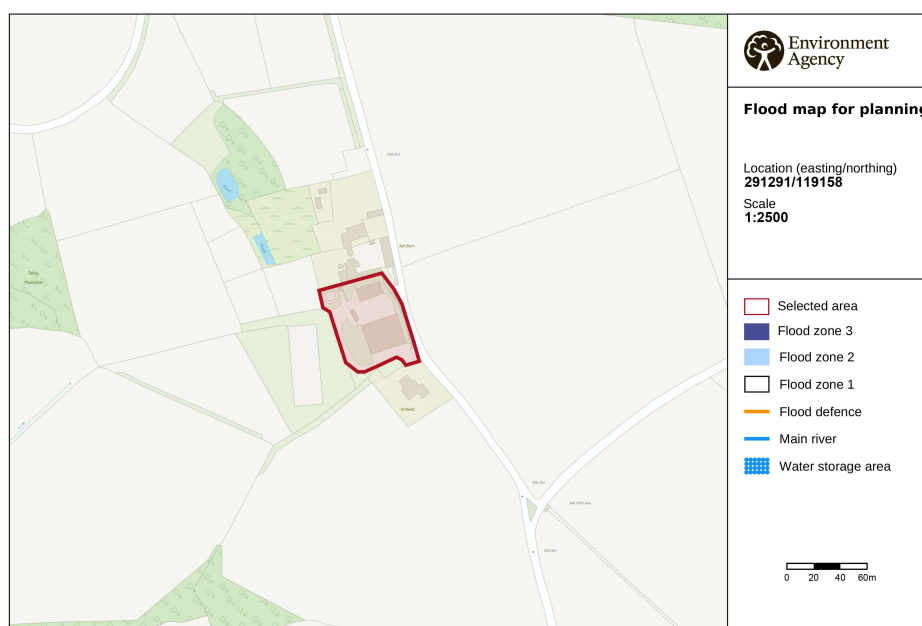


Existing Photographs:



Photograph from West showing existing buildings and outdoor arena.

Flood Risk Assessment:



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Site located within Flood Zone 1. Flood risk assessment taken from www.gov.uk.

Proposed Alterations:

Please refer to drawings 103A for additional details.

This application proposes the creation of a new indoor arena and stabling, in the location of an existing barn, enclosed by a new barn building for private equestrian purposes with additional ancillary elements. This new proposal would be linked to the main house area, and be retained for the private uses of its occupants only.

The new proposed barn and indoor arena would be located to the East of the site, within an area of existing and previous equestrian buildings. This new proposal will occupy only existing areas of hardstanding on the site. The indoor arena will be 25x35m in size, and detailed as per drawing 103A. This new arena is located away from the existing property to the North of the site, and will be well screened from public view, despite its raised level on the existing topography. This will ensure continuity with the surrounding farm areas.

The new barn will be located on the site of the existing stable blocks, which contain stable boxes which are too small. The existing buildings in this area will be removed to make space for the proposed new buildings. The new roof is shallower than existing, to ensure the ridge height is at a minimum, and lower than the buildings removed. The improvements and replacements to these curtilage areas would be sensitively carried out, and would not be detrimental to the existing property itself given their distance of separation.

A new horsewalker is proposed to the North of the existing stable block, utilising an area of existing hardstanding from the removed walker. This open area will allow external working with the horses within close proximity of the stable building.

The layout of the site seeks to achieve the containment of all the equestrian uses within the confines of the existing areas, whilst utilising the convenient means of access. The existing building facilities are all located to the North of the existing dwelling (Ashfield), in areas that are otherwise hidden from public view. These existing facilities are proposed to be retained, with the new equestrian arena facilities utilising the surrounding

spaces. There are at present considerable areas of equestrian paddock to the rear of the existing property, and all new proposals will be within these areas.

This will ensure a harmonious balance with the existing buildings whilst incorporating the new proposals as part of the existing estate. The existing buildings, hedges and trees will provide visual filtering of the arena & stables and help to limit any aesthetic impact it may have on the surrounding areas. In summer, the arena will be heavily filtered by hedges from most directions and largely screened by intervening hedging/trees from all the public viewpoints. Please see the site and location plans for additional justification of these elements. Due to its private nature the development will have low-level impacts on local amenity.

All new hardstanding and arena surfacing will be permeable in nature to promote sustainable surface water drainage. Storm drainage is to be connected into a new rainwater harvesting system, and existing soakaways, or new soakaways to the new stables to minimise drainage runs, and are to be installed a minimum of 5.0metres away from any buildings on the site. Locations and exact specifications are to be provided by specialists (Polypipe or equivalent) Where ever possible rainwater will be collected for the sustainable re-use around the site. The new foul drainage will be linked to the existing sewage treatment plant.

Given the proposed private nature of the site, traffic to and from the entrance will remain unchanged, and in fact decrease from the sites previous commercial nature. Deliveries of feed and bedding will be as existing. The sufficient storage areas in the barn building will allow for minimal traffic/deliveries to the site. There will be no public competitions or any other commercial equine events taking place at the property. The present equestrian uses of the property will be retained. New equestrian facilities would be used by the applicants only for private uses. and are not for public use. All proposals will be sensitively applied to the existing dwelling and surrounding areas. The new building will be reflectant of the sites existing character.

Proposed Building Materials:

Walls:	Vertical timber cladding above concrete plinth.
Roof:	Composite roof.
Fascia/Soffit:	Painted timber.
Gutters/RWP:	Aluminium (black)
Doors/Windows:	Aluminium / Timber.

These proposed buildings are reflectant of the existing equestrian buildings on the site, and also the local buildings in the area. The timber silvering over time will mimic the local vernacular of agricultural and equestrian buildings, with a composite roof located over.

Relevant Planning Policys:

NPPF

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| 111 | Requirement for development to have safe and convenient highway access. The existing access is suitable for commercial uses (as per existing site) and will remain unaffected by the proposed works. |
| 119 | Promotion of an effective use of land while safeguarding and improvong the environment. The proposal includes the development of previously-developed or brownfield land. |
| Annex 2 | Previously developed land Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the |

curtilage should be developed) and any associated fixed surface infrastructure. The proposal in this site is to replace the existing equestrian buildings with new.

Mid Devon Local Plan 2013 - 2033

Policy DM21:

- 4.63 The use of horse keeping is common in the Mid-Devon landscape, and equine activities are an established part of the rural economy, providing opportunities for recreation. The proposed new private equestrian building is located on the site of a commercial facility. These equestrian facilities are located on the site of the existing developed land, remaining away from any settlements in an area of the countryside.
- 4.64 The new developments at this site are designed and located to minimise any impacts, whilst reflecting the local character and landscape aesthetics. The proposed building is to replace the existing barn and stable blocks with a single building. The scale, appearance, materials and design match the rural nature of the area, and will not have an adverse effect. The new building is proposed on an area of existing buildings and concrete hardstandings.
- 4.65 With commercial establishments having a greater impact on the surrounding areas, a reduction to a private facility should result in a more acceptable scheme. The proposed scheme will have significantly less horses than existing, and a reduction in highway traffic around the local area. The private proposals will include indoor and outdoor exercise facilities, ensuring that local road use for exercise is reduced to a minimum. The proposed equestrian development will not result in an unacceptable increase in traffic on the local highway network, and will offer a significant reduction.

Policy S1:

- d) Supporting a prosperous rural economy through the conversion of suitable existing buildings and well-designed new buildings in suitable locations, diversification of agricultural and other landbased businesses, support for equestrian activities, retention and development of local services and community facilities in villages, and the promotion of sustainable rural tourism and leisure development.

Policy S14:

- d) Agricultural and equestrian development; the proposals at this site will help to preserve and enhance the character and appearance of the site. The new building will replace an existing equestrian facility with the rural environment.

Conclusion:

We believe the alterations to the existing site and the proposed new building will be beneficial to the usability of the existing dwelling. The appearance, layout and scale of the proposals are reflective of the local traditional styles and character that have developed in this area. Minimal external amendments are proposed in the conversions to form a private equestrian arena, with the lowering of the existing ridge height. The alterations will be sympathetically made in order to preserve the original character of the overall property. Locally sourced materials will be used to provide continuity. These works will have little effect on the existing building and surrounding areas significance.