



WILKINSON
PLANNING

Waste Management Plan

SITE

Land East of Pettaugh Lane, Gosbeck

PROPOSAL FOR

Change of use of agricultural land to equestrian use, including erection of associated stable block and construction of menage

PROPOSAL BY

Miss L Hillyard

October 2023

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1.0 Introduction

- 1.1 This statement is produced for and on behalf of Miss L Hillyard in respect of an application for; Change of use of agricultural land to equestrian use, including erection of associated stable block and construction of menage at Land East of Pettaugh Lane, Gosbeck.
- 1.2 The purpose of the statement is to ensure the site is suitable managed, in specific regard to Condition 7 attached to the planning permission, which states:

7. ACTION REQUIRED PRIOR TO FIRST USE : WASTE MANAGEMENT PLAN

Prior to the first use of the development, a waste management plan for storage and removal of horse manure shall be submitted to and approved in writing by the Local Planning Authority. The waste management plan for storage and removal of horse manure shall include details on:

- o A scaled site plan showing positioning of muck heap and/or muck trailer. Any muck heap must be on a dedicated area of non permeable hardstanding.*
- o Details of the construction of any muck pads and surrounding structures.*
- o Frequency and method of muck removal off site and details of where waste is taken.*
- o Pest control arrangements for waste to minimise the potential for flies, rats and or mice to include frequency of checks, frequency and nature of preventative treatments and actions in the event of becoming aware of the presence of pests.*

The approved Waste Management Plan shall be implemented in full. Any change in method shall be subject to submission and approval in writing by the Local Planning Authority prior to implementation of the change.

Reason: to minimise detriment to nearby residential amenity

2.0 Site and Surrounding Area

- 2.1 The application site comprises of Grade 3 agricultural land, located east of Pettaugh lane, Gosbeck. Access is gained into the site via the western boundary from Pettaugh Lane. To the north and east of the site are agricultural fields delineated by mature hedgerows. To the



south is a mature woodland, with a small run of residential dwellings south-west. Immediately west is Pettaugh Lane, with agricultural fields beyond.

2.2 The site is located within Flood Zone 1 and is also not vulnerable to pluvial flooding. The site is not located within proximity to any Listed Building nor is it constrained by Conservation Area status. There are no Public Rights of Way (PROW) running through the site. The site is not within a Special Landscape Area (SLA). There are no trees on site protected by Tree Preservation Orders (TPOs). There are no known land contamination issues on site.



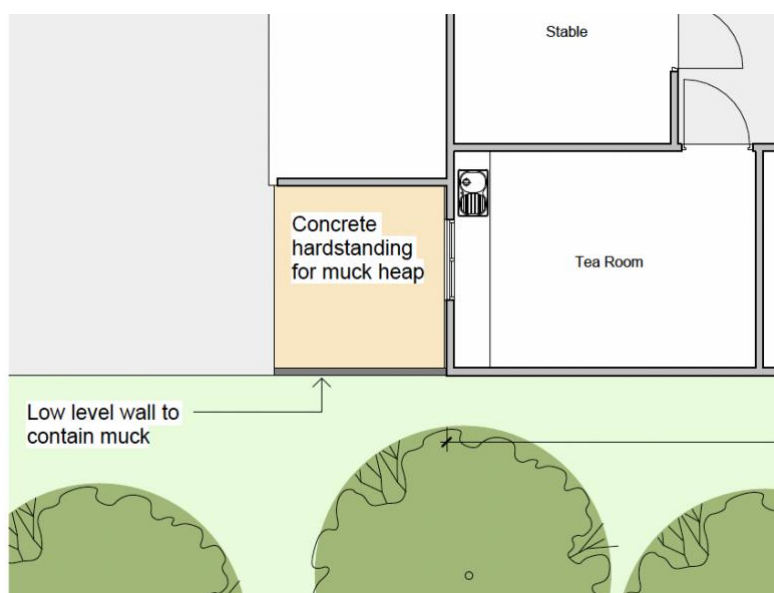
Figure 2.2.1 - Site Location Plan

3.0 Waste Management Measures

3.1 Condition 7 relates expressly to the storage and removal of horse manure. Accordingly, the following protocols are proposed to be imposed on site:

3.2 *A scaled site plan showing positioning of muck heap and/or muck trailer. Any muck heap must be on a dedicated area of non permeable hardstanding.*

3.3 The muck heap is to be located next to the stables, as per enclosed planning drawing 173-04 P5.



3.4 *Details of the construction of any muck pads and surrounding structures.*

3.5 As per above, the muck heap shall be enclosed by concrete pad and low level breeze block wall to contain the muck level. Given that there is a limit on site to no more than 12 no. horses, the muck heap is considered to be more than adequate for the amount of muck and manure that would be produced.

3.6 *Frequency and method of muck removal off site and details of where waste is taken.*

3.7 There shall be no burning of muck on site. Muck shall be transported off site by trailer between 2 – 3 times per week.

- 3.8 *Pest control arrangements for waste to minimise the potential for flies, rats and or mice to include frequency of checks, frequency and nature of preventative treatments and actions in the event of becoming aware of the presence of pests.*
- 3.9 The muck heap area will be routinely washed down by hose and will not hold muck for a period exceeding 2-3 days, given the frequency of muck removal from site. This will limit the odour potential significantly. Once muck is removed, the area shall be washed and readied for the next pile. Pest control measures can be introduced through preventative liquid treatments, alongside physical features such as traps or anti-coagulant baits. The applicant is an experienced equestrian professional, who would hold the site to a very high standard. Should invasive pest control measures be required as a result of the muck heap, then the applicant will employ a local pest control professional to manage the pest issue.
- 3.10 Additional Measures
- 3.11 The applicant has imposed the following site management, welfare and maintenance duties:
- Inspecting stabled horses early morning before the normal working day, during the day and at least twice after the normal working day
 - Feeding all stabled horses
 - Bedding-down and cleaning out stables
 - Checking all horses late at night for any problems and bringing in any horses turned out in controlled environment if poor weather conditions
 - Monitoring susceptible horses for signs of colic
 - Monitoring all stabled horses for incidents of becoming cast
 - Bringing in any horses that are turned out if an air balloon flies over, or there is a sudden thunder and lightning storm (day and night)
 - Administering routine treatments and medication with assistance of veterinary professionals
 - Checking all stock late at night for any problems and shutting in if poor weather conditions
 - Monitoring groups of mares and young stock for signs of bullying
 - Changing and dressings and flushing wounds where necessary

- Grassland management operations such as harrowing, rolling, topping and fertiliser spreading
- General maintenance duties

3.12 The applicant is an experienced horse handler with over 40 years' experience in horse care and welfare. The proposal site offers a suitable parcel of land for the proposed end use, which would be managed through strict equine measures. The result would be a bespoke equine site operated on a private basis:

- Total of 12 no. horses (native breeds)
- 1 no. stable block with tack and tea room
- 1 no. menage (unlit)
- Private use only
- Combination of grazing and working use
- Post and rail fencing (electric lines where necessary)
- Siting of 1 no. horse trailer to be used incidentally
- Extensive planting to the eastern and southern boundary

3.13 It is not uncommon for agricultural land in rural areas to be used for equine purposes. Certainly, the working of horses on the land is limited, and would be entirely acceptable within the landscape. The proposal would not have a menage, showing equipment or any other form of jumping / equine exercise paraphernalia. The site is purely for field grazing, shelter and light training. The equine element of the scheme is proportionate to the area and does not extend above and beyond the realms of the rural character.

4.0 Summary

4.1 In light of this, and taking account of all the considerations set out above, it is hoped that the LPA will support this sustainable development by granting planning permission in the terms requested.

