



**Foxes
Rural**

PLANNING STATEMENT

**FULL PLANNING CONSTRUCTION OF BARN TO SUPPORT EQUINE
REHABILITATION AND RELOCATION OF EXISTING STABLES**

Land To The East Of Maltings Bridge Lane,
Maltings Meadows
Maltings Bridge Lane
Broxted
Dunmow
Essex
CM6 2EJ





PARTICULARS

Document Title	Planning Statement
Proposal	Full planning - Construction of barn to support equine rehabilitation business and relocation of existing stables
Applicant Details	Mr J Cormack
Site Details	Land To The East Of Maltings Bridge Lane, Maltings Meadows Maltings Bridge Lane Broxted Dunmow Essex CM6 2EJ
Easting & Northing	558366, 226576
Prepared by	Melanie Bingham-Wallis Planning Director
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INTRODUCTION

The application is for the construction of barn to support equine rehabilitation business and relocation of existing stables on Land east of Maltings Bridge Lane, Maltings Meadows, Maltings Bridge Lane, Broxted, CM6 2EJ.

The application is made by Mr J Cormack ('the applicant').

ENCLOSURES

The following documents are enclosed with this application.

Reference	Description
Floor and elevation plans	Refer to plans for scale
Location plan	Scale 1:35,000
Site plan	Scale 1:1,250
Block plan	Scale 1:500
Planning Statement incl. Design and Access	
Planning Forms	Submitted via Planning Portal

THE APPLICANT

The Applicant (Jon Cormack) is a qualified farrier who has always lived in area and has developed a successful mobile farriery business over the last 20 years. This operates across Uttlesford and surrounding districts. He has a considerable number of customers representing a wide spectrum of the equine world including individuals with one or two horses or donkeys, charitable organisations, professional riders and trainers as well as large commercial equestrian businesses.

The Applicant is very experienced and highly regarded and works closely with Veterinary Surgeons providing specialist advice and remedial farriery for equines. Following treatment these animals need bespoke support, care, monitoring and follow up treatments. Many of the owners of these equines do not have the necessary dedicated facilities or time to effectively provide the 24 hours a day 7 days a week (24/7) monitoring and care required.

The Applicant is dedicated to and will continue to support the development of regional farriers by providing clinics for apprentices on a quarterly basis. At these the apprentices can learn about various types of surgical shoeing and intervention to assist them in their continued professional development. In this way his specialist knowledge can be passed on to ensure that equines across the region continue to have the highest level of farriery care.

THE EXISTING BUSINESS

The applicant has a long established a mobile farriery business which operates across Uttlesford and surrounding districts. The business serves a considerable number of customers representing a wide spectrum of users in the equine world including individuals with one or two horses or donkeys, charitable organisations, professional riders and trainers as well as large commercial equestrian businesses.

In 2017 consent was obtained for a small stable yard, a manège and 10.9 acres of grazing at land to the East Side of the Maltings, Broxted (Planning Permission Reference UTT/17/1154/FUL). Planning Permission was also gained for a new agricultural building (Ref: UTT/20/2962/FUL) which enabled the applicant to effectively maintain and farm the agricultural land and to harvest and store hay and associated machinery.



Since 2021 the applicant runs a bespoke/niche equine rehabilitation and specialist remedial farriery and support services utilising his stable yard and ménage. The service also covers the general rehabilitation for equines who have suffered injuries or undergone specialist operations at a veterinary clinic. The animals spend a short period of time at the site whilst being treated and rehabilitated (Planning Permission Reference UTT/21/0307/FUL). The business remains unique in the area both in terms of farriery and therapies offered.

The applicant has made a significant financial investment into setting up the business, this application seeks further investment into infrastructure to allow for continued growth and expansion for sustained business success.

THE EXISTING SITE

The site is located in The Maltings, Broxton adjacent to a minor road between Great Easton and the south-east of Church End, Broxton. The site is located at Maltings Bridge and is part of a wider planning unit which comprises an area of sloping meadow/ pastureland, a stable yard and ménage. The site is screened onto Muscombes Lane by a line of trees and mature hedgerow leading up a hill from the brook below and similarly along its southern rear boundary. Similar sloping meadow/pastureland extends north-eastwards from the site along the valley.

A small row of houses exits on the west and south-west side of Maltings Bridge opposite the site, including a terrace of listed cottages (The Maltings). Agricultural land lies behind the site on its southern side and beyond Maltings Bridge on its northern side. A public footpath leads from Maltings Bridge and runs north-eastwards parallel with the brook (Tilty 14). The site is just to the north of a designated Special Roadside Verge Site.



Source: Google Earth

Above: The application sites

THE PROPOSAL

There is existing permission UTT/21/0307/FUL for bespoke/niche equine rehabilitation and specialist remedial farriery and support services utilising his stable yard and ménage. The applicant wishes to expand the services available to cover a wider general rehabilitation for equines who have suffered other injuries or undergone specialist operations at a veterinary clinic. The animals would spend a short period of time being treated and rehabilitated. The application is for the construction of a barn to support equine rehabilitation together with the relocation of existing stables. The stables (approved under UTT/17/1154/FUL - see appendix 1) are to be moved south of the existing manège, and the former location will be occupied by the proposed barn.

It is essential that therapies are completed within a warm, dry and secure working environment, particularly in winter when it can be very cold and wet. A cold horse will be tense and therefore will not receive the full benefit of the treatments if undertaken outside in winter.



Fig 2: The proposed barn will be sited where the existing stables are located on pre developed land.



Fig 3: Area in which the stables will be located. The proposed stable site lacks diversity and habitat.

REASONS FOR THE PROPOSAL

The proposed barn building will be used as a designated undercover area to complete equine therapy. These will include remedial shoeing, stall for isolation / specific care / clinical area for treatments. These facilities will help



improve the standard of the current therapy on offer and help expand the current provision, all of which will make for a more resilient, successful business.

Equines can require remedial farriery for injury or age-related ailments and these animals have different welfare requirements to their healthy counterparts. It is essential for their full recovery that an experienced horseperson is readily available.

Equines who have had needed the above type of treatments are more prone to becoming ill or cast or suffering from colic during the recovery stages. When an equine becomes cast it lies down and becomes physically trapped in the stable. This is very distressing for the animal, and it can cause severe injuries to itself and damage to the stable as it panics. It is therefore important that 24/7 monitoring is provided.

Isolation Stall

The proposal will contain a stall area for the isolation of sick horses. It is important that when a new horse arrives on site for therapy, it is isolated at the start of treatment to prevent any underlying but no evident viruses from spreading to other horses on site.

Should a horse show signs of illness it is important that they remain separated to prevent contact with other horses and allowing the illness to spread.

The isolation stall can also be used as a treatment area for equines suffering from other illnesses such as laminitis or colic.

Colic is another major cause of premature death in horses and ponies this is abdominal pain with can encompass various forms of gastrointestinal conditions. This often occurs during the evening and requires immediate response to try to prevent it becoming fatal. Aftercare is also required for at least 24hours after the initial attack.

Remedial and Surgical Shoeing

Laminitis is an example of an ailment which needs specialist treatment, in excess of seven percent of equine deaths are linked to this condition. When it occurs the inflammation of the laminae causes the hoof wall to bond to the pedal bone which is extremely painful and debilitating. The condition can result in the pedal bone sinking or rotating within the hoof under the weight of the equine and in extreme cases the bone can penetrate the sole of the foot.

The specialist treatment often requires removal of substantial areas of the affected hoof exposing soft tissue. The animal then needs hourly monitoring and treatment over a number of days to check the pulse and temperature of the hoof and to ensure they are eating and drinking and not laying down for too long. A specialist shoe will then be fitted, it is necessary for the animal to remain in a clean dry environment for a further period. Rehabilitation and support services will also be provided to equines that have either had specialist equine farriery or have sustained other injuries or surgery which needs dedicated care and support during the recovery phase. An example would be where an equine has specialist tendon surgery at a veterinary clinic where it would stay one or two nights but then need to be discharged. The animal would then move to the proposed Rehabilitation Centre where it would receive specialist care including the administering of medicine re dressing, bandaging and monitoring. In many cases specialist shoes will be required such as an 'egg bar' and the equine will require box rest for several weeks with the legs being kept cool by hosing with cool water or ice packs several times a day.

The proposed barn will also house Remedial and Surgical Shoeing services. Remedial farriery is an important part of the treatment of many lameness cases. Abnormal foot conformation, overgrowth or hoof distortion will increase



the risk of injury to structures in the foot and higher up the leg. The success of remedial farriery requires a team effort between vet and farrier.

Mechanically the foot has three main functions; shock absorption, support and grip when the limb is bearing weight. It also provides propulsion when the limb leaves the ground. The effects of abnormal conformation or inappropriate foot trimming and farriery can lead to uneven loading, poor biomechanics, resulting in an increased risk of injury to structures in the foot and higher up the limb.

Treatments include the use of traditional shoes, plastic shoes, sole packing and the use of acrylic hoof fillers to repair hoof wall defects.

The proposed barn will have a dedicated area in which the applicant can carry out farriery activities for the treatment of lame equines as part of the therapy process.

Equine Solarium

Light therapy has many beneficial uses to aid the horse's health and wellbeing – it reduces pain, colds, damaged tendons/ligaments and helps to relax muscles and are considered to be crucial when supporting long term healing and recovery. Horses that undergo solarium therapy are less prone to injuries. This is simply because of the increased muscle elasticity that leads to improved suppleness. Solariums also promote muscle development, leading to the horse being stronger and better balanced. This also helps in the reduction of injuries.

Horse Solariums have the ability to improve and develop the wellbeing of horses quite effectively and efficiently. Solariums are often used before exercise and after in order to warm up and prepare horse's back muscles. They are also used to dry off horses who have been training in wet and damp weather conditions.

Each type of horse solarium is different, but they all perform the same action in order to help horses in their recovery. Studies have shown that horses exposed to light therapy for one hour each day maintain their ability and improve healing.

- Each horse solarium system will have at least 3 rows of heat bulbs or infrared bulbs
- Warms the muscles and prevents injuries
- Promotes relaxation
- Encourages blood flow which also supports healing



Fig 4 Opposite: an example of an equine solarium

As the solarium requires a power supply, it needs to be located within a building to prevent damage to the electrical circuit from rainwater. Furthermore, the horses itself needs to be within a warm building to benefit fully from the heat therapy.



RELEVANT PLANNING HISTORY

UTT/21/0307/FUL, Change of use of existing stables and manège to Equine Rehabilitation Centre and provision of temporary residential mobile home, granted 16 Aug 2021.

UTT/20/2962/FUL, New agricultural building, granted 07 Jan 2021.

UTT/17/1154/FUL, Proposed new stables and manège, granted 22 Jun 2017.

DESIGN, SITING AND EXTERNAL APPEARANCE

Table 2 – Design of building

Building Size	12mX12m totalling 144sq.m
Walls	The side and gable elevations of the building will be clad in olive green plastisol coated insulated box profile sheeting to the eaves with 2-metre-high natural coloured pre-stressed concrete panelling from ground level.
Roof	The roof of the building will be plastisol coated insulated box profile sheeting
Eaves Height	5.2m
Roof Pitch	10°
Ridge Height	6.4
Doors	One sliding door on the northeast elevation
Floor	The base inside the building will be a concrete power floated floor.

The proposed building will form part of an existing yard comprised of an agricultural building and stable block. with. The height of the development will match the eaves and ridge height of the adjacent building at 64m and as such will not project above the ridge height of any buildings within the yard cluster.

The materials will completely correspond to the existing building. There will be concrete panelling to 2m and 3.2m plastisol coated insulated box profile sheeting in olive green to the eaves; the colour of the building is consistent with other agricultural buildings in the area and would not be out of character. The roof will be the same material and a concrete power floated floor. These materials and the design are commonplace for agricultural buildings within the Uttlesford area. There will be a 1 sliding door on the northeast elevation which faces the manège and fields.

The building is of a modern agricultural design and would remain very much rural due to its rectangular shape and design. The overall size, scale and proportions of the proposed building is acceptable in that it would not be excessive in terms of its massing and bulk within the site. It would neither result in a detrimental impact to the existing street scene and the surrounding locality.

The existing stables (as approved) will remain unaltered. (See appendix 2 for floor and elevation plans) These will be re-sited close to the manège within an existing paddock area. This will allow the horses direct access to the grazed land. The building is common in design size scale and appearance to traditional stable blocks.

TRAFFIC AND HIGHWAYS

The site has existing permissions which allow owners to bring their horses to site for therapy and treatment. The site has capacity for up to 6 horses to stay but there are some that are occasionally brought to the site for shoeing treatment. That said, the applicant has invested in a horse box and offers a collection service reducing customer



movements to a negligible level. On average, there are between 6-10 horses which stay onsite across a month. This number depends on how long the treatment course lasts; some stay for a few days, some stay for up to two weeks. The provision of the proposed facilities will not significantly increase the number or frequency of horses coming onto site and therefore the number of associated movements.

At such low levels, it is considered the local highway network has the capacity and capability to withstand the traffic movements generated. It is also considered that there would be negligible impact on the highway safety of other network users as a result.

The existing site entrance is recessed, hardened and gated and allows a vehicle to stand within the entrance clear of the carriageway. This existing access will be suitable for the proposal and the existing public right of way running alongside the stream will not be impeded by the proposed development. Indeed, the public right of way is separated to the holding by a fence to prevent the horses being scared by users of the pathway who may have dogs.

ACCESS AND VEHICLE PARKING

Existing access serves the wider site, the design of which was approved under UTT/21/0307/FUL. All vehicles can access and egress the site in forward gear and can stand clear of the highways whilst the gates are opened. There is adequate space within the yard area to allow for clients to load and unload their horse within a secure area. However, as previously mentioned, there very few occasions when client would need to go to the site as the applicant offers a collection service. There is sufficient hardstanding for all clients to park their vehicles within the yard area and no requirement for on street parking. The access arrangements are considered to be suitable for use as existing and approved under previous applications.

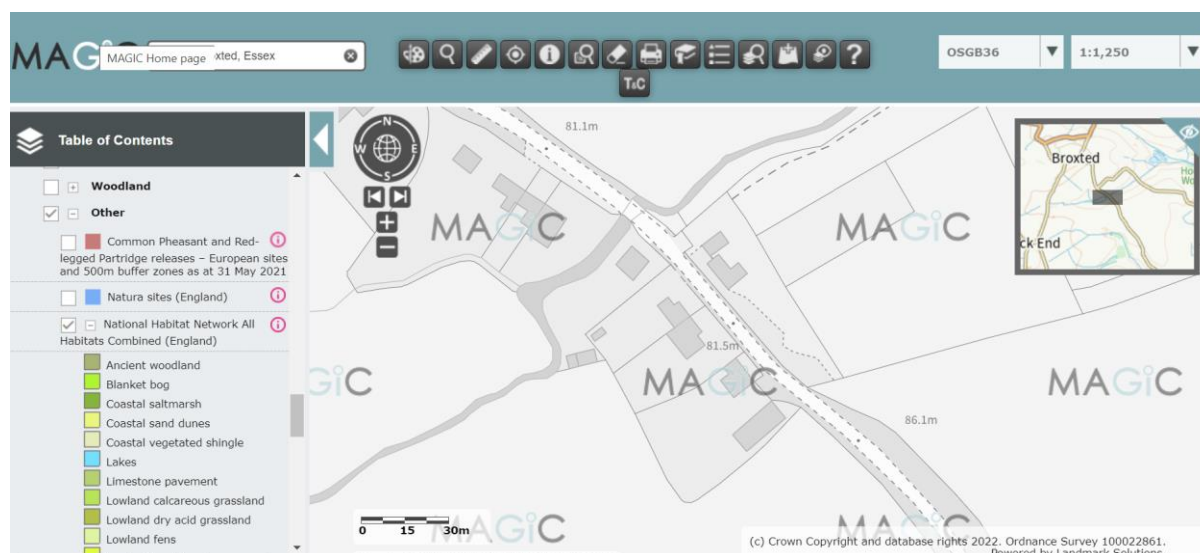


Fig 5: Parking area



ECOLOGY

The site comprises predominantly semi-improved grassland with a hardstanding drive and stable block. Hedgerows, treelines, a flowing water course and wet ditch are present to the site boundaries and will not be impacted on by the proposal.



Source: magic.defra.gov.uk

Fig 6: There are no designations on the land within the applicant's control

The site is just to the north of a designated Special Roadside Verge Site. This verge supports species rich chalk grassland. The rich flora includes Nationally Scarce Plant Sulphur Clover and chalk grassland plants Agrimony, Betony, Bird's-foot Trefoil, Burnet Saxifrage, Common Knapweed, Cowslip, Field Scabious, Hedge Bedstraw, Hoary Plantain, Lady's Bedstraw, Meadowsweet, Meadow Vetchling, Restharrow, Rockrose, St. John's-wort, Tufted Vetch, Violets, Wild Carrot, Wild Liquorice and Yarrow.

This habitat is now very rare in the UK. 97% of this grassland had been destroyed in England and Wales by 1984 and losses have continued since that time. The Special Roadside Verges scheme for Essex seeks to safeguard the last verge sites in the county where rare plants still grow.

No development will take place within the vicinity of the protected verge as all construction is within the applicant's land and control. This does not include the verge. That said, in order to safeguard the Special Roadside Verge during the period of construction the following conditions will be put in place to protect the verge:

1. All construction operatives are to be made aware of the location of the special verge.
2. The special verge is not to be used for storage of construction materials.
3. Construction vehicles should not drive onto the special verge or park on it.
4. No topsoil, manure or other material is to be added to the special verge.
5. No mowing of the special verge is to be carried out by operatives.

The proposed building will be located on land already occupied by built form and hard standing, as a result there is no loss of significant or unique habitat or vegetation. The wooden stable block in the proposed site will be moved to be adjacent to the manège and within a grazed paddock area. As this land is cropped and grazed, it is considered to be of low biological significance, with no particular significant species of vegetation.



As part of the previous 21/0307/FUL application, the applicant has planted 50 trees and hedgerow species to bring significant biodiversity gain to site.

As part of this application, the applicant is proposing habitat boxes for nesting birds and owls as well as improved wildflower and grass seeding of the pasture.

FLOOD RISK

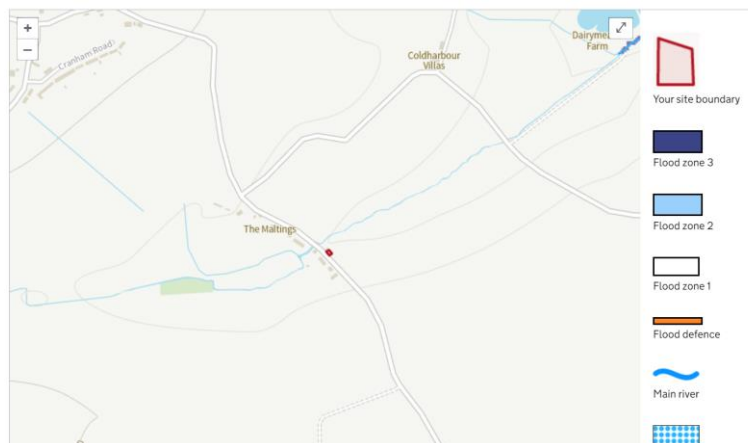


Fig 7 Source: Flood map for planning service

The Site is located within Flood Zone 1 and is within an area of Very Low risk of surface water flooding, according to the data held on the 'gov.uk' flood risk information pages.

AMENITY

The nearest residential properties (Nos.1-4 Maltings Bridge) stand immediately opposite the site. The existing mature hedges provide a high level of protection and screening from the existing and proposed development. The insulated cladding will prevent any noise pollution. and in order to prevent smell and fly nuisances associated with the development any muck heaps will be regularly removed from the site to reduce any smells associated with the development.

The proposal will not generate pollution of any type either dust, vibrations, odours etc. The building will not result in the loss of overshadowing, loss of light or loss of privacy.

Noise

It is not expected that the proposed uses will generate any significant noise issues. The only noise will be that of customers loading and unloading their horses at the site, which is already existing.

Lighting

There will be no requirement for overnight lighting or floodlighting, although the buildings may be lit with entrance lights to facilitate entry/exit in the dark months up to the time of closing. The type of any lighting will be designed to reduce any spread of light out of the site. The type of lighting should not cause any detrimental impact on nocturnal creatures and would only be used during operational hours.

NATIONAL PLANNING POLICY



PLANNING POLICY

National Planning Policy Framework –

The NPPF sets out core planning policies which should underpin the planning decision making process. There is a presumption in favour of sustainable development and is central to the policy approach in the framework. It emphasises the need to plan positively for appropriate new development. The core principles that are pertinent to this case is that planning should:

- *contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.*

- *Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

*a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.*

*b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

*c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

The NPPF places a strong emphasis on the need to deliver development and for that development to be sustainable. With regard to decision-taking, paragraph 9 states that local circumstances should be taken into account, to reflect the character, needs and opportunities of each area.

Furthermore, it is clear that councils should work proactively with applicants jointly to find solutions whereby proposals can be approved wherever possible and to secure development that improves the economic, social and environmental conditions in the area.

Paragraph 84 Supporting a prosperous rural economy states that planning policies and decisions should enable:

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;”

Paragraph 85 states that the planning policies and decisions should recognise that to meet local business and community needs in rural areas sites may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable. The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.



Paragraph 124 highlights the need to support development that makes efficient use of land and throughout the Framework the use of previously developed or 'brownfield' land is prioritised.

The NPPF also states that planning should aim to ensure that developments function effectively and contribute to the overall quality of an area. Development must respond to local character and history, reflect the identity of local surroundings and materials and should be visually attractive as a result of good architecture and landscaping.

Paragraph 130 states that developments should be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

Paragraph 174 states that planning policies and decisions should contribute to and enhance the natural and local environment by (b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.

Assessment:

The applicant's business contributes to the local economy not only through the provision of specialist equine services but also by creating jobs and supporting ancillary businesses. This aligns with the NPPF's economic objective, which seeks to support growth and innovation in rural economies. The development would ensure that the business remains viable and competitive, which is essential for the long-term economic sustainability of the local area (economic objective). Furthermore, the applicant remains committed to supporting apprentice farriers, thus supporting fledgling careers and businesses not only in Uttlesford but within and outside of Essex.

The proposal supports the social fabric of the community by providing a valuable service to horse owners and contributing to the health and well-being of the animals. This service is particularly important in rural areas where such facilities may be scarce. By meeting the current and future needs of the equine community, the proposal aligns with the NPPF's social objective to support vibrant and healthy communities (social objective).

The development will be designed to integrate with the existing landscape, maintaining the character and intrinsic beauty of the countryside. The proposal demonstrates a commitment to preserving the site's ecological value, retaining important existing ecological features as well as retaining existing hedgerows and trees and minimising the impact upon the wider area by maintaining a compact footprint (environmental objective).

Paragraph 84 of the NPPF encourages the sustainable growth and expansion of all types of business in rural areas. The proposal for the construction of a barn to support equine rehabilitation is a clear example of such sustainable growth. It represents an expansion of an existing rural business that is already contributing to the local economy. The design of the new barn has been tailored to complement the rural landscape, adhering to the NPPF's guidance on good design in rural areas. By enhancing the applicant's business capabilities, the development supports the local economy and the equine industry, which is a vital component of rural life in many areas.

Paragraph 85 deals with the location of new development in relation to existing settlements and the accessibility of rural businesses. It acknowledges that, in rural areas, development may sometimes need to be located outside existing settlements and may not always be well served by public transport. The proposal is for a development that is part of an existing business, thus it is not introducing a new use to the area but rather enhancing a current one. The location is already established as suitable for equine-related activities, and the expansion would be a logical progression of the existing land use.



Paragraph 85 also stresses the importance of ensuring that development is sensitive to its surroundings and does not have an unacceptable impact on local roads. The proposal is of a scale designed to ensure that no significant increases in traffic are expected and the development remains in keeping with the rural character of the area. Measures such as planting additional screening vegetation, using appropriate lighting, and ensuring that any signage is sympathetic to the rural context will help to mitigate any potential visual impact.

Furthermore, the paragraph encourages the use of previously developed land where suitable opportunities exist. The proposed barn is to be located on a previously developed part of the site, which is in line with the NPPF's preference for making effective use of such land, which often has fewer implications for the environment and biodiversity.

In conclusion, the proposal can be seen as compliant with the NPPF by demonstrating that it supports its three main objectives, ensures sustainable growth of a rural business, is sensitively designed and located, makes effective use of previously developed land and includes measures to mitigate any potential impacts on the local environment and infrastructure.

The Draft Local Plan (Reg 18)

The Draft Local Plan recognises that to deliver the Plan Spatial Vision and Strategic Objectives it is important to acknowledge that growth across the district will continue to be more limited focusing on meeting the local community and business needs and helping to support the vitality of these more rural settlements.

Proposed Core Policy 21 focuses on Rural Diversification and states that in Rural Areas proposals that bring about rural diversification will normally be permitted provided that:

- i) The development is operated as part of a viable rural business and contributes towards the viability of the holding.
- ii) It is not detrimental to the character and appearance of existing buildings and the setting in the landscape.
- iii) Existing buildings are used instead of new buildings and extensions.
- iv) Utilities and infrastructure are available or can be provided and
- v) There is access by means of an existing road, no highway hazards are created or increased and road improvements incompatible with the character of the surrounding area are not required.

The proposal builds on the existing agricultural base and supports a specialised service that complements the traditional farming and equine activities in the area. The development is also likely to create new jobs, not only within the rehabilitation centre itself but also potentially in supporting sectors such as farriery, veterinary services, equine supplies, and maintenance services. This diversification of employment opportunities can help to retain and attract skilled workers in the rural area.

UTTLESFORD LOCAL PLAN 2005

S7 – The Role of the Countryside

The countryside to which this policy applies is defined as all those parts of the Plan area beyond the Green Belt that are not within the settlement or other site boundaries. In the countryside, which will be protected for its own sake, planning permission will only be given for development that needs to take place there, or is appropriate to a rural area. There will be strict control on new buildings. Development will only be permitted if its appearance protects or enhances the particular character of the part of the countryside within which it is set or there are special reasons why the development in the form proposed needs to be there.



Assessment: The site is located outside development limits in the countryside (ULP Policy S7) as defined in the Uttlesford Local Plan, which states that the countryside will be protected for its own sake. The proposed development prevents harm to the countryside, the proposed barn with the larger floor area is sited on previously developed land whilst the relocated stables with the smaller footprint being placed on the site where there is minimal impact. The building has to be located at Malting Meadows as it directly links to an existing unique business and facilities on site, and it is unsuitable for an urban location.

GEN1 - Access

This policy states that development will only be permitted if it meets all of the following criteria:

- a) Access to the main road network must be capable of carrying the traffic generated by the development safely.**
- b) The traffic generated by the development must be capable of being accommodated on the surrounding transport network.**
- c) The design of the site must not compromise road safety and must take account of the needs of cyclists, pedestrians, public transport users, horse riders and people whose mobility is impaired.**
- d) It must be designed to meet the needs of people with disabilities if it is development to which the general public expect to have access.**
- e) The development encourages movement by means other than driving a car.**

Assessment: The proposed development will generate a similar type and volume of traffic as the current use as it will not lead to a significant intensification of the site. The number of trips generated by the proposal will not be significantly higher than the current levels. The existing road access has been sufficient for the current use of the site, which demonstrates that the road infrastructure can handle a certain level of traffic related to equine activities without significant safety issues or traffic occurrence having taken place.

The unique and specialist service offered requires the transportation of horses to and from site, which prevents public transport use. Movements are reduced, with some horses remaining on site whilst treatment is completed rather than daily movements for treatment appointments

GEN 2 - Design

Development will not be permitted unless its design meets all the following criteria and has regard to adopted Supplementary Design Guidance and Supplementary Planning Documents

- a) It is compatible with the scale, form, layout, appearance and materials of surrounding buildings.**
- b) It safeguards important environmental features in its setting, enabling their retention and helping to reduce the visual impact of new buildings or structures where appropriate.**
- c) It provides an environment, which meets the reasonable needs of all potential users.**
- i) It would not have a materially adverse effect on the reasonable occupation and enjoyment of a residential or other sensitive property, as a result of loss of privacy, loss of daylight, overbearing impact or overshadowing.**

Assessment: The barn would be of modern agricultural design and scale and would appear the same visually as the agricultural hay barn already on site. The proposed materials are standard on agricultural buildings found across the district. The dimensions match those of the existing building, so that the proposed building would not extend above the existing ridgeline. Indeed, the topography of the site would result in the proposed building appearing lower than the existing.

The site is characterised by grassland and the proposal is consistent with the existing use. The site is enclosed and screened to longer views to the north-west and south-east by tree belts and boundary hedging and the erection of the barn and relocation of the stables would not cause significant harm to the particular rural character of the



area. Furthermore, the proposal would be visually protected by the established mature frontage hedging which exists along the north side of Maltings Bridge Road which already screens the existing development.

The proposal will meet the needs of all potential users – both owners and equines.

It will not have an adverse effect on the reasonable occupation and enjoyment of a residential – there is no loss of privacy, natural light, overshadowing. The 3rd party dwellings and the proposal site are separated by the Broxted Road.

Policy GEN4 states that Development and uses, whether they involve the installation of plant or machinery or not, will not be permitted where:

a) noise or vibrations generated, or

b) smell, dust, light, fumes, electromagnetic radiation, exposure to other pollutants; would cause material disturbance or nuisance to occupiers of surrounding properties.

Assessment: The proposal will sit at a distance of approximately 14m from the neighbouring dwellings across the road to the south-west. At this separation distance, it is not considered that the application, due to its modest size and proposed usage, would result in any material detrimental overlooking, overshadowing or overbearing. The proposal would therefore not adversely impact on neighbour's amenity due to the location of the proposed development within the site and the separation distance to any neighbours. There will be no generation of smell, dust, light, fumes, electromagnetic radiation, exposure to other pollutants as a result of this proposal.

Policy GEN7 states that Development that would have a harmful effect on wildlife or geological features will not be permitted unless the need for the development outweighs the importance of the feature to nature conservation. Where the site includes protected species or habitats suitable for protected species, a nature conservation survey will be required. Measures to mitigate and/or compensate for the potential impacts of development, secured by planning obligation or condition, will be required. The enhancement of biodiversity through the creation of appropriate new habitats will be sought.

Assessment: There are no protected species or unique or protected habitats within the wider site or the location of the proposed barn as it will be on previously developed land. The wider fields are grazed with a hay crop taken. The proposal would not have a harmful effect on protected species and habitats.

Policy GEN8 - Parking

The provision of the building will not result in a need to provide additional parking. The clients will still only come to site on a one-by-one basis. There is sufficient parking on site for clients to park, load/unload their horses in a safe and secure manner. There is no requirement for on street parking.

Policy ENV3 states that the loss of traditional open spaces, other visually important spaces, groups of trees and fine individual tree specimens through development proposals will not be permitted unless the need for the development outweighs their amenity value.

Assessment: No trees or hedges will be removed as a result of the application. The designated Special Roadside Verge Site will be retained and unharmed. Existing hedgerows will be reinforced using native species. A range of mitigation and enhancements are proposed as part of this application. These include a pre-construction walkover of site, *Heras* fencing to be erected near vegetation to be retained and covering of trenches overnight to avoid animals getting trapped. Biodiversity improvements will include habitat and owl boxes and wildflower planting.



CONCLUSION

The proposal to construct a barn for equine rehabilitation has been carefully considered in light of both the National Planning Policy Framework (NPPF) and the Uttlesford Local Plan 2005 as well as the emerging Local Plan. The development is consistent with the economic, social, and environmental objectives as outlined nationally and supported by local policies.

Economically, the expansion of a rural business through the proposed development aligns with the NPPF, which supports rural economic growth and diversification. The proposal will contribute to the local economy by creating employment opportunities and supporting ancillary businesses, which is a key objective under this policy. The aligns with the NPPF's economic objective of supporting growth and innovation in rural economies (NPPF, economic objective).

Socially, the development will serve the equine community by providing essential services, fostering the health and well-being of animals, and contributing to the social fabric of the local community. This aligns with the NPPF's objective of supporting vibrant and healthy communities.

Environmentally, the development will be designed to maintain the character and beauty of the countryside, preserve the site's ecological value, retain existing ecological features, and maintain a compact footprint. The proposal demonstrates careful consideration of the rural character and landscape and seeks to protect and enhance the countryside's intrinsic qualities. The proposal not only respects but also enhances the existing landscape, adhering to good design principles as set out by the NPPF and Policies S7 and ENV2 of the Uttlesford Local Plan.

The development's location on previously developed land also adheres to the development principles on the Local Plan, which promotes the effective use of such land, aligning with the NPPF's preference for brownfield development.

The proposal has also taken into account the concerns regarding the sensitivity of the development to its rural surroundings and has ensured that there would be no unacceptable impact on local roads, infrastructure, or visual amenity, adhering to the guidelines mentioned in paragraph 85 of the NPPF and the Policy GEN1 of the Local Plan.

On balance, having considered the proposal in light of national and local planning policies, as well as the Draft Local Plan, it is clear that the proposal effectively meets the needs of the present equine community without compromising the area's character, the ability of future generations to meet their own needs, or the environmental quality.

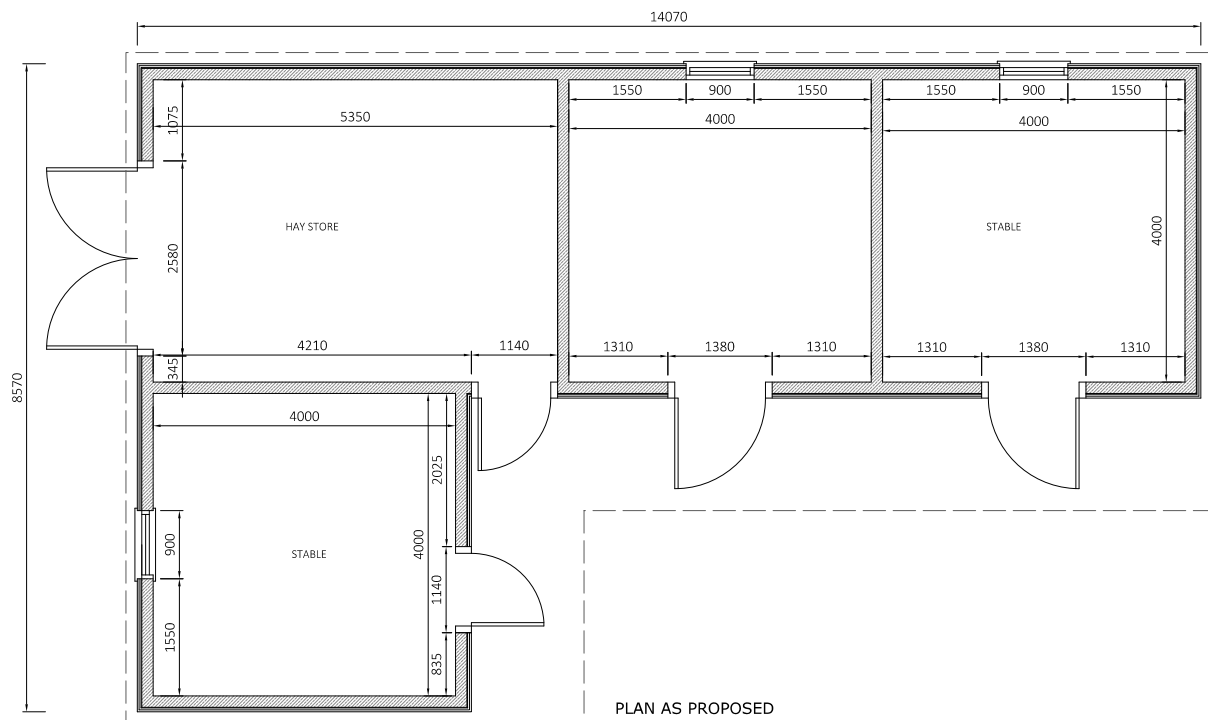
Melanie Bingham-Wallis

**PLANNING DIRECTOR
FOR AND ON BEHALF OF FOXES RURAL LTD**

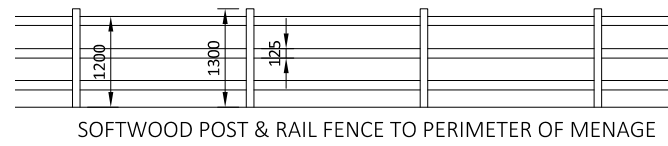
28th November 2023



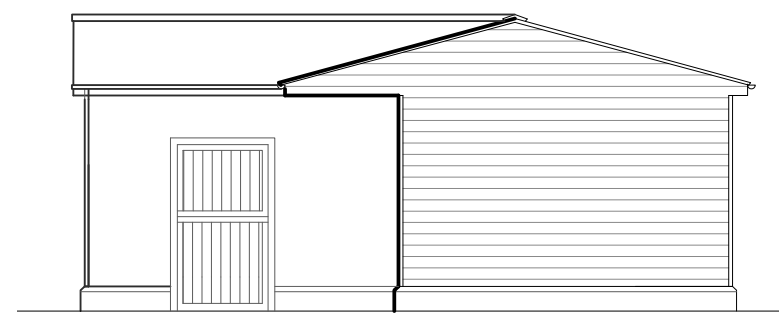
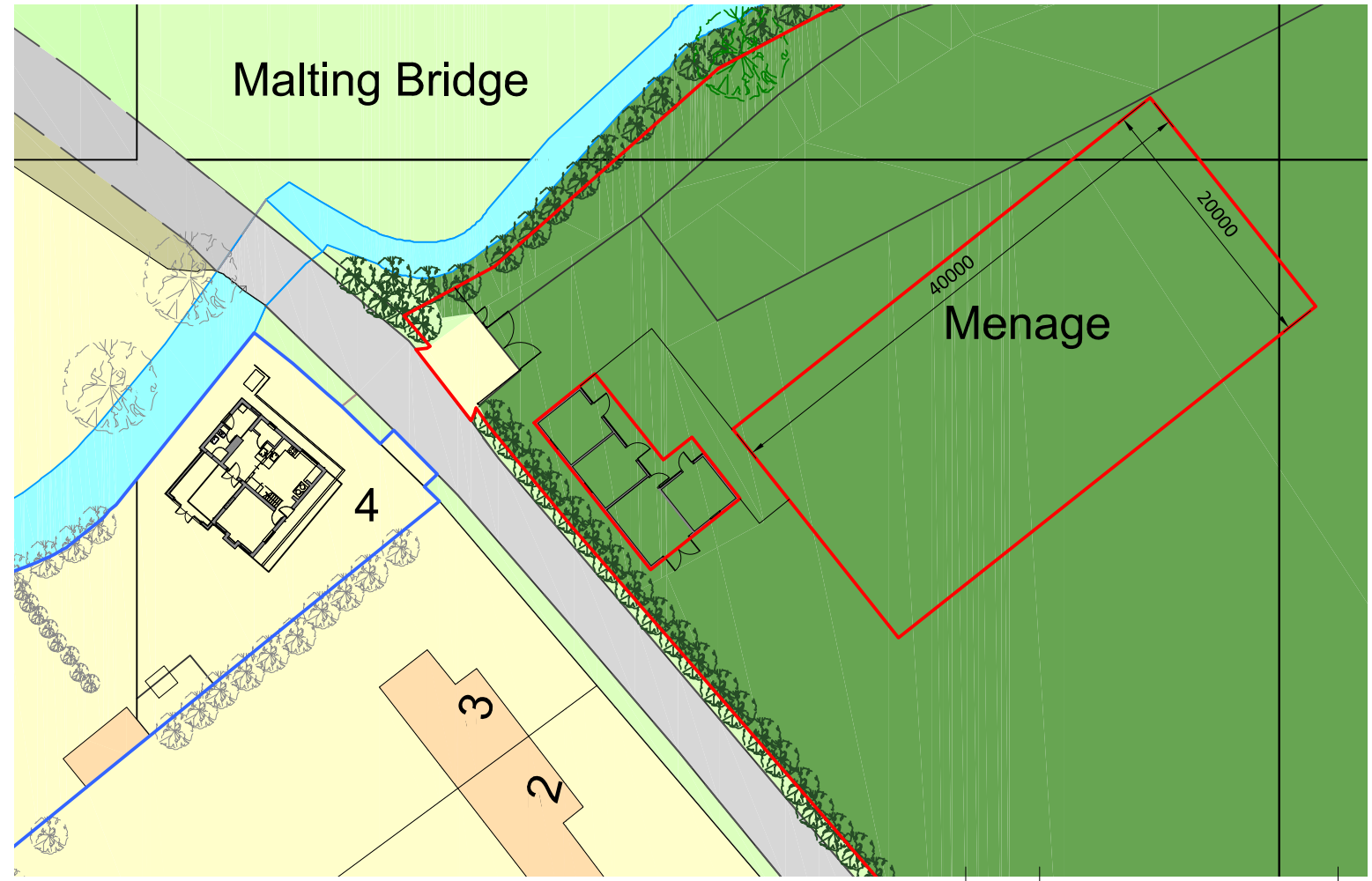
Appendix 1 – Floor and Elevation Plan for stables (approved)



PLAN AS PROPOSED



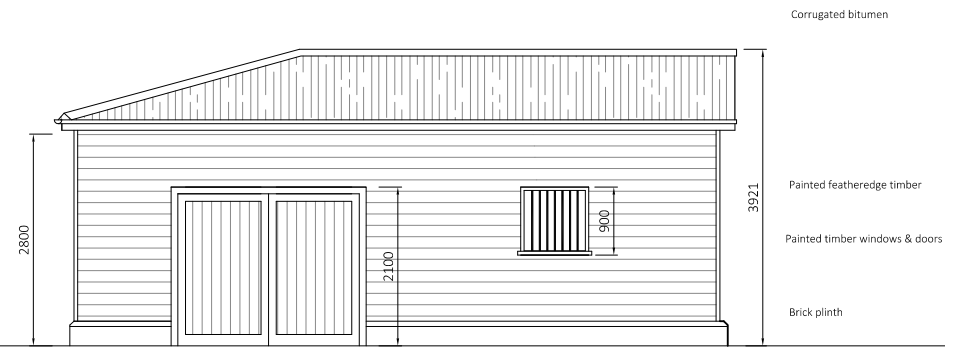
SOFTWOOD POST & RAIL FENCE TO PERIMETER OF MENAGE



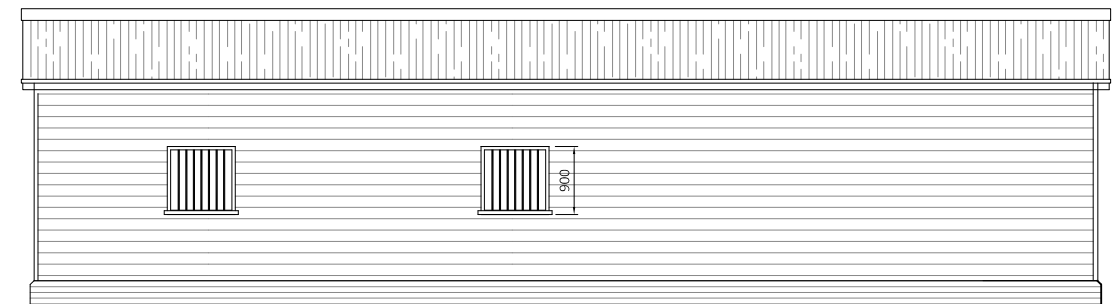
SIDE ELEVATION AS PROPOSED



FRONT ELEVATION AS PROPOSED



SIDE ELEVATION AS PROPOSED



REAR ELEVATION AS PROPOSED



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Drg. Title	AS PROPOSED
Job Title	STABLES
Drg. No.	17/41/02
Site Address	PADDOCK OPPOSITE 4 THE MALTINGS BROXTED
Client	JOHN CORMACK

NOT FOR CONSTRUCTION

Drawn to print @	A3		
Date	22/03/17	Scale	1:100

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