

**PROPOSED STABLES, HORSE WALKER & EXTENSION TO ARENA AT
WOODLAND HOUSE, ELMS ROAD, FRECKENHAM**

For Helen Bishop



Site Analysis

Woodland House and neighbouring property Moosewinkle are given access via a long access drive extending northwards from Elms Road which extends in an easterly direction from the centre of Freckenham. The proposed development is located within fields adjacent to the eastern side of the access road which already contain an American stable barn with stabling for six horses and outdoor equine exercise arena in the northern field with a gravel parking area and access in the southern field which was approved under application DC/15/2493/FUL in February 2016. The site is enclosed by post and rail fences while a band of mature trees separates the site from Elms Road.

The Environment Agency has classified the site as lying within Flood Zone 1 (land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%). The underlying geology is Holywell Nodular Chalk Formation and New Pit chalk formation (undifferentiated) overlain by sand and gravel river terrace deposits. The site lies at a height of approximately 12m AOD.

The proposals are to have a minimal impact on the surrounding area. The proposed new building is to collect rainwater and channel it to a new and independent soakaway located a minimum of 5m from any building. The proposals will not affect existing drainage or sewerage systems.

Proposals

Stable building

- Barn style stable building, to be connected to existing stable building, creating a covered walk way between them (39m²) and additional stabling for existing horses, approx. 120m² internal floor area.
- Floor to be level with adjacent building, retaining a concrete hardstanding and covered with section of new roof between. Due to level change in site, floor level inside the proposed stable building on the south elevation will be approx. 500mm higher than ground level at the lowest end.
- Door on south elevation will be provided at internal ground level, meaning level access can be provided from raised trucks / horse boxes to access the building on occasion if required.
- Lower ground level below door on south elevation will be provided with small area of planting.
- Motion sensor lighting to be included to all four corners of the barn for security purposes though strategically placed to avoid unnecessary light pollution.
- User controlled lighting above each external door to aid usage after dark.

Horse walker

- Proposed 36-foot five horse walker, as detailed by Monarch Equestrian.
- Horse walker to be located to the north of existing stable building, as indicated on proposed plans.

Exercise arena

- Existing exercise arena is to be extended by approx. 5m to the west boundary.
- Extended area to match existing permeable finish; sand over a hardcore base.
- Existing solar powered LED lighting to be relocated to suit arena change.
- Mirrors on northern boundary of exercise arena to be extended to suit change.



Flood risk map (source: <https://flood-map-for-planning.service.gov.uk/>)