

DESIGN AND ACCESS STATEMENT

PRIVATE STABLE BLOCK FOR FOUR HORSES

LAND TO THE EAST OF NEW HOUSE LANE WINMARLEIGH

SITE DESCRIPTION AND LOCATION

The application site is a field in the countryside, situated on the eastern side of New Hall Lane Winmarleigh. The site is in Flood Zone 1

The field has been recently bought by the applicant. Prior to this it was part of a larger unit associated with New Hall Farm, and was used for the grazing of agricultural livestock

There is sufficient land to accommodate four horses, based on one acre per horse. Horses cannot eat large quantities of lush grass; it makes them ill. Conditions such as laminitis is one example.

The British Horse Society (BHS) Welfare Development Guidelines recommend that one acre per horse is required only when the average horse is living 24 hours per day on that one-acre piece of land. When a horse has its time split between a field, a stable and an offsite exercise, this figure is a lot less. Furthermore, horses that are overweight or are in danger of suffering from laminitis can be kept in areas of a quarter of an acre per horse.

These horses are all managed to avoid the dangers of obesity and laminitis. They will spend their time split between a small turn out paddock and sand paddock, off site exercise, and their stables in conjunction with minimal supplementary feeding and exercise.

The land is appropriate for four horses for the following reasons-

- Horses evolved to live on very sparsely vegetated eco-systems, such as the Mongolian Steppe. To be able to absorb enough nutrients from the poor grass, horses would walk many miles every day to find enough food. Because of this, horses' bodies are designed to live a lifestyle eating little and often but covering large distances. They do not cope well with being left unmanaged on many acres of improved grassland. Unfortunately, it is not possible to recreate the Mongolian Steppe habitat in the UK so strict management techniques must be used to ensure the health of domesticated horses on improved grassland habitats.
- Improved grasslands grasses are high in sugar content. This high sugar level easily leads to obesity and illness. Problems caused by unmanaged horses in large areas of improved grasslands include but are not limited to, laminitis, joint problems, oxidative stress, obesity, tissue damage, heart disease, and insulin resistance.
 - 1- To combat the dangers of improved grasslands, certain management techniques may be used: Horses must not be left unmanaged in large areas of improved grasslands and access must be limited.

- 2- Exercise should be given to the horse frequently to represent what they would naturally do in the wild without the need to expose them to large areas of improved grassland. (In this case on the nearby bridle ways/ sand paddock)
 - 3- Alternatives should be provided to the horse rather than unlimited grass, such as, hay.
 - 4- Horses can be kept with other grazing animals, such as livestock, to help keep the grass length down.
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- The proposed use of the land is for the keeping and grazing of horses which does not require consent, (when the main source of food is the grass that they are grazing) or a change of use to be applied for, there is no requirement to change the use of land for the grazing of horses, the only time a change of use is required is in the event that the horses will be ridden on the land, or when their main source of food is from elsewhere. In this instance as a rule of thumb, one horse requires one acre for the provision of feed although as stated above, given the breed and nature of the horses kept by the applicant. We therefore do not apply for change of use of the land other than the areas proposed for the turn out paddock and sand paddock. Haylage will be brought in to supplement any deficit, albeit in an amount much less than the actual grass being grazed

USE and DESIGN

This application is for a stable building, with 4 loose stable boxes and a storage area for tack, feed, and bedding. The building would have a pitched roof, 4m to the ridge and 2.62m to the eaves. It would measure 15.2m by 10.3m. The proposed materials are black profile cement fibre sheets to the roof, timber-stained boards to the walls. The building would be sited 9.5m to the east of New Hall Lane, via an existing access point 19m to the south. Concrete is proposed to form an apron to the front of the building. With compacted hard core for the access track.

PLANNING POLICY 4.1 ADOPTED WYRE BOROUGH LOCAL PLAN (2011-2031) (INCORPORATING PARTIAL UPDATE OF 2022)

The Wyre Local Plan (2011-2031) (incorporating partial update of 2022) (WLPPU31) was adopted on 26 January 2023 and forms the development plan for Wyre. To the extent that development plan policies are material to the application, and in accordance with the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise.

The following policies contained within the WLPPU 2031 are of most relevance: SP1 Development Strategy SP2 Sustainable development SP4 Countryside areas CDMP1 Environmental protection CDMP2 Flood risk and surface water management CDMP3 Design CDMP4 Environmental assets CDMP6 Accessibility and transport EP10 Equestrian development

Principle of development and policy compliance

The application site is in the countryside outside of a settlement boundary. Policy SP4 of the Adopted Local Plan therefore applies. Development within countryside areas is supported that is for the purposes of equine related activities in line with Policy EP10 (equestrian development). This application is for a stable building, with 4 loose boxes and associated storage. The applicants own 4 horses, for private hobby use (competing and outdoor sport and leisure) the stables are for the purposes of equine related activities, including an area for storage for feed and tack in association with these purposes

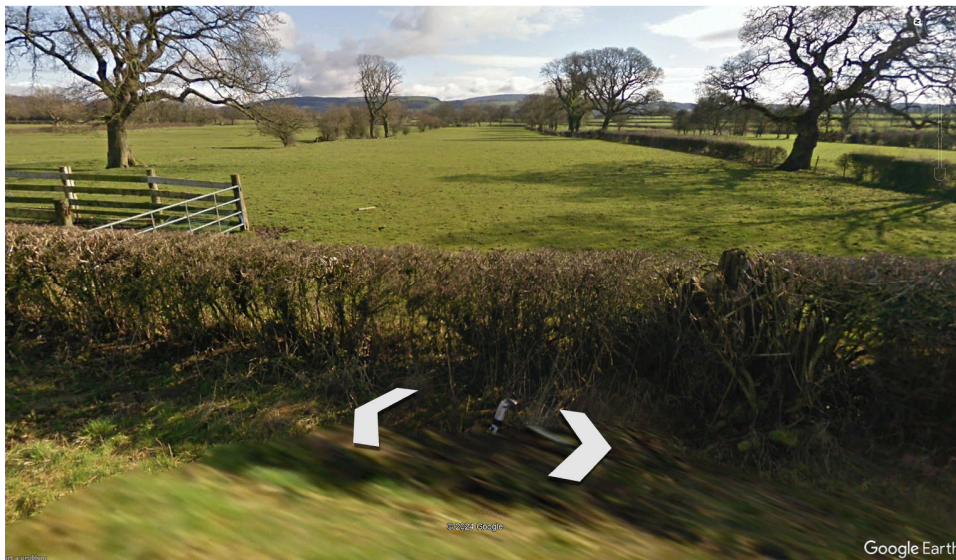
Policy EP10 requires a sequential approach to be followed in the selection of the site with regards to the land holding: a) conversion of an existing building b) adjacent to an existing building or a group of existing buildings c) open field There are no other buildings on the land holding to be converted, therefore is assessed to meet this requirement.

Policy EP10 sets out other criteria that are required to be met; the applicants show horses and compete in the equine world. This is undertaken in their spare time, when they are not at work in their normal occupations. Showing horses is a costly business and rather than earning them money and being a "business," it costs money to attend such functions. This is 100% a hobby for personal pleasure, and most definitely not a business. It is not the job of the LPA to decide what category an application falls within. We submit this as a private use stable block, because this is what it is, there is no need to debate otherwise. There is absolutely no reason to consider that this is a commercial business, it is a very expensive hobby, which has been a lifetime activity of the applicant.

Sustainability

The proposal is on a separate area of land 134m away from the applicants home which is in the barn conversion complex at New Hall Farm

The Site



Visual Amenity

The proposal has been sited adjacent the lane and an established hedgerow to the immediate west.

Design

The building is designed as a typical modern stable building, this design is not out of character with the rural area. The materials are typical of other rural buildings in the local area

Layout

The building has been sited adjacent to the hedgerow. Therefore, it is not considered that the building and hardstanding would stand out as being visually isolated

Scale

To accommodate the existing number of horses the building is designed with space allowance in mind, and is therefore determined by this.

Waste

Horses produce waste that requires management. A fully sealed trailer is shown on the plans to be used for manure, to be sited to the front of the building Given the location of the building the trailer would be well screened from public vantage points

Proposal: Erection of a new midden storage building

Water

- Clean water will be recycled on site to use as drinking water for the horses. The water will be collected via water butts on the building.
- Recycled water will be used for washing off areas.

Surfacing

Hard-surfacing materials for access to the building will be compacted hardcore

Bio-diversity Net Gain

- As the site is currently modified grassland, this has a very low score in terms of biometrics.

Bird boxes will be installed on the building

Sustainability

The building will be constructed by a local firm, reducing the need for any lengthy transportation of materials.

Climate Change: -

The statement explains how the development responds to the challenge of climate change through design, usage of resources and assets, water and energy efficiency measures, reuse, and recycling during construction and in the selection of materials.

The site is in Flood Zone 1 the proposed building will not increase the potential impacts of flooding.

There will be no heating in the building

CONCLUSION

The proposal is for **PRIVATE** equestrian development. The landholding **is** of sufficient size to support the number of horses. The proposal is also therefore compliant with Policy SP4 of the Local Plan and is justified to be in the countryside.

The proposal has been demonstrated to form sustainable development with regard to accessibility and minimising car reliance, and in demonstrating a response to climate change.

There would be minimal visual harm to the open and rural character of the countryside,