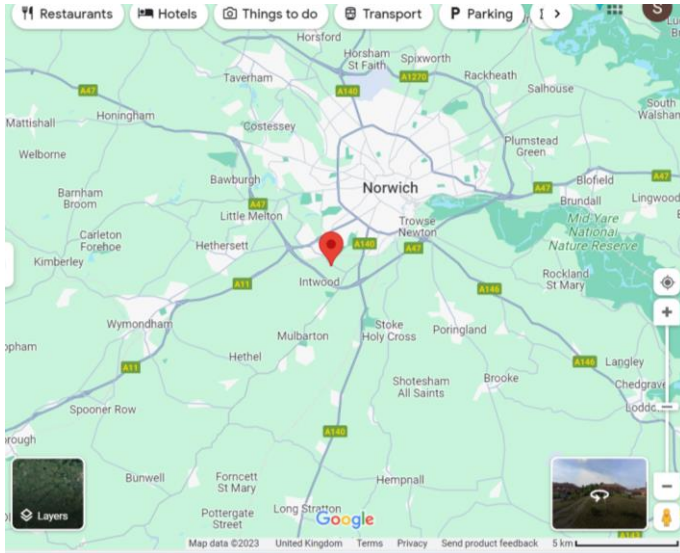


## Planning application – part one change of use (Land)

### Context

The Land at Low road, Keswick, Norfolk is located 5 miles south east of Norwich city centre.

### Image one



- image reference -

[https://www.google.com/maps/place/27+Low+Rd/@52.5961218,1.100186,11z/data=!4m7!3m6!1s0x47d9e6c6c12dae0f:0xa85b95d09ecf600d!4b1!8m2!3d52.5960845!4d1.2546365!16s%2Fg%2F11csjifh\\_6?authuser=0&entry=ttu](https://www.google.com/maps/place/27+Low+Rd/@52.5961218,1.100186,11z/data=!4m7!3m6!1s0x47d9e6c6c12dae0f:0xa85b95d09ecf600d!4b1!8m2!3d52.5960845!4d1.2546365!16s%2Fg%2F11csjifh_6?authuser=0&entry=ttu)

The surrounding area is predominantly arable sub-let farmland with dispersed residential, amenity, and farm steadings. There are also a few equestrian developments within the locality.

The Land at Low Road, Keswick extends to approximately 2 acres of mostly pasture, with some new grass currently establishing. Prior to our purchase in November 2022, the land was used to grow and harvest Christmas trees plus other various agricultural activities by the same sole owner since 1992.

The land comprises of one parcel of land that has no road frontage. The boundary is predominantly bordered by mature hedgerow/conifer trees into woodland on the west and south boundaries, pasture on the eastern boundary and the gardens of property numbers 27, 25, 23 and 21/19 on the northern boundary.

### Proposal

The application is a proposed change of use to land, Agricultural to Equestrian private use only and proposed change of use of the existing buildings, and re-purpose to Equestrian private use only. The land itself has no designations. It is felt that this proposal adheres to Policy DM 2.8 Equestrian and other changes of use of agricultural land (1) *The change of use of land or erection of buildings and equipment for equestrian uses or other small scale rural land based uses in the Countryside shall be permitted if:*

*a) The scale, design, materials and siting of proposed buildings and equipment is designed to avoid serious adverse impact on the natural and local environment and the appearance of the locality, integrate the proposals with existing features, and respect and enhance the character of the surrounding landscape / area.*

All of the land as referenced in the application and as shown on Building Location map identified in red, is proposed for a change of use to Equestrian, for private use only. No horses will be kept as “liveries” and only own horses will be kept on the land. The land or buildings will not be used for any commercial activities or events. The horse owners live at 27 Low road, Keswick and the land is only accessible from this property via a privately owned driveway as part of the title deeds for 27 Low road.

We have kept horses for our own personal use and private leisure for many years. One of the horses in our care was bred by me (the applicant) and is now requiring retirement due to health reasons (21 years old currently). Stables provide essential protection from the elements, allowing horses to be kept out of heavy wind and rain, to provide warmth during the winter months and to provide a cool, shaded space during hot weather. This is especially important for older, retired horses that cannot withstand the elements as easily. Included with this application is a copy of the horse’s case notes to confirm his diagnosis of Cushing’s and his condition of sweet itch (that is deteriorating/becoming harder to manage). The ground can also become poached and boggy, which is not only dangerous for the horses, but also damaging to the soil.

#### 1. Flood risks and drainage

The plot is already predominantly grass land and tree species (Oak, Ash, Maple, Pine/Conifer). Approval to the change of use of the land will not affect the drainage and therefore not pose a risk to flooding.

Groundwater flooding is low risk in this postcode - <https://check-long-term-flood-risk.service.gov.uk/risk#>

Surface water is low risk in this postcode - <https://check-long-term-flood-risk.service.gov.uk/risk#> and with no changes to permanent surfaces such as concrete the risk remains low.

#### 2. Air quality

Plot use changes will not affect current air quality. Location is low level in this postcode - [https://uk-air.defra.gov.uk/forecasting/?day=1#forecast\\_map](https://uk-air.defra.gov.uk/forecasting/?day=1#forecast_map) and proposed land use change will not affect air quality. The change of use will not increase the level of vehicle traffic to the location as it will remain private use and the owners live on site (as detailed above).

#### 3. Noise

The Environmental Noise (England) Regulations 2006 mostly relates to the increase in noise from traffic – this will not affect this planning application as no increase in traffic will occur. The keeping of horses as pets will not increase domestic noise and keeping more than one horse ensures any sound made from the animal is kept to a minimum. The land referenced, borders the furthest point of gardens belonging to numbers 25, 23 and 21 on Low Road, this distance will ensure any occasional

noise made by the animal is not a disturbance. See image two below displaying the distance referred to above.

#### Image two



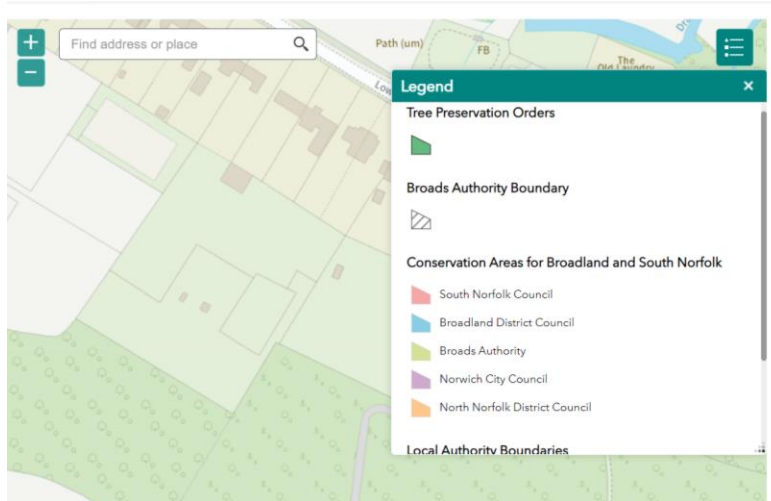
#### 4. Impact on appearance

As much of the area is already grazing land and down to grass and any areas that are bare, or once were used for other agricultural/horticultural use have already been seeded for grass (Boston seeds Choice Horse Paddock Grass Seed), the appearance of the land is not expected to change dramatically or stand out in comparison to its surrounding. The owners of properties 25, 23 and 21 can view the land should they remove their own perimeter fencing – a row of conifers, ornamental trees- and a 6ft wooden panel fence line are currently the view each property has. Due to these boundaries each property owner has erected it prevents any overlooking.

#### 5. Conservation and Wildlife

- a. Trees – the trees here are not part of any Tree Protection Order and are not visible from the road. <https://www.southnorfolkandbroadland.gov.uk/trees-hedges/protected-trees/2>
- b. Conservation – is not located near to or part of a conservation area. <https://www.southnorfolkandbroadland.gov.uk/conservation-areas-2/conservation-6>

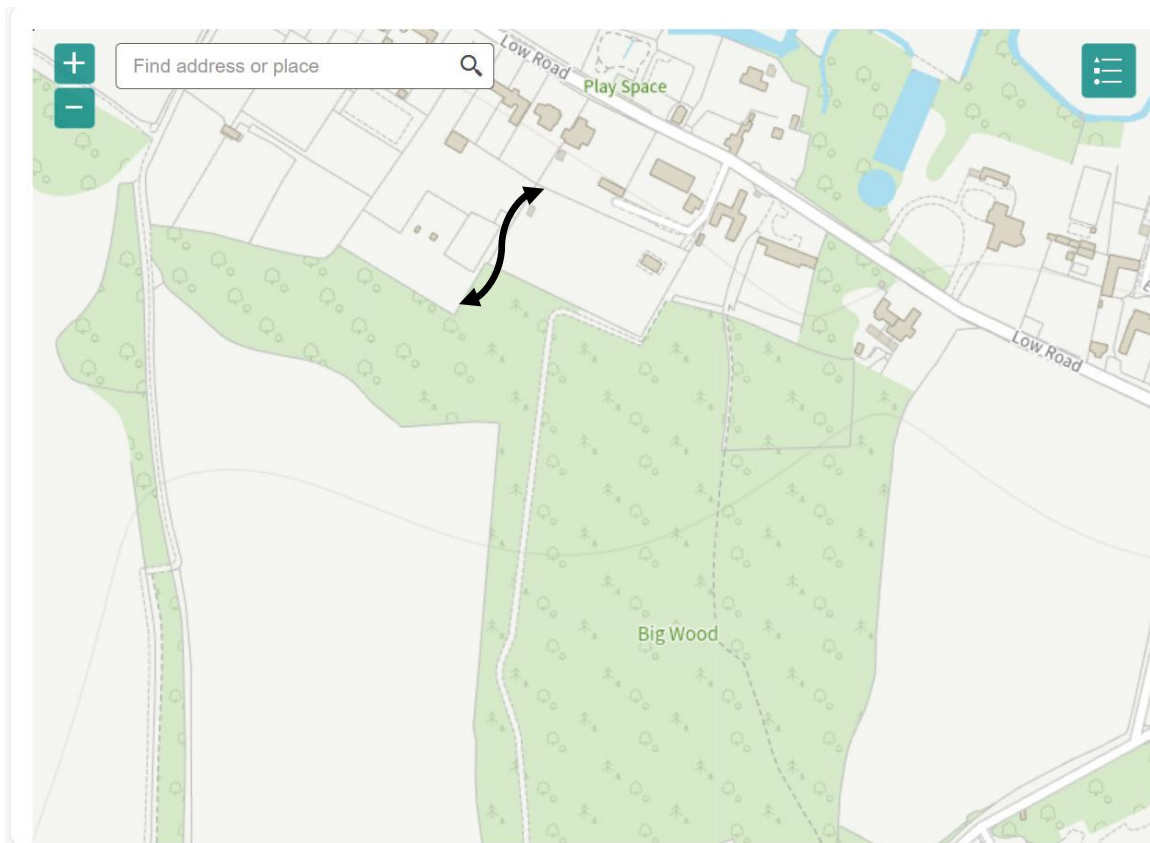
### Image three



The image shown above was taken from the South Norfolk Council website on 31/10/2023 and shows no TPO to the land referenced within this application.

On 5<sup>th</sup> April 2023 – 15 trees were planted along the boundary line indicated on the map shown below (Image four). Purchased from the Woodland trust, the Pack of 15 included, 9 x Hawthorn, 2 x Hazel, 1x Field maple, 1 x Dogwood, 1 x Dog rose and 1 x Silver birch . This will help create a boundary line and protection from some trees species (Sycamore) that are located in “Big Wood”. Sycamore trees are deadly to horses – both seeds and leaves, therefore this planting not only improves wildlife cover (biodiversity) but prevents welfare risks.

### Image four



### c. Other Flora and Forna

No hedges or trees are to be removed and the grass will be maintained to be suitable for horses. This support sequestering carbon – the trees and plants help fight climate change by absorbing carbon dioxide.

### 6. Light pollution

There is to be no external lighting on any of the site.

The boundary as shown in red on the building location map currently is fenced with wooden or metal posts and stock fencing – we propose to replace this with similar – round wooden posts that are 2-3 ft into the ground (but not concreted or fixed) and new metal stock fencing nailed to the posts, this is to secure the plot of land and protect the horses.

We do not propose to divide the land with any permanent fencing – some areas whilst recovering or resting with be fenced with temporary electric wire fencing and removable posts.

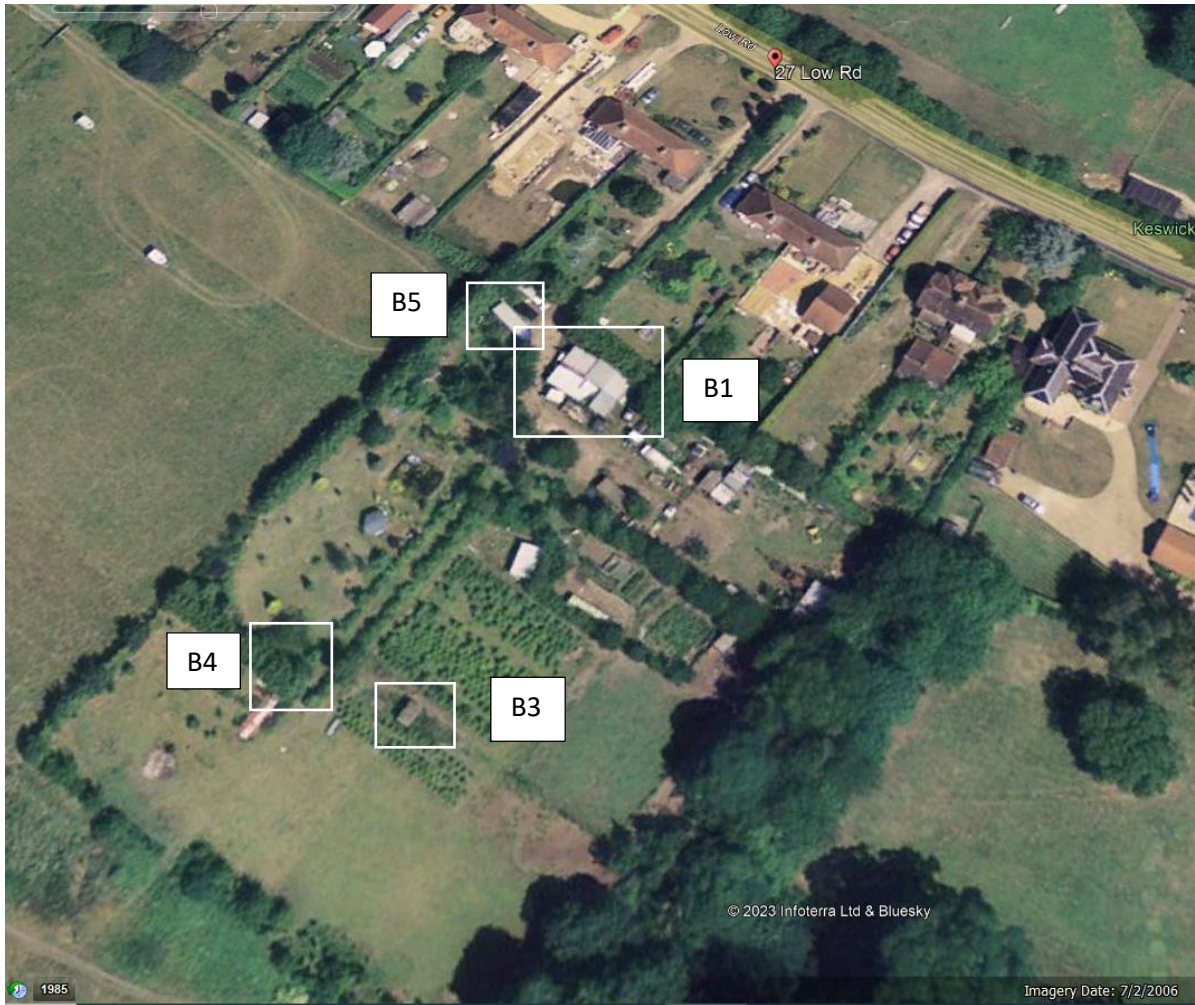
## Planning application – part two change of use to buildings/re-purpose of buildings

1. Flood risk and drainage

Buildings numbered B1, B3, B4 and B5 and detailed in the application form, have been on the land since 2006 – see image five from Google Earth pro with date to show these were visible in July 2006 and the location of each, these were erected and being used by the previous owner.

Image Five





Building one (B1) consists of a concrete base 3.7 meter x 7.4 meter, metal framework and a metal roof. This building is proposed within the application to be converted into two stables, using the original concrete base, removing all previous metal sides, and roofing and adding a new timber frame structure, timber cladding/feather boarding and the roof is to be clad in natural grey/green metal sheeting. The application will not increase the size of the original building/concrete pad in place.

A local builder (PR development) deemed the building unsafe as part of our enquiries and pricing quotes for building. We decided that it would be safest to take down the building before it fell or caused any injury – the images below details what the building looked like (Image six) and the concrete pad left behind upon it being cleared (Image seven).

Image Six

Image Seven



Since this building has been on the land since 2006 and is not brand-new structure it is deemed that the impact to drainage and flooding is minimal. This building will also have guttering and water butts installed where rainwater can be recycled for drinking water use by the horses. Building B1 is shown in the building location map as a red block and in Image five.

Building three (B3/Image Eight) consists of a concrete base 2.4 meter x 4.8 meter, Breeze block and cement walls to mid height then timber frame and roof. This building is proposed within the application to be converted into a third stable and field shelter. The application details to use the original concrete base and block sides, to remove the original wooden frame and wood roof and replace with timber frame, timber cladding/feather boarding and a metal roof matching the appearance of the stable building. This building application would not increase the original size of the concrete pad/block sides. This building would also have guttering and a water butt to collect rainwater and to re-use for drinking water for the horses. Building B3 is shown in the building location map as a red block and in Image five.

#### Image Eight





Building four consists of a timber frame and timber roof sheets structure with no floor/base, 4.3 meters x 7 meters, with two sides filled/solid with MDF sheets. – this is slightly hidden in this image (Image Nine) but identified as B4 under the trees in Image five. The hay barn/Building four (B4) is to be restored to a the . The two walls will have timber cladding/feather boarding from floor to the eaves. The roof is to be clad in natural grey/green metal sheeting. No changes are to be made of the floor surface and no increase in size. Building B4 is shown in the building location map as a red block and in Image five.

Image Nine



Building five (B5/Image ten) is a fully timber structure with no floor/base. It is a 5-meter x 5-meter apex roof wooden shed. The application requests this to be changed in use for Equestrian equipment storage of tools for fencing and management of land etc. It is proposed to re-clad the sides of the building and to replace the roof with the same material as all other buildings – grey/green metal sheeting. Building B5 is shown in the building location map as a red block and in Image five.

Image ten



Building six (Image ten – Right side of building five) is a fully timber structure with a wooden internal base. It is a 2.5 m x 3m apex roof wooden shed. The application requests this to be changed in use for Equestrian equipment storage. It is proposed to wood stain the shed to match the appearance of the stables. This wooden shed has been installed in this location by the previous owners.

Building Seven is a fully timber structure with a wooden internal base. It is a 1.8m x 3.1m apex roof wooden shed. The application requests this to be changed in use for Equestrian equipment plus storage of feed etc. It is proposed to wood stain the shed to match the appearance of the stables. This wooden shed has been installed in this location by the previous owners however it is not shown in a red block on the building location map.

The designs of the proposed buildings will be in-keeping with the agricultural and equestrian buildings found in the local area. These are designed to be as unobtrusive as possible whilst providing efficient space for the horses and associated hay, tack, feed etc.

## 2. Air quality

Building use changes will not affect current air quality. Location is low level in this postcode - [https://uk-air.defra.gov.uk/forecasting/?day=1#forecast\\_map](https://uk-air.defra.gov.uk/forecasting/?day=1#forecast_map) and the proposed building use change will not affect air quality. The change of use will not increase the level of vehicle traffic to the location as it will remain private use (as detailed above).

## 3. Noise

The Environmental Noise (England) Regulations 2006 mostly relates to the increase in noise from traffic – this will not affect this planning application as no increase in traffic will occur. The keeping of horses as pets will not increase domestic noise and keeping more than one horse ensures any sound made from the animal is kept to a minimum. Building one proposed stables (B1), borders the furthest point of gardens belonging to property numbers 25 on Low Road, this distance will ensure any occasional noise made by the animals is not a disturbance. See image eleven below displaying the distance referred to above.

[Image Eleven](#)



#### 4. Impact on appearance

As much of the area is already grazing land and down to grass and any areas that are bare, or once were used for other agricultural/horticultural use have already been seeded for grass (Boston seeds Choice Hors Paddock Grass Seed), the appearance of the land is not expected to change dramatically or stand out in comparison to its surrounding. The owners of properties 25, 23 and 21 can view the land should they remove their own perimeter fencing – a row of conifers, ornamental trees- and a 6ft wooden panel fence line are currently the view each property has.

The proposed buildings consist of timber sides and frames – it is proposed that these will be wood stained to black/brown and metal roofs will be green/grey in colour to ensure that they also blend in with the appearance of the landscape.

#### 5. Conservation and Wildlife

a. Trees – the trees here are not part of any Tree Protection Order and are not visible from the road. <https://www.southnorfolkandbroadland.gov.uk/trees-hedges/protected-trees/2>

b. Conservation – is not located near to or part of a conservation area. <https://www.southnorfolkandbroadland.gov.uk/conservation-areas-2/conservation-6>

It is not proposed within this application to remove any trees or hedges as part of any building work.



## 6. Waste

In keeping with recycling of water from each large building, waste produced from the keeping of horses will be moved to the south boundary of the land (furthest point from residents) and placed into a proposed temporary structure as shown in image twelve. The waste will be composted over a period then returned to the land as natural fertiliser. The structure is made from recycled pallets and held upright by round wooden posts. Once the muck has composted approximately 12 months, the pallets and posts are removed allowing the now compost to be spread on the land.

It is felt this adheres to Local Development management policy DM2.8 *b) It is sensitively sited to protect the amenity of the locality; any muck pad / storage is sited not to adversely impact on the natural and local environment or the residential amenities of local residents and other occupiers.*

### Image twelve



## 7. Light pollution

Building one (B1) is proposed to have one light in each stable located internally facing downwards. There will be no external lights. The light in Building one (B1) will be mounted horizontally to the ground and not tilted upwards, plus switched on only when needed. No other lights are to be fitted inside or outside of any other building detailed in this statement. This is thought to comply with The NPPF (July 2021) para. 185 c) limit *the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature Conservation.*