

Equestrian Design

PLANNING APPLICATION

**TO RELOCATE A PREVIOUSLY APPROVED
STABLE BLOCK; PROVIDE A PROPOSED NEW
35M X 17M MANEGE; AND NEW MANURE
STORE, TO A FIELD ADJACENT TO FALICON
COTTAGE, FLEET STREET, RIBCHESTER,
LANCASHIRE, PR3 3YR**

DESIGN AND ACCESS AND SUPPORTING INFORMATION STATEMENT

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1. Introduction:

- 1.1** Planning permission is sought to re-locate the recently approved small-scale domestic stables, within the application site, alongside the introduction of a 35m x 17m horse exercise manege, which is to be enclosed by means of a timber post and rail fence. The scale and form of the stables remain the same as those already approved, comprising of two loose boxes, tack store and hay store, all within a straight-line arrangement.
- 1.2** The provision of the new facilities will afford the applicant a secure long-term site in which to continue practising her favoured pastime and develop her horses and her riding skills through to her maximum potential. The manege will play an important role in this ambition by enabling more meaningful training, on an appropriate and safer surface, to assist with progression through the levels associated with her favoured disciplines.
- 1.3** At the outset it is important to note that the stables and manege are to be used solely for the keeping and exercising of the applicant's own horses and as such solely for private use.
- 1.4** This statement is intended to provide the information required to support the determination of the proposal and ultimately seeks to demonstrate that it complies with Development Plan policies of relevance and that as such the proposal is evidently sustainable development for which national planning policies, in the form of the National Planning Policy Framework, make clear permission should be forthcoming for without delay.

2. Application Context:

- 2.1** The applicant has been involved with and ridden horses for much of her life. The applicant acquired Falcon Cottage and the adjoining land in 2019, having been looking for some time for a new house from which she could stable her own horses close by. At the point of acquisition Falcon Cottage was in a very run down condition and the applicant has since secured consent to extend and significantly renovate it – work which is ongoing. They also previously secured permission (App Ref: 3/2019/0793 – Oct 2019) to replace a derelict agricultural / stable block on the adjoining land with a new stable block within which she intends to stable her horses.
- 2.2** To ensure the site meets her full ongoing equestrian needs the applicant is now seeking permission for an enclosed horse exercise manege. To

accommodate this within the site it is necessary to relocate the previously approved stable building but importantly it will remain in the same broad location within the field.

- 2.3** The proposal has been designed to offer a holistic solution to the current and future needs of the applicant. The facilities are considered to be small scale in nature and respond to what are evident needs. In this regard the size and scale of all elements of the proposal are deemed to be the minimum necessary in order to accord with modern day expectations and proportionate to the applicant's genuine needs.
- 2.4** The need for the stables reflects the obvious welfare needs of the animals including ancillary storage for feed, bedding, tack, and a small amount of hand tools such as buckets, brushes, shovels, wheel barrow and the like all of which needs to be kept in a dry, contained and secure environment.
- 2.5** Storage is also required for a small variety of jumps including various poles and planks to assist with the horses training. The storage of these materials internally within the stable arrangement is considered preferable to external storage which can often adversely affect the openness and setting of an application site, allow items to perish and potentially affect the security of the land.
- 2.6** The grazing, feed and dietary requirements of the equines need to be well-controlled. Whilst grazing does form part of their diet, other hard feeds are also required, and these will comprise of a mixture of oats, barley, bran, horse nut mixes, grass pellets, and also natural supplements such as seaweed. Aside from these supplements internal (secure and dry) storage is also required for hay/haylage with this also forming a staple part of the horse's diets.
- 2.7** In terms of the bedding requirement for the horses the applicants currently use both straw and shavings for bedding and each horse will require the equivalent of 2 hay-bale sizes of straw or 2 bales of shavings for bedding each week, which equates to 4 'bales of bedding' used on a weekly basis.
- 2.8** The area of storage indicated is considered to be the absolute minimum necessary to meet the applicant's minimum needs and is considered proportionate to the number of horses to be kept on the land and hence scale of the proposal. It remains consistent with that previously put forward and approved, which was evidently deemed acceptable given permission was

forthcoming.

- 2.9** Progression through the various levels of competition of each of the practised equestrian disciplines requires time and dedication to practice and train for both the horse and rider. The ability to use a manege would allow the applicant to develop, train and practise more frequently and therefore improve her and her horse's standards within her chosen equestrian disciplines. The size of manege proposed is considered to be appropriate for the number of horses and the levels of competition and training currently being attained by the applicant, being at the smaller end of the spectrum and below the standard 40m x 20m generally employed by most riders.
- 2.10** It is relatively common to see dressage and showing competitions being carried out on grass, particularly at county shows and the like, however, when grass courses and arenas are used the competition area gets damaged very quickly and they become unusable. Therefore, training on a grassy area is not a feasible option for the applicant. The use of the level manege would enable the correct training to take place for these competitions throughout the year, in all weather conditions, on the correct competition surface.
- 2.11** Like many horse owners the applicant has fallen from a horse on a number of occasions. The chance of injury when falling from a horse on a suitable ménage surface is significantly reduced, when compared to the chance of injury when falling from a horse on a grassed area. As such and in addition to the reasons outlined above regarding specific training needs, the use of the manege will enable the riders to maintain this risk of injury to the minimum level, by removing the risk of falling on hard ground.
- 2.12** In times of very wet weather conditions, which will make the ground conditions poor and unsuitable for riding, the use of the manege will also prevent the applicant from having to hack out on the surrounding public highways, rather than the fields. The provision of the manege with an all-weather surface will therefore enable it to be utilised even during times of inclement weather.

3. Equestrian Statement:

- 3.1** The applicant has had and ridden horses for most of her life. She currently owns two horses and train and compete in dressage and some show jumping and the applicant also enjoys hacking out on appropriate bridleways.

Dressage

- 3.2** Dressage is judged on balance, rhythm, suppleness and the obedience of the horse and its harmony with the rider. The challenge is to demonstrate that an extremely fit horse, which is capable of completing the cross country and show jumping phases on time, is also capable of performing in a precise, relaxed and graceful manner. Both horse and rider must be able to demonstrate various elements of walking, trotting and canter gaits, and the regularity of the respective gaits in circles of various standard diameters.

Show Jumping

- 3.3** This is where competitors ride in a grassed arena or manege over a course of show jumping fences of varying height, width, complexity and layout within an allotted time.” Time faults are incurred for exceeding the time allowance and jumping faults are incurred for knockdowns or refusals (where the horse stops before jumping a fence). In the past the applicant has achieved good results in local competitions.

Schooling

- 3.4** The horses are schooled utilising a number of methods including groundwork techniques including polework and lunging.

Groundwork begins on the ground and teaching the horse direction and cues, which then results in the direction or movement that the horse needs to execute. This involves hours and hours of repetition, by both horse and trainer so that the horse ultimately understands what movement it needs to make for whatever your cue is. Groundwork also continues in the saddle for such things as leg pressure, whereby the horse learns to move or change direction in a particular way as a response to different leg movements on different parts of the horses body (shoulder, in front of the girth, behind the girth, etc).

Lunging is a very important ‘tool’ with working with the horses. It is used to help develop trust between the horse and rider/applicant with the horse asked to work at the end of a long line between it and the handler and to respond to the handler’s commands and ultimately the handlers body language. Lunging within a ménage allows the applicant to work with the horse, in a confined space, without the horse feeling particularly restricted, allowing the horse to be able to hear the handler at all times, maintaining close contact and

therefore being able to build the horse's confidence and develop suppleness and flexibility in preparation for ridden work..

Pleasure Riding

- 3.5** The applicant also enjoys pleasure riding and hacking out on bridleways and appropriate public highways and public land.

4. Site Context and Characteristics:

- 4.1** The application site occupies a rural position adjacent to a small cluster of dwellings within the open countryside, approximately half way between Longridge and Ribchester. The holding itself comprises of three fields, accessed, along with the adjoining dwellings and farm, via a single track lane from the B6245.
- 4.2** The applicants grazing land immediately adjoins the proposed manege and has in the past been used for the keeping of horses as well as the occasional grazing of sheep and cattle and the cropping of grass. The holding is surrounded by pasture land with the exception of that to the north which is the built cluster of Falcon Bungalow, Falcon Cottage, Falcon Farm and their associated residential curtilages. To and adjoining the eastern boundary of the site is a public right of way (Ref: 3-35-FP38)
- 4.3** The land itself is generally flat with a modest difference in levels between the west and east. The land, along with its existing boundary treatments, is generally in good condition.
- 4.4** Views of the proposed development site are appended to this report.

5. The Proposal: Design Principles

Siting

- 5.1** The proposed siting can be seen clearly on the submitted application drawings.
- 5.2** Whilst it is proposed to relocate the stables to leave adequate room to accommodate the proposed manege within the site, the positioning of the stables can be seen to be broadly aligned with that permitted by the existing consent, albeit moved slightly north. This acts to ensure that the stables are sensitively sited within the field, not least because in this location the building will remain clustered with the adjacent dwellings. It is also an area of the site

which benefits from good natural screening, including the site topography and mature boundary vegetation. The local planning authority previously concurred with these contentions including that wider public vantage of the site would be limited.

- 5.3** With regards to the manege, the decision has been taken to site this as close as possible to the proposed stable position within the eastern end of the field. This position evidently benefits from the same natural screening as the stable building and also ensures the facility remains closely clustered with other built development. The chosen location is also relatively flat and hence mitigates the need for more significant engineering works to create a level surface. Being in close proximity to the stables also acts to avoid the need for a significant length of access tracks through the land which could prove intrusive.
- 5.4** Within the preferred siting location, the stables have been orientated to offer as much protection from the prevailing winds as possible. The siting of both the building and manege have also been influenced by the need to be an appropriate distance away from mature trees within the eastern and northern site boundaries, including outside the influence of their roots.

Access

- 5.5** Access arrangements to the site are well established and will remain unchanged, with such arrangements evidently deemed acceptable for ongoing use by way of the previous granting of consent for replacement stables on the site.
- 5.6** Given the close proximity of the facilities to the applicant's dwelling, it should be noted that most trips to the site will be via foot. Vehicular access to the development will only likely be required for the delivery of feed, bedding, occasional visits from the vet and farrier, transport of the horses to and from competition and removal of the manure from the manure store.

External Appearance

- 5.7** The proposed stables are to comprise of loose boxes which are identical in footprint to those previously approved by way of application 3/2019/0793.
- 5.8** Consideration has been given to the building design as to whether a L arrangement, a U arrangement or a straight-line arrangement would be more appropriate. The chosen solution is to maintain the straight-line arrangement positioned on a concrete apron, employing the use of separate loose boxes,

an approach which is common in the area. Such an arrangement, which offers a consolidated form, is entirely in alignment with the existing extant consent for stables on the land.

- 5.9** The proposed building is to be single storey of timber construction on a concrete base, with a corrugated dark Onduline type roof, as indicated on the submitted drawings. The applicant has also chosen to keep the overall height of the buildings to that offered by many manufacturers as a standard building, being 2.5m high to the eaves and 3.35m high to the ridge. The building is to be stained brown in colour. Overall the proposed stable design can be seen to be very traditional and mirrors that prevalent in the industry and in common use in the locality.
- 5.10** The manage is to measure 35m x 17m. The surface of the manege will comprise of a sand and fibre mix, which is dark in colour to better blend into and integrate with the wider site. An example of the proposed finish is appended to this statement and a sample can be provided if necessary.

Traffic Generation

- 5.11** The proposal will not intensify the use of the site beyond that allowed for by the extant consent. Conversely, the addition of a manege will negate the need for the applicant to travel off site to train and hence will act to reduce vehicle trips to and from the site.

Enclosure

- 5.12** The proposed manege is to be enclosed by way of a post and timber rail fence, as detailed in the submitted drawings. The new fence is to be stained dark brown and is to match the colour of the stables.

Flood Risk and Drainage

- 5.13** The application site is not situated in a known flood risk area which is recognised by the Environment Agency's flood risk designation mapping. There is no significant risk of flooding from any other source.
- 5.14** With regards to foul water run-off from the stables, there will not be any because when being kept in the stables, the horses will be bedded on straw/wood pellets/or wooden shavings. This bedding material will soak up any liquids generated by the horses within the stables and as the bedding needs to be dry for the comfort, health and wellbeing of the horses, it will be maintained and changed as and when required so liquid run off from the stables themselves will not occur. Any foul solids and fouled bedding from

within the stables will be removed on a regular basis, during the continuous maintenance of the bedding material and this is to be stored in the proposed manure store.

- 5.15** A small concrete apron is to be provided as indicated, that will allow access into the stables, without damaging the existing surface of the field. A small 'french drain' is to be provided to the 'field edge' of the concrete apron that will act as a soak away for any water run-off from the concrete apron
- 5.16** The new manege is to have an underground drainage system installed, which is to drain into soakaways, as indicated on the submitted application drawings. There is not considered to be any risk that the proposed development will exacerbate any chance of the adjacent public right of way flooding.

Manure Management

- 5.17** Poor manure management can lead to smells, vermin and flies, which will affect the horse's health and wellbeing. Horses typically produce around 7-8lbs (3.2-3.6 kg) of excrement every day. So, allowing for there being two equines at the site, it is safe to assume that there is likely to be approximately 104lbs (50kg) of horse excrement produced on a weekly basis. Manure along with spoilt bedding will be stored in a manure trailer.
- 5.18** All collected manure and soiled bedding will be kept/stored/contained within a sealed and tarpaulin covered manure trailer until it requires removal and disposal. The applicant will arrange for a suitable local contractor to empty and return the trailer on the same day, as and when required, approximately every 6 weeks or so. The intended permanent storage position of the manure trailer is indicated on the submitted drawings.

Grazing

- 5.19** Visual inspections of the existing land show that it is generally in good condition. The British Horse Society's guidelines indicate that approximately one acre per horse is required for grazing and so the amount of available grazing land is more than ample to meet the requirements for 2 horses.

Security

- 5.20** Security is not a substantial concern for the applicant given the proximity of the facilities to her dwelling. Nevertheless, the applicant does intend to fit good quality locks to the field gate, stables and store.

Trees and hedges

- 5.21** A visual assessment of the existing hedge and trees closest to the proposed stable and manege position has been made and they appear to be in good condition. Given the proximity of the development to nearby trees, tree protection measures, further details on which are appended, are proposed. It is considered that these measures could be appropriately conditioned as part of any forthcoming proposal. As can be seen via the illustration of root protection areas within the submitted plans, care has been taken to ensure the siting minimises any risk to these established root zones.
- 5.22** The storage of any building materials during the construction process is also to be kept no closer to the nearest trees and hedge, than the extent of the proposed building line, with the trees and hedges being protected during the construction works by tree protection fencing as detailed on the application drawings and as appended to this report.

Engineering Works

- 5.23** A small degree of engineering works are required to achieve a level area for the proposed ménage although this is not considered to be significant. As indicated on the submitted drawings the sides of the excavated surface are to be sown with grass seed to maintain the appearance of the surrounding fields and better blend in with the existing pasture land. An example of a finished grass seeded earth slope is appended.

Ecological Considerations

- 5.24** The proposal does not give rise to any adverse ecological impacts.

6. Conformity with the Development Plan:

- 6.1** The relevant Development Plan comprises the Ribble Valley Core Strategy which was adopted in December 2014.
- 6.2** Assessment against the Local Plan Policies Map identifies that the application site is located within open countryside but free from any other direct designations.
- 6.3** It was previously concluded that the erection of stables for personal use would accord with the principle of Policies DMG1 'General Considerations' and DMG2 'Strategic Considerations', which support appropriate development within the open countryside which is in keeping with and protects that

landscape character by way of siting, scale, design, use of materials and landscaping. It was equally concluded with respect to Policy DMB3 'Recreation and Tourism Development' that the proposal was physically well related to an existing group of buildings and the highway network.

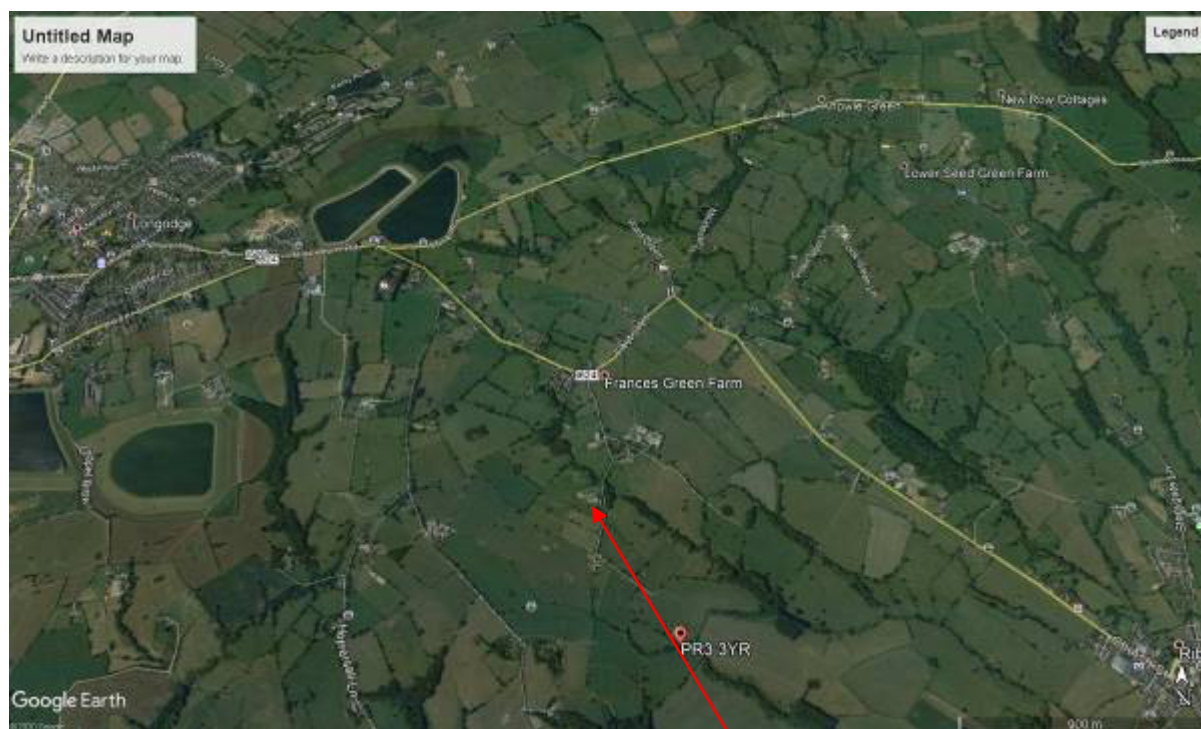
- 6.4** It is contended that the proposed development can be seen to continue to accord entirely with the core objectives of these same policies. The stables are of the same scale and in broadly the same position.
- 6.5** With regards to the manege it is widely accepted, as is evident through local precedence and case law, that maneges are entirely appropriate within open countryside and even Green Belt settings, often being considered as material changes of use of the land. This reflects that maneges need not constitute intrusive features providing careful consideration is given to their siting, colouring of the surface finish and the materials, style and colouring of the enclosure fencing, as is considered the case in this proposal. Consequently, it is contended that the impact of introducing a manege on the character and openness would in the given location be negligible.
- 6.6** With regards to more detailed matters, it is not considered that the proposed development would compromise the residential amenity of the nearest properties given the distances involved and the proposed manure management measures.
- 6.7** In conclusion, given the degree of alignment with the previous extant permission approval, and the absence of any significant change in planning policy in the interim, the proposal is considered to conform in full with Development Plan Policies of relevance and must therefore be regarded as 'sustainable development'.

7. Summary:

- 7.1** In conclusion the proposal is evidently considered to comply with policies of relevance in that this small-scale development constitutes appropriate development within an open countryside setting which can importantly be sensitively located within the existing landscape without entailing any detrimental impact on its openness, character, wider amenity or biodiversity value. On this basis the proposal, in keeping with the extant permission for replacement stables on the site, conforms with the statutory development plan and must therefore be regarded as sustainable development, for which the Framework makes clear planning permission should be forthcoming for without delay.

- 7.2** In the event the local planning authority do not concur with this view, the applicant looks forward to positively engaging with the authority to secure a solution, as is advocated by the NPPF. In this regard the applicant considers the submission of this application as constituting the start of a positive dialogue with the local planning authority and looks forward to any potential issues being communicated at the earliest possible opportunity.

APPENDIX 1 – VARIOUS VIEWS OF THE EXISTING SITE



Google Earth image 1 of the application site application site



Google Earth image 2 of the application site



View of the proposed application site from the north (field entrance)



Looking to the right (south west) from the same position



View of the application area looking from the west end of the field

APPENDIX 2 – Photographs of proposed stable construction



Section of the proposed stable construction. Timber stud construction with horizontal weatherboarding to the external face and finished internally with timber sheeting, such as plywood or OSB.



Typical example of corrugated roof sheeting

APPENDIX 3 – General impression of grass slope



Grass slope

APPENDIX 4 – EXAMPLE OF PROPOSED MENAGE SURFACE



Sand fibre



Sand fibre

APPENDIX 5 – TYPICAL EXAMPLE OF A MANURE TRAILER



This is a typical example of a manure trailer of the size required by the applicant (albeit in this case not covered by a tarpaulin).

APPENDIX 6 – TREE PROTECTION INFORMATION

The exclusion zones as shown on the attached drawings will be protected with fencing. The site is open and we do not believe that protection of the entire site is necessary. We have indicated on the plans where we believe additional precautions (Heras block and mesh style fencing) should be installed. In other areas the trees are protected by the existing fence and hedging which defines the land boundary and in our opinion, this will be sufficient to protect the trees on site.

Where additional fencing has been specified the fencing is to be strong enough to resist impacts and suitable to the degree of construction activity on the site and to be in accordance with that specified within BS5837:2012.

All fencing will be in place prior to any other development work commencing on site. Such fencing will therefore be erected before any materials or machinery are brought onto site. Once erected the fences will not be moved or altered in any way without prior consultation with the Local Planning Authority.

If the fencing is damaged in any way it will be re-instated to its original condition before construction work can re-commence. Notices will be erected on the fencing such as 'Construction Exclusion Zone – No Access'.

Protective fences shall be maintained in situ until all equipment, machinery and surplus materials have been removed from the site. Nothing will be stored or placed inside any of the fenced area and the ground levels within the fenced area will not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

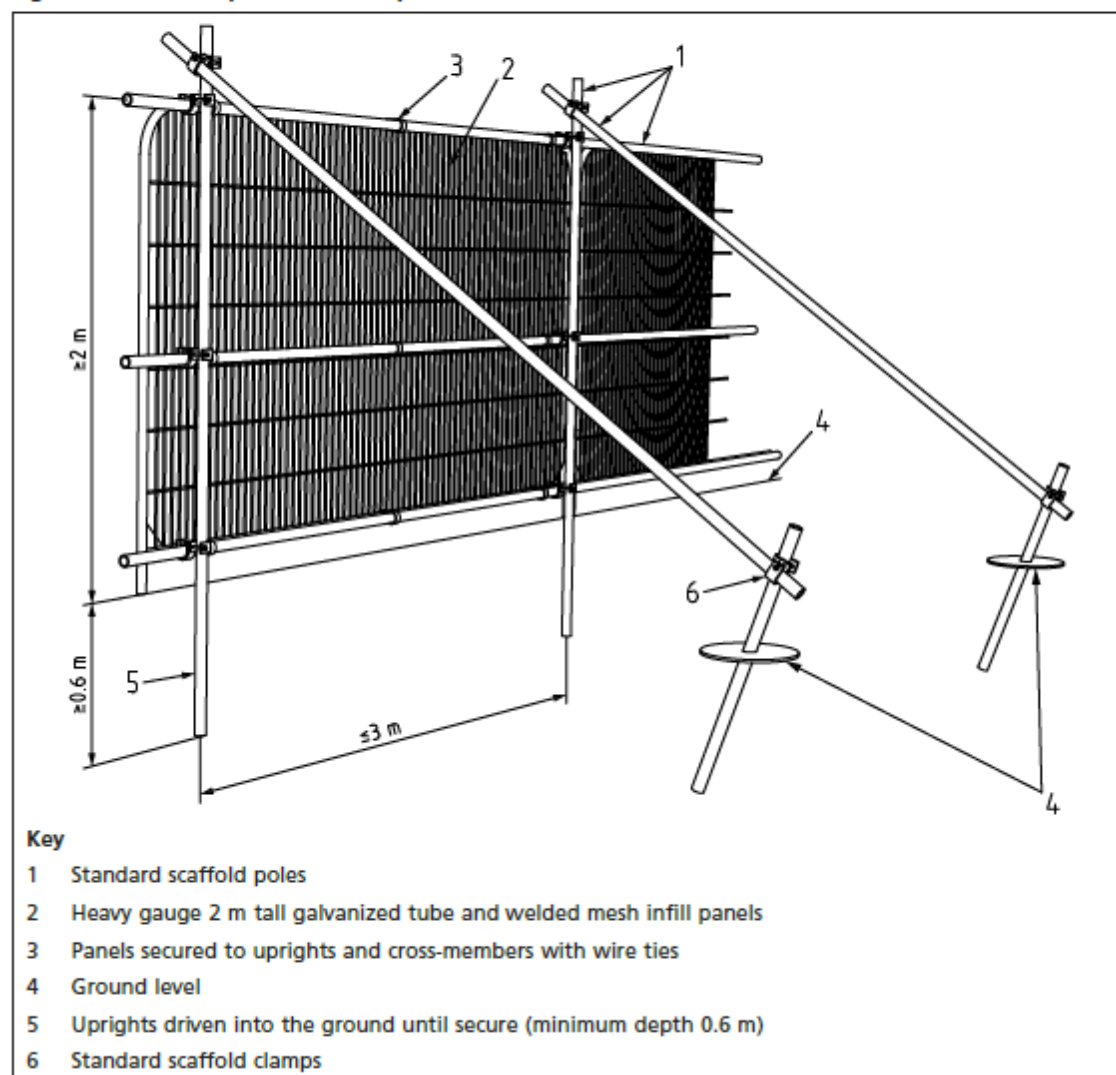
British Standard 5837:2012 indicates the recommended areas for the Root Protection Areas (RPA) which should be enforced with protective fencing. Specifications within BS5837:2012 inform our recommendations for both the fencing type as detailed below in figure 2 and the location of this fencing.

NOTE 1 Examples of configurations for steel mesh perimeter fencing systems are given in BS 1722-18.

NOTE 2 It might be feasible on some sites to use temporary site office buildings as components of the tree protection barriers, provided these can be installed and removed without damaging the retained trees or their rooting environment.

6.2.2.4 All-weather notices should be attached to the barrier with words such as: "CONSTRUCTION EXCLUSION ZONE – NO ACCESS".

Figure 2 Default specification for protective barrier



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