

TOWN & COUNTRY PLANNING ACT 1990

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PLANNING, DESIGN AND ACCESS STATEMENT

LAND NORTH OF ADDERBURY HILL BARN
MILTON ROAD
ADDERBURY
OXFORDSHIRE
OX17 3HN

**Erection of new equestrian yard comprising of stables,
storage barn and hardsurfacing.**

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1. INTRODUCTION

1.1 This statement is submitted in support of a planning application for the following:

'Erection of new equestrian yard comprising of stables, storage barn and hardsurfacing.'

1.2 This application involves two principle elements which are to supplement existing private equestrian facilities in a part of the site already lawfully used for these purposes (see site history chapter).

- i) A single storey stable building containing tack, grooming and feed rooms;
- ii) Storage barn with hardstanding to form a new yard with access onto the existing track.

2 SITE HISTORY

2.1 Adderbury Hill Barn has been the subject of the following applications as set out below:

97/01988/AGN – Erection of farm building. Prior approval not required 17.12.1997.

00/00574/AGN – Extension to farm building. Prior approval not required 15.05.2000.

02/00004/F – Erection of garage on existing parking area. Approved 04.03.2002.

16/01955/CLUE – Certificate of Lawfulness of existing use for construction of outdoor arena and perimeter boarding and use of land for equestrian purposes. Not considered lawful 29.11.2016.

17/00425/CLUE - Certificate of Lawfulness of existing use of the land for private equestrian uses (for the sole use of the applicant for keeping 8 horses only).

Considered lawful 19.04.2017

3 RELEVANT POLICIES

3.1 Relevant planning policy falls within Government Guidance (National Planning Policy Framework 2018), the Cherwell Local Plan 1996 (saved policies) and the Cherwell Local Plan 2011-2031 Part I.

i) **National Planning Policy Framework 2018**

3.2 The recently updated NPPF promotes healthy and safe communities and in particular supports healthy lifestyles (paragraph 91). Access to opportunities for sport and physical activity is considered to be important for health and well-being (paragraph 96).

ii) **Cherwell Local Plan 1996 (Saved policies)**

3.3 Policy C28 requires that the layout, design and external appearance of new developments is sympathetic to the urban or rural context of the development

3.4 'Saved' Policy AG5 is concerned with development involving horses. The Policy states that '**...proposals for horse related development will normally be permitted provided:**

i) The proposal would not have an adverse effect on the character and appearance of the countryside;

ii) The proposal would not be detrimental to the amenity of neighbouring properties;

iii) The proposal complies with the other policies in the Plan.

iii) Cherwell Local Plan 2011-2031 Part I

- 3.5 Policy PSD1 states that the Council will take a proactive approach to reflect the presumption in favour of sustainable development. The Council state that they will always work proactively with applicants to jointly find solutions which mean that proposals can be approved wherever possible and to secure development that improves the economic, social and environmental conditions in the area.
- 3.6 Policy ESD13 states that development will be expected to respect and enhance local landscape character and that proposals will not be permitted if they would result in undue visual intrusion into the open countryside or would harm the setting of settlements.
- 3.7 Policy ESD15 states that new development will be expected to complement and enhance the character of its context through sensitive siting, layout and design. Development should contribute positively to an area's character. New development should provide a good standard of amenity for both existing and proposed occupants on land and buildings.
- 3.8 Policy BSC10 encourages the provision of open space, sport and recreation provision through enhancing existing provision, improving access to existing facilities or securing new provision
- 3.9 Policy BSC12 states that the Council will encourage the provision of new facilities by the following means:
- Protecting and enhancing the quality of existing facilities;
 - Improving access to existing facilities;
 - ensuring that development proposals contribute towards the provision of new or improved facilities where the development would generate a need for sport, recreation and community facilities.

4 THE PROPOSAL

4.1 The application proposal comprises of two elements:

- A single storey stable building containing tack, grooming and feed rooms;
- Storage barn with hardstanding to form a new yard with access onto the existing track.

4.2 The proposed new yard is to serve the northern end of Adderbury Hill Barn. The main element of the holding (which is now in separate ownership) lies to the south. The application site amounts to some 3.8 hectares (9.4 acres). Lawful development certificate 17/00425/CLUE confirmed that the entire holding had been in private equestrian use for in excess of 10 years and this can be clearly recognised by aerial photographs of the site which show the land to have an entirely different character and appearance to neighbouring agricultural land lying to the east and west.



- 4.3 This proposal seeks to continue the established use for private equestrian purposes to allow the owner to retain her horses at the site. The application enables up to 6 ponies to be stabled at the site with covered space for feed, tack, grooming and a storage barn to house the hay and cutting/maintenance equipment. The provision of 6 horses on the site would be well within the BHS standard which equates to 2 horses per hectare for grazing.
- 4.4 The proposal is considered to be in full compliance with Government policy (NPPF) and the development plan. The new yard is modest in scale and size and has been sensitively sited with good access to the adjacent track and sufficient distance from Milton Road so that there will not be any views of the buildings from the public domain. This would not be a 'stand alone' facility but would add additional and improved recreational facilities to be used by the owner for her own private enjoyment.
- 4.5 Policies BSC10 and BSC12 encourage the improvement of existing recreational facilities. 'Saved' Policy AG5 basis its assessment on whether the 'horse related development' would adversely affect the countryside or be detrimental to the amenity of neighbouring properties. The site location plan and aerial photograph both indicate that the new yard will be distant from any existing residential property. In assessing the proposal under Policy AG5, it is also relevant that the site can already lawfully be used for these purposes so in almost everything respect there will not be a material impact on any residential dwellings in the vicinity. Whilst it is accepted that there are already some stables and storage within the current Adderbury Hill Barn complex of buildings, this part of the site is now in separate ownership. In any event, the extent of stable facilities provided already is well below the expected usage put forward by the British Horse Society. In addition, as the site is already in lawful equestrian use, the improvement and enhancement of facilities is supported under Development Plan policies and national guidance (NPPF) which seeks to promote 'healthy lifestyles' by providing improved access to sport and physical activities.

- 4.6 In conclusion, the two elements to the proposal are to improve the range of equestrian facilities available. Both elements to the proposal will promote health and well being in accordance with the Framework. They are related to an existing lawful use of the land.

5 DESIGN AND ACCESS

- 5.1 Use: The application proposal for recreational facilities maintains the existing use of the site. The facility will be used by the current owner as a private equestrian use with no access to the general public.
- 5.2 Layout: The proposal is laid out to create a small equestrian yard with a small area of hardstanding designed solely to link the two buildings and to provide access to the existing farm track.
- 5.3 Scale: The stable and store will both be low buildings to ensure that they fit into their rural context. The pitched roofs will have a low profile.
- 5.4 Landscaping: The proposal would not result in tree removal.
- 5.5 Appearance: The elevations of both buildings will be constructed using stained timber cladding with the store also have a lower level of brick courses. It is considered that these types of materials will help the buildings blend into the rural landscape.
- 5.6 Access: Vehicular access to the site will be identical to that which currently exists for the main establishment (i.e. via the rack and main entrance from Milton Road).

6 SUMMARY AND CONCLUSIONS

6.1 The application should be supported for the following reasons:

- i) The application proposal for the provision of stabling and a storage barn of land that is lawfully in use for equestrian purposes. The proposal will maintain and strengthen the use of the site as a private recreational use which is supported by Development Plan and Government policy in rural/countryside areas.
- ii) The new yard and its buildings have been sensitively designed such that they will not be readily visible from the public domain. They will be of a low scale and bulk and will be constructed from sensitive materials (timber). The site is distant from any residential properties as a result the amenity of any local residents will not be adversely affected. 'Saved' Policy AG5 is therefore not breached.