

04th February 2024

Planning Statement -

Change of Use of Agricultural Land to Equestrian and Erection of Stables Widening of Existing Access Allington Lane.

The Site/Change of Use

The site is located on Allington Lane in Fair Oak and currently has agricultural use, it is approximately 1.2 hectares of a 3.6 hectare field. Oakland Farm is located to the north of the site, to the east is a wooded area and to the south is Oaklands House Care Home and Andiron Court, there is also a public footpath that runs along the far southern boundary. Opposite the site is a mix of industrial/commercial businesses, residential and equestrian all accessed from Allington Lane.

This planning application is to include for the change of use to Equestrian to enable the client to utilise the land for the purposes of breeding Hackney horses. Hackney horses are today classified as critical by the Rare Breeds Survival Trust [RBST] and in 2022, the RBST declared there were just 12 stallions and 31 broodmares left in the UK. It is all-important to the client that he is able to continue the breeding of Hackney horses to help safeguard their future.

Access

There is an existing gated access from Allington Lane, located approximately 42m from the northern corner of the proposed site. It is proposed to widen this access and move the gates inwards to allow for increased visibility and so that a horse box or car/4x4 pulling a horse trailer can pull off the highway, enter the site and turn around in an area adjacent to the stables. The new access will be an improvement over the existing situation.

The access track and area for turning is proposed to be constructed of 300mm deep excavation filled with compacted scalpings to create a vehicular access track/turning area and mud free area for horses to be tied up outside stables for feeding, receiving veterinarian treatment and for the farrier.

Stables

The proposed stables have been designed to the sizes recommended by the British Horse Society [BHS]. Externally the stables will be clad with horizontal timber with a brick plinth and an Onduline type roof covering, the rainwater goods will be black Upvc. Consideration has been given to site surroundings and the stables have been located adjacent to the existing access to minimise the length of track required and to avoid impacting the existing trees along the site frontage and located to the north. The stables are will be screened to the north by existing trees and hedgerows and built on a concrete raft to reduce the needs for any excavation [see Fig 2. opposite].

Landscaping

Additional landscaping is proposed [refer to drawing 592 102 for details and Fig. 1 opposite] to provide additional biodiversity and enhance the setting of the proposed stables. Native hedgerow planting is proposed to the western boundary to fill in the gaps in the existing vegetation. The proposed native hedgerow will consist of:

- 30% Hawthorn, 30% Field Maple, 10% Holly, 15% Blackthorn, 15% Hazel with the occasional Dog Rose.

The plants will be bareroot, 90-120cm high, double staggered row of 40cm spacing, 4 plants per metre with spiral guards to protect from rabbits. Plant end of October to March in cool damp weather but not waterlogged or freezing conditions. Watering is critical in the first 3 years especially in dry spells.

3no. new trees are also proposed, these are to be 2no. Common Alder & 1no. Hornbeam.

Planning History

There is no planning history for this site.



Fig 1 Above: Proposed Site Layout [nts]



Fig 2 Above: Example of Timber Stable built on a concrete

REV	DESCRIPTION	DATE	AUTHOR	CHK'D	Materials Key	PROJECT Proposed Stables, Widening of Existing Access & Change of Use from Agricultural to Equestrian - Allington Lane, Fair Oak CLIENT Mr T Peters	JOB NO. 592	DRAWING NO. 300
						DRAWING Planning Statement	SCALE @ A3 na	AUTHOR/CHK'D CW
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