OLIVIA STARKEY
PLANNING & DEVELOPMENT

SUPPORTING, DESIGN AND ACCESS STATEMENT

CONSTRUCTION OF STABLE BLOCK

(VARIATION OF APPROVED SCHEME)

AND MANEGE.

RETENTION OF ACCESS, TRACK AND HARDSTANDING FOR MIXED USE

(AGRICULTURAL AND PRIVATE EQUINE)

EASY WAY
RODENS HALL ROAD
BOWLING BANK
WREXHAM
LL13 9RR

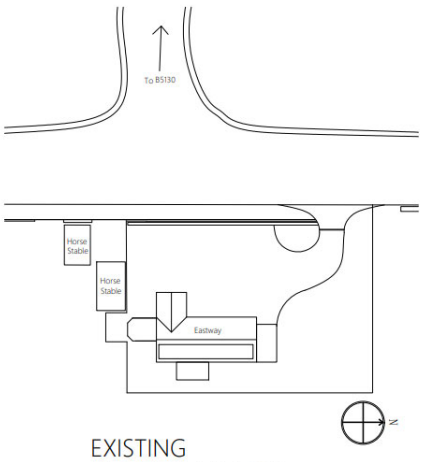
MAY 2024

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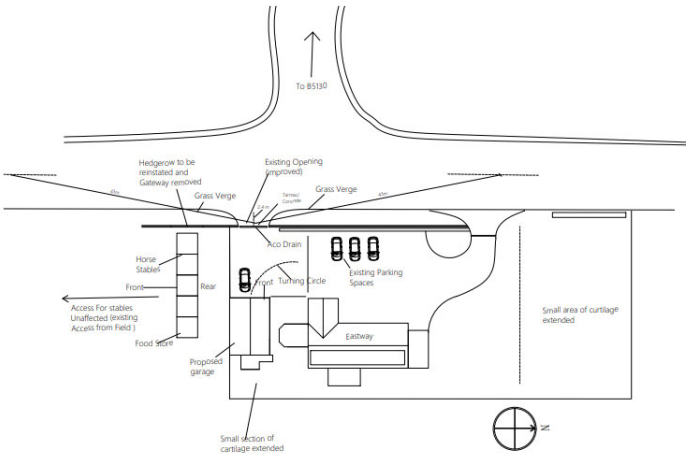
1. INTRODUCTION

OS Planning has been appointed by to submit a retrospective planning application for the variation of approved design (stable building), retention of existing access track and hardstanding for multipurpose use (mixed agricultural and equine) together with the construction of a manege at their private residence.

The site is accessed off Rodens Hall Road through an existing access and as part of the development at the site, an access to the rear of the stables has been closed. Planning permission was granted dated 21st February 2023 for "change of use of land from field to residential, erection of stables and erection of garage office and store", as extracted below:



EXISTING
BLOCK PLAN 1:500



PROPOSED
BLOCK PLAN 1:500

Further to the grant of permission and construction on site, the applicant received correspondence from Wrexham Borough Council under reference ENF 2024/00045 dated 1st March 2024. Following discussions with Mr G Evans, the subject application has been presented to lawfulise the development on site.

2. PROPOSAL

The proposal is for:

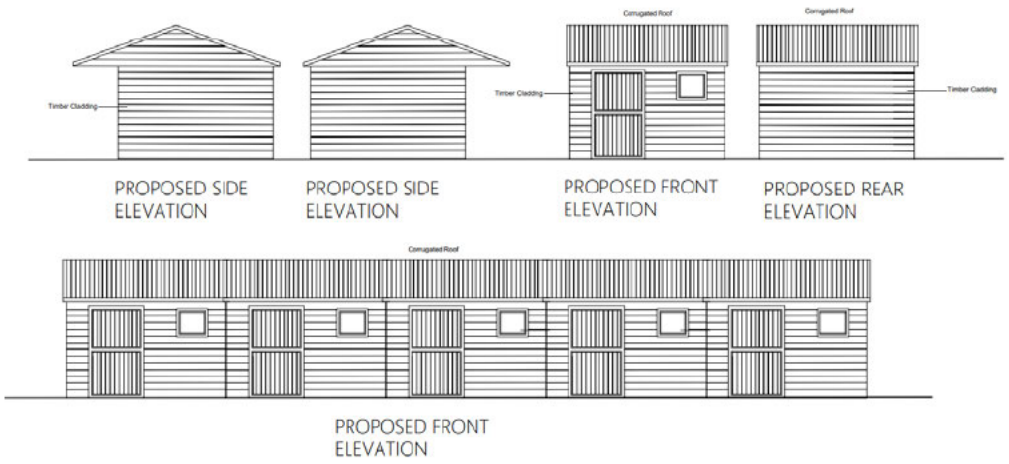
- Variation of approved stable building Design
- Construction of manege (40m x 30m)
- Retention of access track and hardstanding (mixed use – private equine and agricultural)

3. PROPOSAL PART ONE – U SHAPED STABLE BUILDING - VARIATION TO APPROVED DESIGN

3.1. USE

Eastways is a 3-bedroom detached property set in circa 7 acres. The land is used for agriculture (production of hay/ haylage) and grazing of the applicants' horses. The proposal is linked to this private use and investment in the site by the current owner/ occupiers.

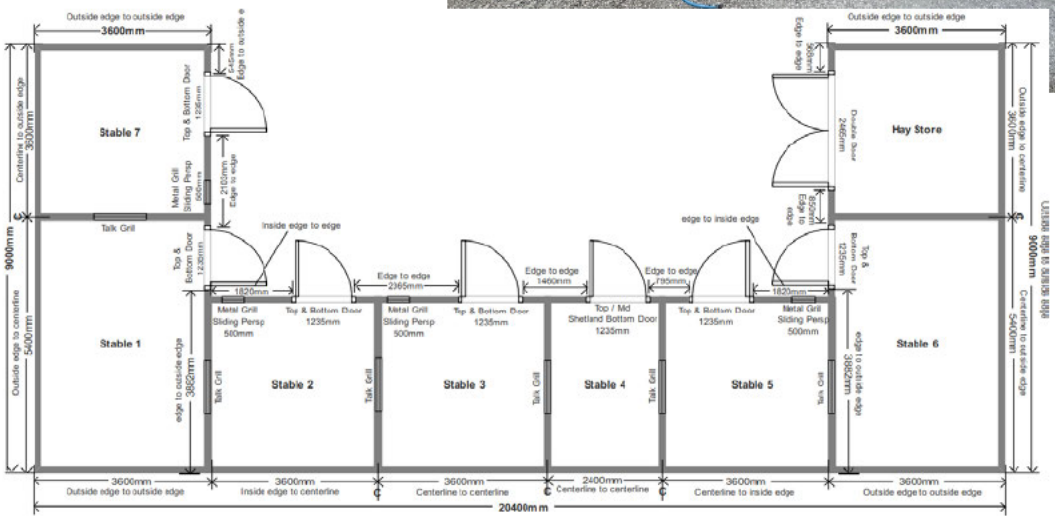
This application as stated replaced existing facilities and is to vary the approved scheme, as extracted below:



The subject development is as shown.



The applicant has a total of 7 horses. Permission was granted for 5 stables however due to a change in personal circumstances the applicant has 4 foster children therefore has required 4 ponies which all require to be stables hence the variation of design from a simple timber range to a u-shaped stable block that will provide sufficient stabling and means of storage for hay and feed as extracted below:



The architectural layout and style of the proposed stable block is typical stable design and is a completely 'fit for purpose' design. A U-shaped equine stable offers benefits in terms of space usage, safety, socialisation, and aesthetics, making it a popular choice for horse owners and equestrian facilities.

This design offers several advantages:

1. Space Efficiency: It optimizes land use, providing enough room for each horse while making the most of available space.
2. Natural Light and Ventilation: The layout allows for good airflow and sunlight, creating a healthy environment for the horses.
3. Safety and Security: With a centralized area for supervision, it's easier to monitor the horses and attend to them in case of emergencies.
4. Social Interaction: Horses can see and interact with each other across the central courtyard, promoting socialization.
5. Efficient Workflow: Tasks like feeding and grooming can be organized more efficiently with all stables around a central area.
6. Aesthetic Appeal: A well-designed U-shaped stable can enhance the overall look of the property.
7. Flexibility and Expansion: The layout allows for easy expansion as needed.
8. Privacy and Comfort: Each stall provides a private and comfortable space for the horses to eat, rest, and shelter.

The proposal has been designed in line with BHS (British Horse Society) standards and regulation.

- *The main criteria in considering the size of any stabling are that the animal should be able to stand up and turn around without difficulty, and lie down and roll easily and without risk of injury.*
- *Adequate consideration needs to be given to the type of horse (height, length and build) as well as factors such as the individual's temperament and disposition, the duration of confinement, and other internal environmental factors (such as air flow, drainage/frequency of waste clearance).*
- *According to the size of the horse, the British Horse Society recommends a minimum stable size of 12ft x 12ft for horses, and preferably 12ft x 14ft for larger individuals.*
- *For ponies the recommended minimum dimensions should be 10ft x 10ft and 10ft x 12ft for larger ponies. The height of the stable should be between 9 and 11 feet, with a minimum of 3ft clearance of the roof.*

The proposal is a small-scale development and would not be classed as inappropriate development in the Countryside.

There is minimal loss of key agricultural land with principle of the development approved under the 2023 application.

Full detail in terms of design, scale and size can be observed on the accompanying drawings. There are no other buildings available to ensure essential welfare, upkeep, and exercising of the horses.

3.2. AMOUNT

The proposed is a standard rural development appropriate to this location and the use of the land therefore there will be no requirements to carry out any major works. The proposed area of the new build would 114 sq m.

Full details can be seen on the enclosed scale plan, however in summary:

Length: 20m
Width: 9m (Max on U ends)
Eaves Height: 2.5m
Roof Pitch: 15 degrees
Ridge Height: 3.1m

Previously approved development equated to 5 stables and a floor area of 64 sq m. There was no inclusion of a hay or feed store within this application. This is critical for animal feed to be stored vermin free

The subject proposal provides an increase of 49.20 sq m, 2 stables and a feed store of 12.96 sqm. The proposal we believe would not be deemed as inappropriate development.

3.3. MANURE

In terms of a manure management plan, the manure is collected in muck trailer which will be sited adjacent to the stables.

This is emptied regularly and removed by a local farmer. In accordance with Environment Agency standards, this is away from any watercourses.



3.4. APPEARANCE

The stable range is as shown on the enclosed elevation drawings. The subject building has also been proposed for longevity, a more conducive structure suitable for a rural location and replaced previous rotten and damp facilities.

This particular design has been chosen critically to provide welfare benefits for the animals offering a comfortable and social environment

4. PROPOSAL - PART 2 - MANEGE

4.1. BACKGROUND

The proposed facility is to be used only for the exercising and training of the applicant ponies. The application is for a 40m X 30m all-weather arena.

The provision of the new manege will afford the applicant a secure long-term facility from which to continue to practise, exercise and train their horses, specifically to develop their horses and their own riding skills through to their maximum potential.

The introduction of a manege is deemed essential to allow relevant training to assist with progression through the levels associated with the applicant's favoured equestrian disciplines –show jumping. In summary, these include the following key training techniques:

a) GROUNDWORK TECHNIQUES

Groundwork begins on the ground and teaches the horse direction and cues, which then results in them learning the direction or movement that they need 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 horse's body (shoulder, in front of the girth, behind the girth, etc).

b) LUNGING

Lunging is a particularly important 'tool' when working with 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 handlers' commands and ultimately the handlers body language.

Lunging within a ménage enables the applicant to work with the horse, in a confined space, without the horse feeling particularly restricted, allowing the horse to be able to always hear the handler, maintaining close contact and therefore being able to build the horse's confidence and abilities.

c) DRESSAGE

This is usually carried out in a 40m x 30m ménage, for Novice and Elementary level competitions, although larger arenas (usually 60m x 50m) are used in all the other levels of competition.

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 a fit horse, 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.

In pure dressage the training and competition levels are probably best described as: Preliminary, Novice, Elementary, Medium, Advanced Medium, Prix St George, Intermediaries I, Intermediaries II, and Grand Prix.

d) SHOW JUMPING

For the show jumping element of an Eventing competition the rider takes the horse over a set course of fences (normally 12 to 16 fences) of various designs involving coloured poles and gates, jumping each one in turn with the aim of keeping all fences upright as there are penalties for any element of the fence being knocked down.

There is also a set maximum time for the course to be completed in, so this element requires precision, speed and flexibility of the horse and rider as they need to be able to turn quickly as the courses are full of twists.

Whilst the proposed manege would be less than half the size of an outdoor show jumping arena it would still facilitate the practising of jumping different types of jumps in various course formats.

e) PLEASURE RIDING

The applicants also enjoys pleasure riding and hacking out on bridleways and appropriate public highways and public land.

Progression through the various levels of competition for dressage, show jumping and cross country the three disciplines of eventing requires time and dedication to practice and train for both the horse and rider including their groundwork techniques. The ability to use a ménage (and level surface) would allow the applicant to train and practise more frequently, in a training environment which is like for like with a competition environment, and which ultimately therefore improves their standards enabling them to compete at higher levels.

Whilst it is relatively common to see equestrian competitions being carried out on grass, particularly at county shows and the like, grass arenas get damaged very quickly and risk becoming unusable especially throughout the Autumn and winter period when the soil is wet and easily damaged.

Repeated and frequent training on a grassy area is therefore not a feasible option for the applicant. In contrast the use of the proposed level ménage would enable the correct training to take place throughout the year, in all weather conditions, on the correct competition surface.

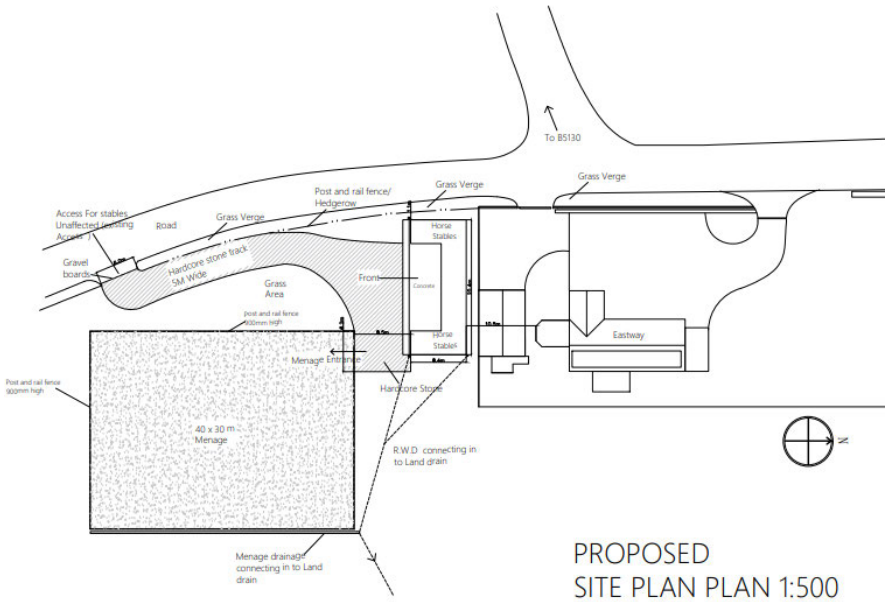
Like many horse owners the applicant and their family have fallen from a horse on several occasions. The chance of injury when falling from a horse on a suitable ménage surface is significantly reduced when compared to the risk of injury when falling from a horse on a grassed arena. In addition to responding to the applicant's training needs, the use of the ménage can also be seen to be advantageous from a safety perspective, for both horse and rider.

The provision of a manege will therefore guarantee the horses can be exercised on a more informal basis in the depths of winter and at other times of inclement weather, when doing so on the pasture is not appropriate, but which would normally be mitigated by riding them on public roads.

4.2. DESIGN PRINCIPLES

4.2.1. SITING

As indicated on accompanying drawings, the manege is positioned nearest to the stable yard, as shown on the following extract



4.2.2.APPEARANCE

The surface of the manege will comprise a Fibrelok surface. Fibrelok manufacture and supply a range of fibre additives and premixed all weather equestrian surfaces. High grade silica sand is blended with Fibrelok sports fibres to create a high-performance sure-footed surface. The products are 100% synthetic, clean (not contaminated) low maintenance, affordable, but most importantly recommended for: show jumping and pleasure riding

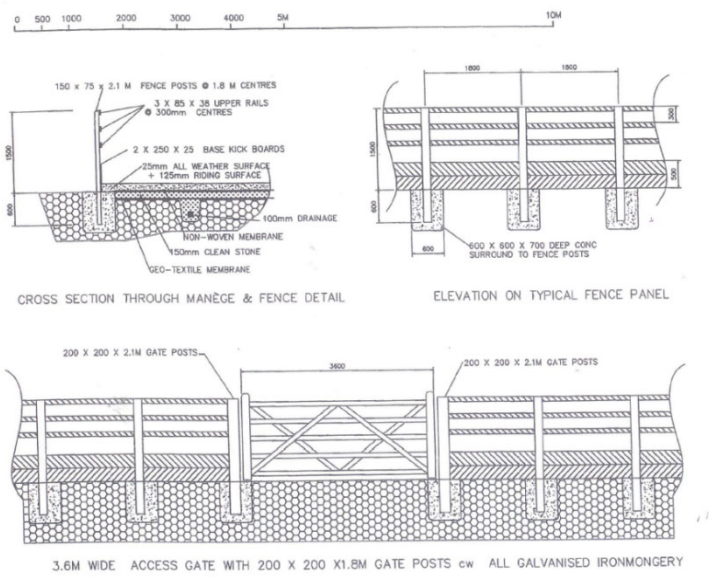
4.2.3.ENGINEERING WORKS

Engineering work in the form of cut and fill landscaping is required to provide a level surface due to the topography of the land. Consideration has been afforded to various alternatives, for retaining the land in order to create the level ménage including retaining structures from concrete, stone gabions and timber retaining structures, but the preferred solution being from grass seeded earth slope, with the steepest angle being around 45 degrees, which is compatible with the overall surrounding landscape and also matches the arrangement of the existing buildings.

It is proposed to reuse some of the surplus excavated material to raise low spots on other areas of the adjoining field. Where this occurs, the final layer will be from topsoil and will be sown with grass seed to maintain the appearance of the surrounding field. There is no proposal to, and this approach should not be confused with, the creation of any earth bunds elsewhere on the site. Outside of this all remaining surplus material will be disposed of off-site in accordance with relevant waste disposal regulations.

4.2.4.ENCLOSURE

The menage is to be enclosed with a post and rail fence, a typical constriction design as extracted below:



4.2.5.FLOOD RISK AND DRAINAGE

There is no known significant risk of flooding from any other source. An adequate herringbone drainage system for the proposed manege will be achieved using underground drainage pipes discharging into a soakaway would provide adequate drainage. A standard construction associated with many manege. Example extracted:

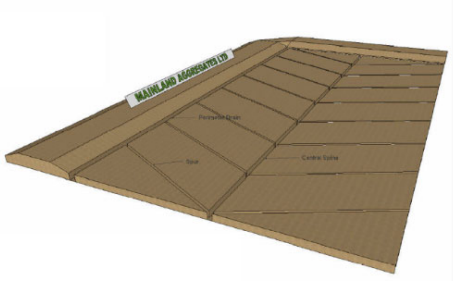
Construction Stage 2 – Drainage

Easily the most important factor of any arena build is good drainage. If drainage is poor it doesn't matter how much you spend on the surface it will not work! A typical drainage pattern is known as a 'Herringbone Pattern'. This basically means a 4-6inch (100-150mm) central collector pipe (or spine) runs down the centre of the arena.

Spurs consisting of 75-100mm perforated pipe are then run at 45 degree angles into the spine. The spurs should be spaced at 5m apart. The central spine is discharged into a soak-away, ditch, pond etc. The depth of the drainage channels will be determined by the depth of the discharge point. The drainage trenches should be kept fairly shallow whilst still allowing a suitable fall in order to keep the cost of the backfill down.

Riding Arena Construction Diagrams - Drainage Backfill

- The arena is fenced using 3 bar post and rail fencing incorporating gravel boards to retain the sub-base and finished surface. Rails should be installed on the inside to ensure they do not obstruct the rider and posts cut flush with the top rail.
- The entire site is then covered with a 100-150mm layer of clean aggregates such as 75-40mm crushed concrete. Limestone or Granite laid to laser level accuracy. It is essential that the aggregates is free of fines to prevent drainage channels blocking.
- The sub-base should be compacted in layers using vibrating roller to give a solid base.



4.2.6.ACCESS AND TRANSPORT

The provision of the proposed ménage decreases the number, frequency, or amount of traffic into or out of the property. The proposal is likely to reduce vehicle movements as there will no longer be a requirement for the exercise and training of the horses to be carried out as frequently off site.

4.2.7.GRAZING

Visual inspections of the existing land show that it is generally in good condition. The British Horse Society's guidelines indicate that approximately 1 acre per horse is required for grazing and so the amount of available grazing land is considered sufficient to meet the needs of the applicant's ponies and the guidelines of the British Horse Society. This is a guide and not infinite and depends on the type of horse.

4.2.8.ECOLOGY

The application site is not considered to be of any ecological value or have a detrimental impact

4.2.9.TREES

No trees to be removed or impacted by the proposed development.

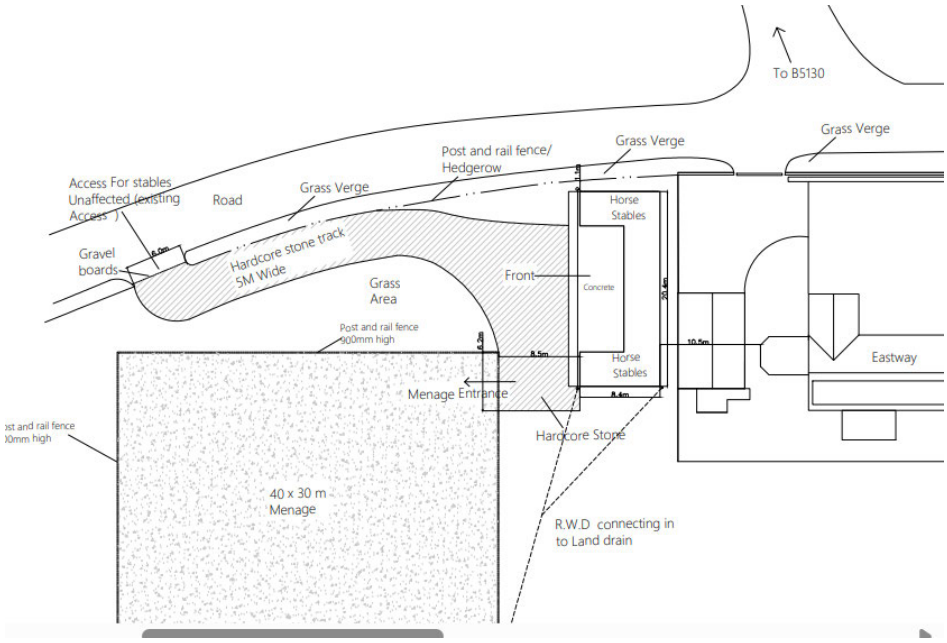
4.2.10. LIGHTING

No floodlighting is proposed.

5. PART 3 – ACCESS TRACK AND HARDSTANDING

5.1. USE

As extracted below, the subject application is for the retention of the access track and hardstanding around the stable and yard area. The proposal is for mixed use (agriculture and equine- private)

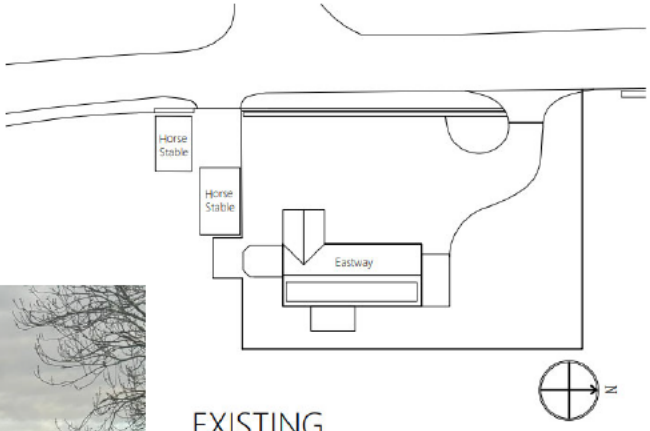


5.2. DESIGN

The access is through an established access, used as existing for the proposed use.



The development at site has also closed a further access point, as shown below, that was available to access the stables. This has been fenced and planted.



EXISTING
SITE PLAN 1:500



The subject track has always been used as an access route to wider land

The proposed application seeks to retain the extant access track and hardstanding that surrounds the stable yard.

The hardstanding allows the applicant to maneuverer and store agricultural equipment that is used to tend the land, whilst similarly the extant track which is constructed at 5m wide an approx. 40m long (totalling 240 sqm) laid of recycled road plannings.

The purpose of this is to service the agricultural land and provide access to the stable block and yard area, as shown on plan. The site extends to 7 acres. Equipment owned and stored on this yard area are as follows:







The area also allows the application to store and manoeuvre with ease and highway safety their horse box



The land is registered with DEFRA and holds a county parish holding number however the applicants do not claim any single farm payment. The land is used for the above-described private equine and grazing of horses in a paddock formation.

Paddocks constructed with equine tape (temporary) which is moved and rotated in connection with the production of hay. The applicants undertake their own hay production which is feed to the livestock. Hay is to be stored in the new building.

Rotational grazing is when you:

- Fields are divided in to small paddock enclosures
- When fields are frequently rotated with livestock.
- When grassland is allowed to rest and recover.

Rotational grazing:

- increases the quantity of forage, as plants grow more quickly when they're rested after grazing.
- improves soil health, as plant roots grow bigger and increase soil organic matter.
- improves soil fertility, as livestock spread manure across the whole field as they move between paddocks.
- reduces the need for artificial fertiliser.
- reduces the risk of fertiliser runoff into water bodies, which damages habitats and water quality
- reduces feed costs, as you can graze livestock outdoors for longer.

Well-managed rotational grazing means that you can evaluate the nutritional and forage needs of your animals assess forage quality and quantity, regulate the acreage and control which parts of the pasture/range that the animals have access to.

Therefore, the subject track further eliminates any road safety and is an appropriate form of development in an open countryside rural location and would not cause any detriment to location. The use is combined for equine and agricultural and is a small-scale extension to Eastways and is considered essential and functional for agricultural purposes (storage of equipment to tend the land and field access) notwithstanding the private equine use