

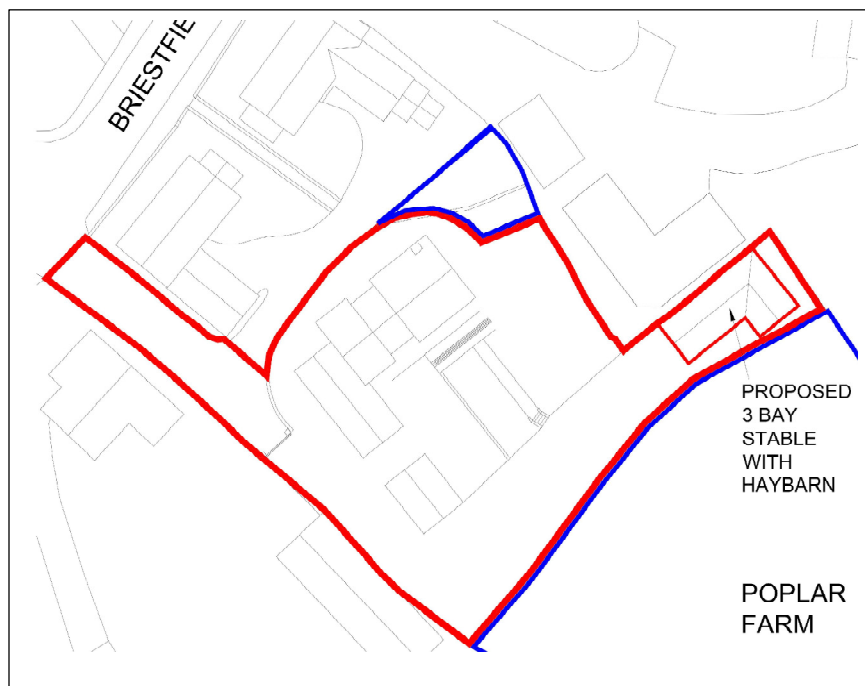
Design and Access Statement – Proposed Stables at Meadowview

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Site location of proposed works, Meadowview, Plot 1, Breistfield Road, WF12 0PA

1.0 Site location plan/Site Access

The site is located within Greenbelt land and the fundamental aim of Green Belt policy is to prevent the uncontrolled spread or urban areas by keeping land permanently open. The site is entered through a sloping road through a private driveway accessed by an electric gate.



Left: Proposed 3 Bay Stables with Haybarn location plan

2.0 Proposal for three bay stables with haybarn

The applicant would like to propose a 3-bay stable with a Haybarn for equestrian use at the above site address. Prior to this application there have been previous planning applications which have recently been approved under planning application number's 2022/62/90844/E and 2022/92903

3.0 Volumetric calculations

In reference to feedback received from the previous planning officers' comments it was determined that the combined proposed developments from both planning applications could not exceed 50% of the overall volume of the original house. It was helpful to show the percentage increase of volume and floor space of both the previous two applications. Therefore, volumetric calculations, together with floor area were provided to prove that the canopy development from the first application and the volumetric

calculations from the 2nd planning application would not exceed 50% of the volume of the original house. The stables will be classed as an equestrian facility therefore volumetric calculations for this development would not be needed.

Case Law¹ recognizes that the NPPF does not define what constitutes inappropriate development in the Green Belt. Instead, it identifies what may be acceptable forms of development (i.e. development capable of being not “inappropriate”),

Note the previous application for the canopy utilised the existing vacant buildings within the application site and or within the applicant’s ownership, and therefore consideration was given to the adaptation and conversion of existing and vacant buildings in preference to new build. To create privacy, the existing vacant spaces were connected with a central enclosed timber framed canopy, in order to extend the living accommodation and to integrate the overall design together.

4.0 SPD

Although current SPD concerns equestrian related development on both Green Belt and other protected open land, both national and local UDP policy, make useful reference to small stables as being an acceptable form of development within the Green Belt. Generally speaking, applications for three to four small stables and one for storage area for tack/hay/animal feed, etc in one given location may be accepted. There is ample capacity of the surrounding land to support the small number of horses involved. There are also bridleways located across Bristfield road, close to the site which allows for walking and the exercise of the horses. Note: the adjacent neighbour also has a horse walker, for exercising horses. Therefore, the surrounding area makes allowance for this type of use.

5.0 Occupants

It has been stated by the applicant that currently 3 people live at the above site address and there will be only 2 horses, which is in alignment with both national and local UDP Policy.

6.0 Revised Planning Submission

It has been confirmed that a revised planning application therefore needed to be submitted to regularise the development of the footings/foundations in reference to letter COMP/22/0067 and in reference to the previous planning application (2018/62/92680/E) in relationship with the new proposed stables.

The previous planning application would have restricted access to enter the stables, due to the sloping land and further design considerations needed to be developed in order to orientate the stables so that the open air green corridor can be maintained for this area. The previous planning application for the 3 bay stable (orientated differently) had been passed previously and works had already started on site by the previous builders and for the general landscaping of the path, but this has now been left unfinished due to COMP/22/0067 and the preparation of this planning application.

The proposed stables together with the adjacent shed of the neighbour allows for the openness of the green belt to be maintained, and from an urban design approach, the alignment of similar groups of outbuildings allows for a more cohesive design both in plan and elevational form and therefore this revised planning application addresses these design issues and the somewhat tight site constraint in reference to the horses accessing the stables, in reference to the previous orientation of the stables.



Above: Precedent view of the proposed stables

7.0 Neighbouring Shed

Existing neighbouring stables, are present with a green corrugated roof with skylights. The stables are principally used for horses, with close proximity to the circular horse walking machine (horsewalker). The neighbouring stables is adjacent to the proposed applicants existing footings and surveys have been undertaken to determine the best possible location for the proposed stables, to preserve and enhance the open setting associated with open space Greenbelt land in reference to Kirklees planning policies.



Image above: Neighbours Shed with footings of proposed stables in place

8.0 Orientation of proposed three bay stables with haybarn



Above: View towards main house and foundations of proposed 3 bay stables & haybarn

The new orientation of the development has been proposed adjacent to the neighbouring stables. The stables cannot be seen from either of the neighbouring houses due to them being blocked by the stables of the Rhydding's.

Viewed from above and from the rear, the neighbouring stables would align with the existing stables, whilst maintaining the openness of the greenbelt.

The adjacent neighbouring stables and the proposed applicant's stables would be near to each other, but would also respectively maintain their own spacing and boundary areas.

The configuration in plan form, (based on this current planning application) shows two inverted L shape configurations, in comparison to the isolated form of the stables, from the previous passed planning application. The stables on the previous orientation on drawing number 1541_16_A, appears to extend into the open area of greenspace land, although in alignment of the rear elevation of the neighbours

long rectangular shed, (when viewed from the rear elevation) the building of external buildings in isolation from the overall context would appear odd in comparison to having the stables facing south-east.

9.0 Construction details of Oxfordshire barn proposed shed

The proposed posts for the barn will be bolted to the ground using thunderbolts, all the frames are morticed and tenoned together using 18mm kiln dried oak pegs. 150mm x 150mm wall plates, ring beams and posts. 150mm x 100mm front to rear stretchers. 150mm x 75mm sole plates which are thunderbolted to the base.

Strategically placed king posts go the full height to the ridge, which is 200mm x 50mm softwood.

125mm x 40mm rafters, birdsmouth to the wall plates with collars.

75mm x 40mm studwork to which is attached the cladding.

10.0 Effect on horses

The south-east orientation of the proposed stables as part of this planning application would also be more appropriate for the training and walking of the horses using the 'round pen technique' making the training experience more positive.

Horses categorize most experiences in one of two ways:

a) something not to fear, so ignore or explore it, and

b) something to fear, so flee.

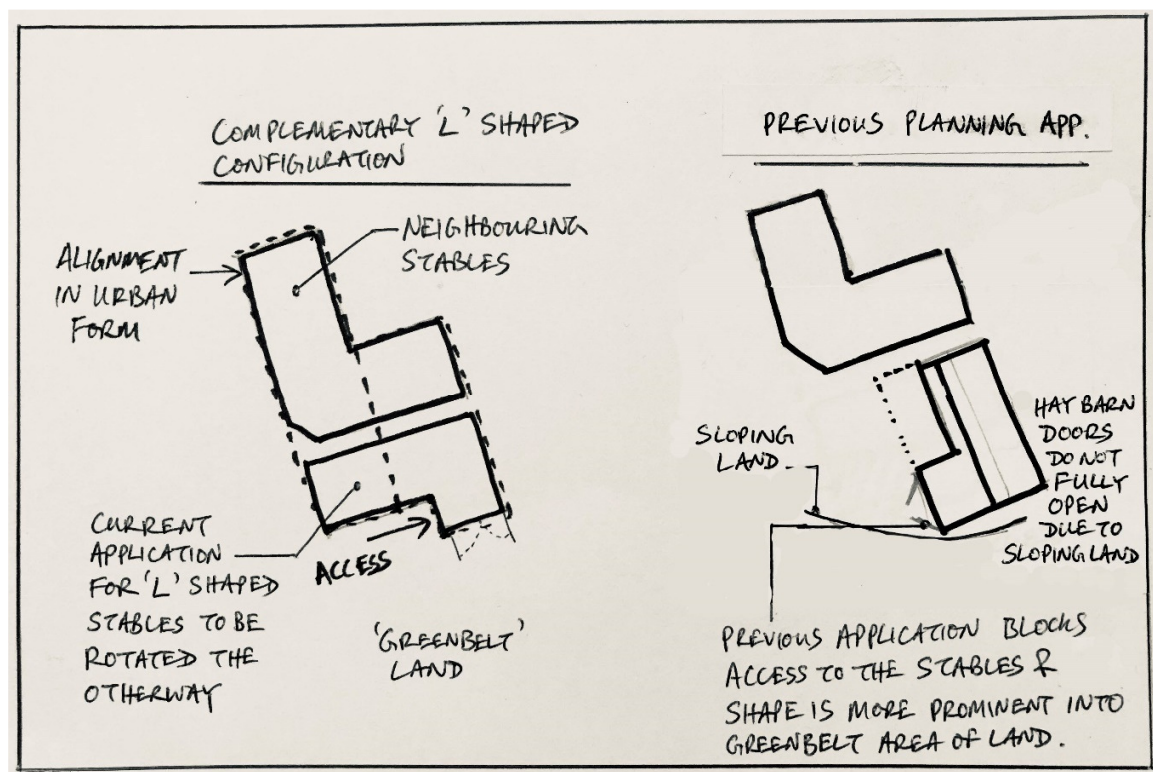
Therefore, when presenting anything new, the horse needs to be shown that 'a' is the case. Again, it is important to make all training experiences positive.²

Investigations have been completed by Konstanze Krueger, from the University of Regensburg Department of Biology in the research paper 'Behaviour of Horses in the "Round Pen Techniques" Which showed that Galloping horses showed specific behaviour such as turning the ear to the trainer, chewing, licking, and stretching head and throat downwards.

The open space in front of the stables would allow the training of the horses to take place with the "Round Pen Techniques"

"Horse-whisperers", such as John Lyons, Ray Hunt, Monty Roberts, Pat Parelli, and others (Millar & Lamb, 2005), have suggested for a long time that their "round pen technique," is a useful, gentle method for initial training or treating horses that decreases fearful responses of horses towards humans. It provides an opportunity for trainers to minimise fearful reactions of young horses to novel

situations (Rivera et al. 2002) or those of mature, well trained horses in specific situations, albeit the horses would be used for mainly domestic use, it is important to understand the above training methods that would form the overall connection with the horses from a human point of view.



This complementary 'L' shaped configuration would allow the greenbelt space to be more open and not prominent in the landscape. The opposite L shaped configurations would be more complimentary to each other, rather than having the older orientation, as shown on the previous planning application, and as illustrated by the sketch shown above.

The roadway is actually much closer to the wall than shown on the previous plans from the older planning application and the opening of the haybarn doors would be blocked by the slope of the land, the pitch of the crushed stone/gravel and by the proximity to the angled lawn as shown on the left hand side in the view towards the main house photograph on page 4.

The gravelled landscaping slopes downwards and would allow easy access for the horses to enter the stables and access the haybarn. In this orientation it would be easier to maintain the horses and allowing the animals to graze without site constraints.

¹ See *Fordent Holdings v. Secretary of State for Communities and Local Government* [2013] EWHC 2844 (Admin), paragraph 1, in reference to SPD Development in the Green Belt, West Lancashire borough Council 2015

² <https://horses.extension.org/basics-of-equine-behavior/>