

Planning Statement to Accompany Application Reference 4/20/2292/0F1

Introduction:

The proposed development is for the replacement of an existing animal shelter (stable) and an open sand menage at Town End Farm Coulderton. The Farm is in name only and has not been a working farm for many years.

The use of the planned new building will be identical to its existing use and consist of a timber clad steel framed building comprising a stable, animal wash room, feed store and tractor shed combined in a single building for my personal use. The existing timber framed building that currently comprises a stable, washroom, feed store and lean-to tractor shed was erected over a decade ago and is showing its age and of a degenerated state. The existing building is a combination of pitched and flat roofs with felt coverings. The proposed new building will have a single pitched roof, the ridge of which will be approximately 300mm lower than the existing building.

Access to the site will be via the existing field gate. Except during the construction phase there will be no increase in vehicular traffic on the site and no access roads will be required.

Description of Use:

Horse riding and amateur eventing (dressage, show jumping and cross-country eventing) is my hobby and passion and the proposed new structure will be for my own personal use. I currently have only one horse (although the existing building was built to accommodate three stables) and it is unlikely that this situation will change. Equine eventing is not a summer only sport and the proposed new menage will enable me to exercise my horse during daylight hours throughout the year.

No lighting will be provided for the menage area that will be used for occasional day light use only.

Justification:

The existing timber framed building that currently comprises a stable, washroom, feed store and lean-to tractor shed was erected many years ago and is showing its age. The existing timber stantions are rotting and the light weight timber cladding and felt roof are in need of constant repair and maintenance. The existing floor of the building is comprised of compressed soil and sand and has been eroded over the years by surface water as a result of poor drainage. The building is becoming structurally weak and is not pleasing to the eye.

The proposed new steel framed building will be erected on concrete foundations with a treated steel frame, heavy duty timber wall cladding with a concrete floor and lower walls as shown on layout number 1 that accompanies the application. The roof will be clad using maintenance free composite roof sheets that will be selected to blend in with the landscape as far as practicable. It is felt that this will be a more sustainable solution rather than the existing dilapidate structure. Rain water from the new building will be collected for animal drinking water and washing and the site drainage will be constructed such that excess surface water will be routed to an existing land drain and soak away. This proposal will be more environmentally acceptable and sustainable. Existing Interior lighting for the building uses a combination of mains voltage low energy filament and fluorescent strip lights. The proposed new building will use low energy, low luminosity LED lighting supplemented by solar lighting. External lighting at the front of the proposed building will be via low energy LED down lights with minimal spread to reduce the overall lighting ambiance and scatter.

Regular year round exercising of my horse in the paddock area to maintain his fitness throughout the year is restricted in the late autumn, winter and early spring months as a result of the muddy state of the paddock surface. In past years I have resorted to using indoor equine exercise facilities around Cumbria to achieve and maintain my horse's fitness since neither local indoor or outdoor menages of sufficient competition size are available locally. This past arrangement has caused me to drive considerable distances to find suitably dry areas to exercise my horse. This arrangement has been neither environmentally friendly or sustainable and the restrictions in place as a result of the Covid19 pandemic have exacerbated this. Having a properly drained sand menage within the paddock area will enable me to exercise and to train my horse almost year-round without having to travel around the county to achieve this.

No lighting will be provided around the menage. The sand surface will be at the existing ground level and post and rail boundary fencing will be installed around the menage perimeter with a maximum post height of 1200mm as per layout number 2 that accompanies this application.

Noise omitted by the use of the sand menage will be minimal since the chosen final surface will provide natural attenuation.

The proposed position of the sand menage has been chosen for a number of reasons; The drainage at the lower west end of the paddock is better than in other areas of the paddock. The area at the far west end of the paddock is relatively flat and the proposed area is furthest away from any housing.

The near surface geology of the lower west end of the paddock is a mixture of clay and sandy soil. Approximately 400mm below the top surface the subsoil is replaced by a combination of a thin (approx. 30mm) crust of sandstone and loose shillies (gravel). This, combined with installed underground drainage channels as shown on layout number 2 will provides an excellent natural draining feature.

The proposal will not have a detrimental impact upon the local environment, will not create highway or traffic related problems and the development will not be materially detrimental to the amenities of nearby residents.

Landscaping:

The proposed position of the menage, it being in a dip at the far west end of the paddock, will render it invisible from the road through Coulderton. The surface of the menage will be natural sand and fibre which will blend in with its surroundings. The menage perimeter will be bounded by a treated timber post and rail fence (maximum post height 1200mm) in keeping with the existing field boundaries.

Existing landscaping around the proposed new building is of mature hedges to two sides which will effectively screen the building from the road. The existing hedges will be enhanced by the planting of additional hawthorn and beech hedging to fill existing gaps in the hedges and replace those areas where hedging has died back over the years. The proposed replacement building will be approximately 300mm lower than the existing multi profiled roofed structure. The natural timber cladding on the new building will be treated so that it blends in with the surrounding landscape as much as possible. The planting of trees to supplement the hedging is not felt to be an option since the prevailing salt laden winds are not conducive to the growth of healthy trees of any significant size.

Animal waste will, as now, be removed from the site and used as fertiliser elsewhere.

Alignment with Local/National Planning Policies and Frameworks:

The proposed new building is to replace an existing animal shelter that is becoming dilapidated. It is felt that this is a more environmentally friendly and sustainable option than to attempt to repair the existing building.

I believe the proposed development aligns with the Copeland Local Plan (2013 to 2028) sections ST1 and ST2 in particular.

The proposed development has been designed and submitted in line with the Sport England 'Planning for Sport' principals submitted as a consultation document in 2018 and it aligns with the National Planning Policy Framework (February 2019) in providing an economic, social and environmentally friendly objective and the enhancement of personal physical activity and sport. It will protect the environment and protects and enhances local physical activities for me by providing an economic, social and environmental role.

The development will support, in some measure, a strong vibrant and cultural wellbeing (especially in the aftermath of the Covid19 pandemic where psychological and sociological problems will be a major challenge). It will make it safer, easier, more economic and environmentally friendly for me to enhance my sporting hobby.

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