

Planning Statement

Change of Use from Dog Exercise Field to Private Equestrian Paddock
Pegasus, Dawsmere Road, Gedney Drove End

1. Introduction

This Planning Statement has been prepared in support of a planning application seeking permission for the change of use of land from a dog walking / exercise field to a private equestrian paddock, together with the erection of a small stable block, associated with the dwelling known as Pegasus, Dawsmere Road, Gedney Drove End.

The proposal will enable the occupants of the dwelling to keep horses for private domestic purposes only. No commercial equestrian activity is proposed.

The application effectively seeks to reinstate the historic use of the land as a paddock, whilst providing modest supporting facilities in the form of a small stable block.

2. Site Context

The application site forms part of the land associated with the dwelling Pegasus, located on Dawsmere Road in the rural settlement of Gedney Drove End within the administrative area of South Holland District Council.

The surrounding area is characterised by open countryside, agricultural land and sporadic residential dwellings, typical of the rural fenland landscape.

The land historically operated as a paddock associated with the dwelling prior to the granting of planning permission in 2022 for the change of use to a dog walking / exercise field.

This application therefore seeks to return the land to a private equestrian paddock use, which is a common and appropriate rural land use.

3. Description of the Proposal

The application seeks planning permission for:

- The change of use of land from a dog exercise field to a private equestrian paddock
- The erection of a small stable block to support the paddock use

The proposed stable block will contain two stables with a total floor area of approximately 24.57 square metres.

The building has been designed as a simple and modest rural structure.

The stable block will be positioned close to the residential curtilage of the dwelling as shown on the submitted block plan.

The paddock and stable block will remain ancillary to the host dwelling at Pegasus and will be used solely by the occupants of that property for private equestrian purposes.

The stables will not be used for any commercial equestrian activities, including livery, riding instruction, training or the keeping of horses owned by third parties.

Existing access arrangements to the site will remain unchanged.

4. Biodiversity Net Gain

The proposed stable block has a footprint of less than 25 square metres and is located adjacent to the domestic curtilage of the dwelling.

As such, the proposal falls below the statutory threshold for Biodiversity Net Gain requirements applicable to small developments and therefore mandatory BNG requirements are not triggered.

The proposal largely involves the continued use of existing grassed land as a grazing paddock, which represents a typical rural land use with minimal ecological impact.

5. Planning Policy Context

The application has been considered against the South East Lincolnshire Local Plan (2011–2036).

Policy 2 – Development Management

Policy 2 requires development to be compatible with its surroundings and not result in unacceptable impacts on neighbouring uses, highways or the environment.

The proposal complies with this policy as:

- The paddock represents a low intensity rural land use.
 - The proposed stable block is modest in scale and appropriate to its countryside setting.
 - Traffic movements associated with the site will be minimal.
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Policy 13 – Open Countryside

Policy 13 supports development in the open countryside where it is appropriate to the rural setting and does not harm landscape character.

Equestrian paddocks and small stable buildings are widely recognised as appropriate uses within rural areas.

The proposal will:

- Maintain the open character of the site
- Introduce only limited built form
- Reinstate a historic paddock use previously present on the land

The development is therefore consistent with the aims of Policy 13.

6. Key Planning Considerations**Traffic and Activity**

The currently approved dog exercise field has the potential to generate regular vehicle movements from multiple visitors throughout the day.

By comparison, the proposed paddock will be used solely by the occupants of the dwelling, meaning:

- No visiting members of the public
- Significantly reduced vehicle movements
- Lower levels of activity across the site

The proposal therefore represents a reduction in activity compared with the existing approved use.

Impact on Residential Amenity

Private equestrian paddocks are typical features within rural areas and generally do not give rise to significant disturbance.

The proposed use will not generate noise or activity levels beyond those reasonably expected within a countryside setting.

Indeed, the removal of the dog exercise use may reduce the potential for noise associated with visiting dogs and users.

Manure Management

Manure management will be undertaken responsibly as part of the operation of the paddock.

The applicant confirms that:

- Manure will be collected regularly
- It will be bagged and removed from the site daily
- No permanent manure heap will be stored on site

This approach ensures there will be no adverse impacts relating to odour, waste storage or visual appearance.

7. Conclusion

This application seeks permission for the change of use of land from a dog exercise field to a private equestrian paddock, together with the erection of a small stable block, associated with the dwelling at Pegasus, Dawsmere Road, Gedney Drove End.

The proposal is considered acceptable for the following reasons:

- The site has historically operated as a paddock, and the proposal reinstates that use.
- The paddock and stables will be used solely for private equestrian purposes associated with the dwelling.
- The proposed stable block is small in scale and appropriate to the rural setting.
- The development will generate less traffic and activity than the existing approved dog exercise field.
- The proposal is consistent with Policies 2 and 13 of the South East Lincolnshire Local Plan.
- Manure will be bagged and removed from the site daily, ensuring responsible site management.

For these reasons, the proposal represents an appropriate and sustainable rural development, and it is respectfully requested that planning permission be granted.