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1. BACKGROUND AND PRESENT SITUATION

1.1. The site is located at less than one kilometre south-west of Sutton St James village centre and is approximately two hectares in area.

1.2. Pre-application advice has been sought for the construction of private stables and change of use for the site, which is currently a grass field. The response was a positive one, as follows:-

Thank you for your enquiry. It would appear from the information provided that the proposal would be appropriate for the site. As the stables would be for private use only and small scale in operation, it is not anticipated there would be any substantial impact on neighbour amenity from noise, odour or increased traffic movements. The local planning authority would welcome an application on this site

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2. SITE ASSESSMENT

2.1. The site sits within an established agricultural area on the fringes of the settlement, one field away from a detached house of approximately 1970 and opposite two pairs of semi-detached houses of a little earlier date within the twentieth century

2.2. The fields in the area appear to be predominantly agricultural of arable use although it is understood that the application site is largely a clay-soil field and is not therefore Grade 1 arable land

2.3. Site levels are flat and horizontal to all intents and purposes, and match the surrounding areas. The site is bounded chiefly by open drains, with a stretch of laurel hedge along part of the northern boundary. Drains are not SHIDB drains, but the boundary drains do ultimately connect to the Drainage Board's system.

2.4. Access to the site is good, by means of Bird's Drove, which is a well made-up mettled two-way, adopted road

3. EVALUATION

3.1. Opportunities

3.1.1. There is an opportunity to increase diversification of use in the open countryside without encroachment into Grade 1 land, which sits well within the aims of the Local Plan and the NPPF

3.2. Constraints

3.2.1. The intensity of use and general activity as a result of any change of use should not impair the amenity of neighbouring propertied to an unacceptably greater degree than the present agricultural use

3.2.2. Any structures should be appropriate to the area and the rural nature of the area generally

4. DESIGN

4.1. The buildings are to comprise a proprietary "L" shaped, timber-boarded run of three loose boxes, a hay store and a tack room, with a low, facing-brick built open manure store sited as shown on the application drawings.

4.2. The stables are to be sited close to the field entrance and the inner corner of the stables is to face across into the field. This inner corner is to be surfaced by means of a concrete slab to form an operational yard area with each stable and store accessed directly from it.

4.3. The concrete slab is to connect to a concrete footpath leading to a parking area and the manure store. The manure store is placed, for convenience, nearer to the filed access point, off the parking area, since an arrangement has been made for the manure to be removed regularly by a local farmer.

4.4. The site access point is proposed to lead directly onto a self-draining gravel / shavings-surfaced parking area.

4.5. Concrete yard and footpath areas are to be graded to discharge wter onto surrounding soft areas, and the roof water is to be directed to the private dyke alongside.

5. CONCLUSION

5.1. It is considered that the proposed small scale development is suitable for its site and the area generally. It is sufficiently small scale so as to not become a nuisance to neighbouring properties, and is appropriate for its rural location, and pre-application advice appears to concur with this. The proposal is for private use only and is not intended for commercial purposes.