



DESIGN AND ACCESS STATEMENT & FLOOD RISK STATEMENT

IN RELATION TO

**ERECTION OF STABLE BLOCK
AND CHANGE OF USE OF LAND**

AT

**LAND AT CHILDERSGATE LANE
SUTTON ST JAMES
SPALDING
PE12 0HX**

FOR

MS THORNTON

Job No. SE-2151

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1.0 INTRODUCTION

This statement supports the full planning application for the erection of a stable block and change of use of land at Childersgate Lane, Sutton St James, Spalding.

The proposed stable block is previously existing elsewhere and has been de-constructed and will be re-erected using the same material, thus being of healthy use and lowering the carbon footprint of the proposal.

2.0 CONTEXT & PROPOSAL

2.1 SITE CONTEXT

The application site is located off Childersgate Lane, Sutton St James, Spalding. The land is within an isolated, countryside location and is currently used to house horses which are under the applicant's ownership.

The site lies within Flood Zone 3 of the Environment Agency Flood Maps for Planning.



Figure 1: Aerial photograph courtesy of Google Maps

2.2 PROPOSAL

The proposal seeks permission to erect a stable block to provide shelter to the horses already living within the paddock along with change of use to equestrian use.

The proposed stable block is previously existing elsewhere and has been de-constructed and will be re-erected using the same material, thus being of healthy use and lowering the carbon footprint of the proposal.

2.3 PRINCIPLE

The proposal is not considered to be contrary to the objectives of either national or local planning policy and in the following section we will set out the rationale for this reaching this view.

In the first instance it is necessary to consider the national planning policy context which is the National Planning Policy Framework (NPPF) 2023. The NPPF is clear that Planning Permission should be granted for development where it accords with planning policy.

The National Planning Policy Framework (S2, P8-11) states that all plans should promote a sustainable pattern of development that seeks to: meet development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change and adapt to its effects. The proposal hits the target for all points in relation to this objective set out by national policy as for the equestrian site in question, it will help with growth and provide the infrastructure required to grow and expand. In addition to this, the proposal, if granted, would see the re-erection of a de-constructed stable block that has been bought by the applicant from a site no longer using the building. This offers a chance to reuse a derelict building, reuse the building materials and thus lower the carbon footprint of a typical new construction.

To conclude, in the framework set out in The National Planning Policy (S5, P82) states that in rural areas, planning policies and decisions should be responsive to local circumstances. The proposal has been made due to the applicant owning several horses and is a hobby that she has held for her lifetime. The proposal is a betterment to the horses and will provide them with shelter to keep them dry and warmer throughout the winter months. Caring for the horses is a passion that the applicant carries out for her own enjoyment.

2.4 FLOOD RISK

Section 14 of the NPPF and Policy LP14 of the Local Plan require a Sequential approach, directing new development to areas at lowest risk of flooding before areas at higher risk are considered. The application site is located within Flood Zone 3. However, the development proposed is a solution for this site, accordingly there are no other parcels of land which are available to accommodate this proposal. The Sequential Test is therefore met. The applicant will sign up to the floodline upon approval. Additionally, the applicant is in ownership of land within Flood Zone 1, not with a use that would support the development, where the horses could be brought to safety temporarily during an emergency because of flooding.

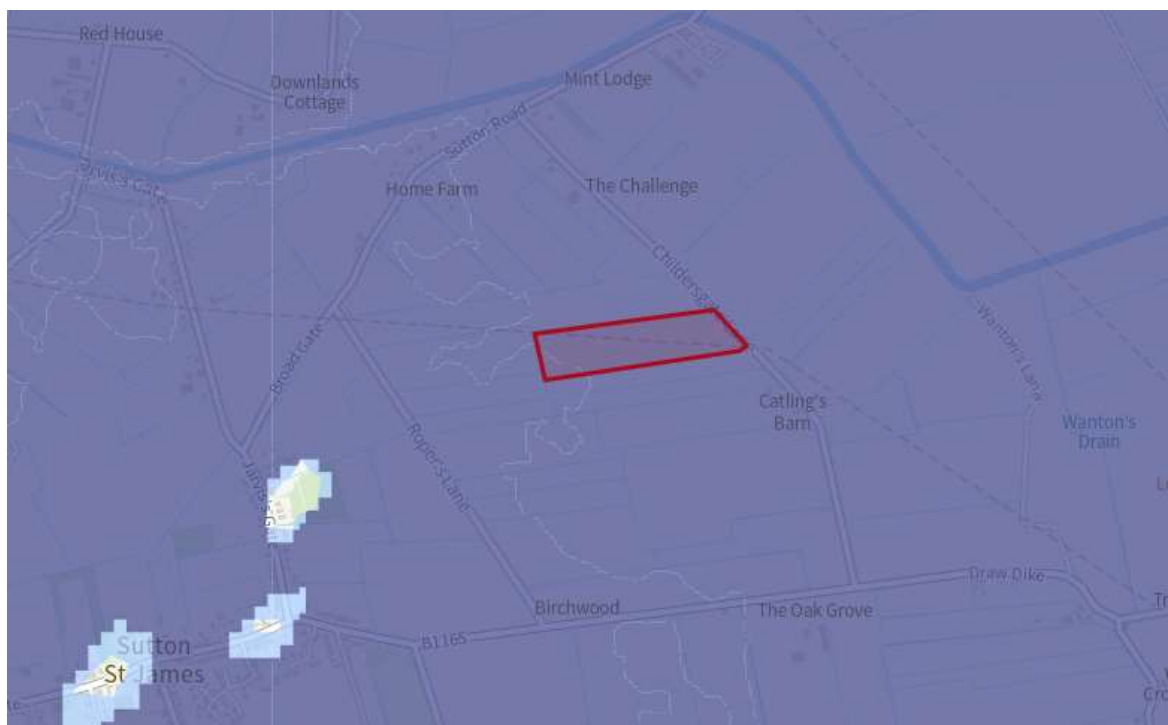


Figure 2: Extract from Environment Agency Flood Maps for Planning

3.0 DESIGN

3.1 USE & AMOUNT

The proposal is for a stable block and change of use of land to equestrian at land off Childersgate Lane, Sutton St James, Spalding.

The site plan showcases how the stable block can be accommodated on hard surfacing already present on site.

The land is already in use to look after horses and no increase in vehicular movements to and from the site are expected because of an approval.

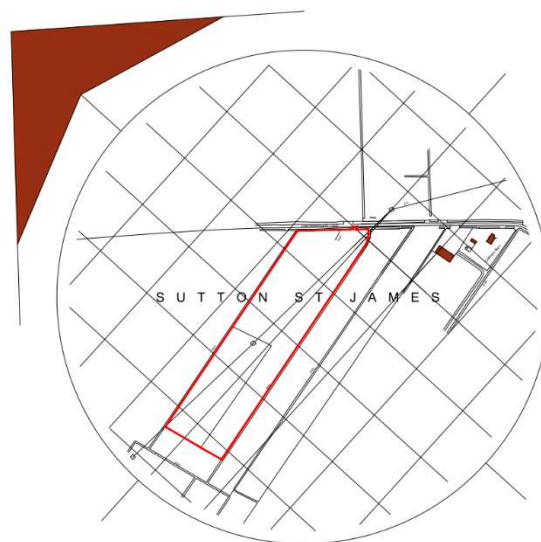


Figure 3: Location Plan

3.3 LANDSCAPING

The current site is looked after frequently and other than the grass verge to the front boundary where some various bushes and hedgerows can be found, there is little to no ecology found elsewhere within the site. As the made ground has already been established on site, it is considered that by erecting a stable block directly over this, the need for a bio-diversity calculation to accompany the application is mitigated as there will be no loss of green space, only hard surfacing that is already present on the application site.