HPK/2012/0185 - Supporting Statement

Amended Application - Proposed Detached Building for 3 Stables, Tack Room, Hay and Store

Lees Hall Barn, Lees Hall Farm, Turnlee Road, Simmondley, Glossop, Derbyshire

The applicants currently reside elsewhere and upon moving to the application property at Lees Hall will bring their horses to the site. There is an obvious need for health, welfare and security of the horses to be housed in stables and for the stables to be close to the residential property.

The total floor area of stable is 89sqm which is dictated by the need to house the applicants three horses. The three horses are large, all over 16 hands, each require a minimum stable of 14ft by 12ft. The size for the horses is dictated by the size of the horses and follows guidance from The British Horse Society (copy guidance attached).

In addition to the three stables a tack room and store is proposed to store riding and grooming equipment along with a tractor to cultivate hay from the holding. The Total holding owned by the applicants is circa 35 acres of farmland. There are currently no outbuildings. The applicants will cultivate hay for feed and will sell excess hay as feed. Hay will be stored in the proposed stable.

As submitted the proposed site for the stables was deemed by the Planning Officer to be at a location too open to long views. During a site visit on 16th May 2012 an alternative position was agreed in a field bounded by existing trees and hedging. The submitted amended plan reflects the change in location and shows additional screen and infill planting.

The proposed stable is the minimum required for the horses owned by the applicants in order to ensure welfare of the horses. The location as set out within the amended plan 2012/04/02/revB provides screening for the stables and minimises long range views.

Stables are an appropriate building as defined under the National Planning Policy Framework (NPPF). Paragraph 89 of NPPF confirms that in Green Belt locations new buildings are appropriate that provide *"facilities for outdoor sport, outdoor recreation …..as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it*".

The proposed stables do not conflict with the five reasons for designating green belts. In addition the building is the minimum size required for the horses welfare. The revised location set behind existing screening and with new screening planted will preserve the openness of the Green Belt. We consider the proposed stables, as revised, complies with the thrust and aims of Green Belt policy.

Prepared by *S Plowman, B.A. (Hons), BTP, MA Urban Design, MRTPI*

*f*or Plan:8 Town Planning Ltd

Instructed by Mr J W E DRAKEFORD




**Welfare Department**

# GUIDELINES FOR THE KEEPING OF HORSES: STABLE SIZES, PASTURE ACREAGES AND FENCING

These recommendations are for guidance only and are common with those of numerous other equine and welfare organisations.

It should be remembered that all horses and ponies require adequate appropriate living conditions, feed and exercise. It is generally considered that, most, if not all, horses and ponies benefit from spending at least some of their time at grass (on a regular basis) and from socialising with others.

## Stable Size

The main criteria in considering the size of any stabling are that the animal should be able to stand up and turn around without difficulty, and lie down and roll easily and without risk of injury.

Adequate consideration needs to be given to the type of horse (height, length and build) as well as factors such as the individual's temperament and disposition, the duration of confinement, and other internal environmental factors (such as air flow, drainage/frequency of waste clearance).

According to the size of the horse, the British Horse Society recommends a minimum stable size of 12ft x 12ft for horses, and preferably 12ft x 14ft for larger individuals. For ponies the recommended minimum dimensions should be 10ft x 10ft and 10ft x12ft for larger ponies. The height of the stable should be between 9 and 11 feet, with a minimum of 3ft clearance of the roof.

## The Provision of Pasture and Grazing for Horses

Average pasture will maintain approximately two horses per hectare as permanent grazing (1-1.5 acres per individual), provided that good pasture

management is employed: This is generally considered a minimum acreage requirement for the average horse, but there are numerous variables that must also be taken into consideration. The acreage required per horse or pony will depend, to a large extent, on the type of and general management of the animal and also on the grazing quality and pasture management capabilities of the keeper. Possible stock densities may increase with a larger acreage: for example, ten acres could support more than ten horses (provided the acreage is sub-divided, and effective management and husbandry is employed)

There is a distinct difference between acreage requirements for horses where the grassland is to provide total grazing keep for the animal and where it is only to provide supplementary grazing or turnout exercise. In the combined system of management, where the horses is stabled for part of the time, 1 acre per horse may be more than adequate. Even where adequate pasture is available, stabling the horse helps reduce the effects of long term grazing, giving the grass and ground a chance to recover.

Certain animals, such as those suffering from obesity, may require grazing to be restricted considerably to avoid serious health problems, such as laminitis. In such circumstances, a quarter to half an acre of mediocre grazing may be appropriate in order to manage such a case.

In all circumstances, stock densities must take individual animals spatial requirements into consideration, in order to reduce the chances of fighting or bullying where several animals are turned out together.

**Fencing for Horse and Pony Paddocks**

The major consideration, when selecting fencing, is that it must be safe and suitable for the stock in question. Fencing should be high enough to deter stock from jumping out or fighting over it and low enough at the bottom to prevent foals and small ponies from rolling or crawling underneath it.

The fence should be sufficiently strong and well-maintained to prevent horses form breaking through it and should also discourage animals from leaning through to graze, which could lead to injury to the horse or damage the fence boundary.

As a general guide, in order to adequately fence horse paddocks, it is recommended that fences are approximately 1.25m(4feet) in height. Horses generally require fences between 1.08m - 1.38m (3ft6" - 4ft6") high; 1m-1.3m (3ft3" - 4ft3") generally being a suitable height for ponies. Lower rails should be placed at approximately 0.5m (1ft6") above ground level.

If the paddock is sub-divided, in order to allow for rotational grazing, internal/sub-divided fences can be of less substantial construction. However, the suitability and construction of the fence must relate to the stock to be contained and the potential risk should the horse escape.

It is therefore recommended that stallion paddocks will generally require a higher fencing 1.25m-2m (4ft-6ft) particularly in the vicinity of other stallions or in season mare. A double fence line is also advisable and it may be necessary to run an electric fence line along the top of the stallion paddock fence in order to reduce aggressive or amorous behaviour over the fence, particularly if the fencing is only the minimum height requirement. Preventing stallion nuisance and/or straying is particularly important where boundaries are between neighbouring horse owners.

As a guide the following types of fencing are suitable for horses and ponies, though some are more desirable than others: post and rail wooden fencing, post and rail impact resistant plastic, post and rail- solid uprights, flexi-rails (PVC or rubber-coated webbing), post electric-either wooden posts or plastic stays with either electric tape or wire. Wire fencing (both plain or barbed) and single strand electric wire are less desirable and potentially injurious.

Uprights must be sturdy and set sufficiently deep to prevent them from falling or leaning over. Rails should be strong and well maintained. Tape or wire should be sufficiently taught and well maintained. Generally, uprights should be placed every 1.5m to 3m (5ft to 10ft) apart, depending on the type of fencing, with at least two rails running between them.

Banks and ditches are not generally sufficient barriers/paddock boundaries, unless reinforced by additional suitable fencing.

**Shelter**

All horses and ponies kept at grass require the provision of an adequate effective field shelter. They not only require protection from the cold and wet and windy winter weather, but they also require shelter during the summer to provide shade and protection from flies.

The size of the shelter will depend on the number of horses and ponies that will use it, at any one time, and on its shape. For a straight shelter (the standard depth normally being 12ft) allow a width of 10ft-12ft for one horse, with an extra 5ft for each additional animal. Windbreaks should be a minimum height of 6ft and covered shelter a minimum of 9ft high.