



Design and Access Statement **Equine Development at** **Easthall Farmhouse,** **St Peters Walden,** **Hitchin,** **SG4 8DL**

This statement has been prepared to accompany a Planning Application for the
“Construction of Equine Manège and Associated Fencing.”

The equine facilities are intended for the sole use of the residents of Easthall Farmhouse.

Applicant: Mrs Richardson, East Hall Farmhouse, SG4 8DL

Agent: Dorli Newbery, Shingle Hall, Ongar Road, Dunmow, CM6 1JB - 07946584925

1.0 Appraisal and Assessment of the Context

1.1 Physical – refer to drawing 2025/387/01 and 02

Easthall Farmhouse (or East Hall Farmhouse) is part of a large land holding incorporating East Hall Farm, a number of properties and East Hall School. The residents have a long-term tenancy and also manage the school. The site comprises a 18th century Grade II listed farmhouse (Listing number 1102439), a group traditional farm building to the north and north-east. See Statement of Historical Impact for details of the host farmhouse.



The facilities at Easthall Farmhouse include stable buildings/barn. The residents own 4 horses/ponies which they keep for personal use. The proposed manège is for personal use only for the exercising and schooling of their own horses.

The total plot area associated with the dwelling house is 20ha. The site development site affected by this proposal is 0.3ha.

The site is outside any settlement boundaries and is considered to be 'in the countryside'. The site is outside the curtilage of the listed building but contributes to the setting of the listed building. The property is not within a flood zone and is at very low risk of flooding from rivers or surface water – see Flood Map for Planning and Appendix B. There are no public rights of way within the site boundary. The property is in the Hitchwood Ward and under the jurisdiction of St Pauls Walden Parish Council

The boundaries of the site and land under the same ownership are identified on the Location Plan on the Planning Drawing **2025/387/01 and Appendix C.**

1.2 Proposal

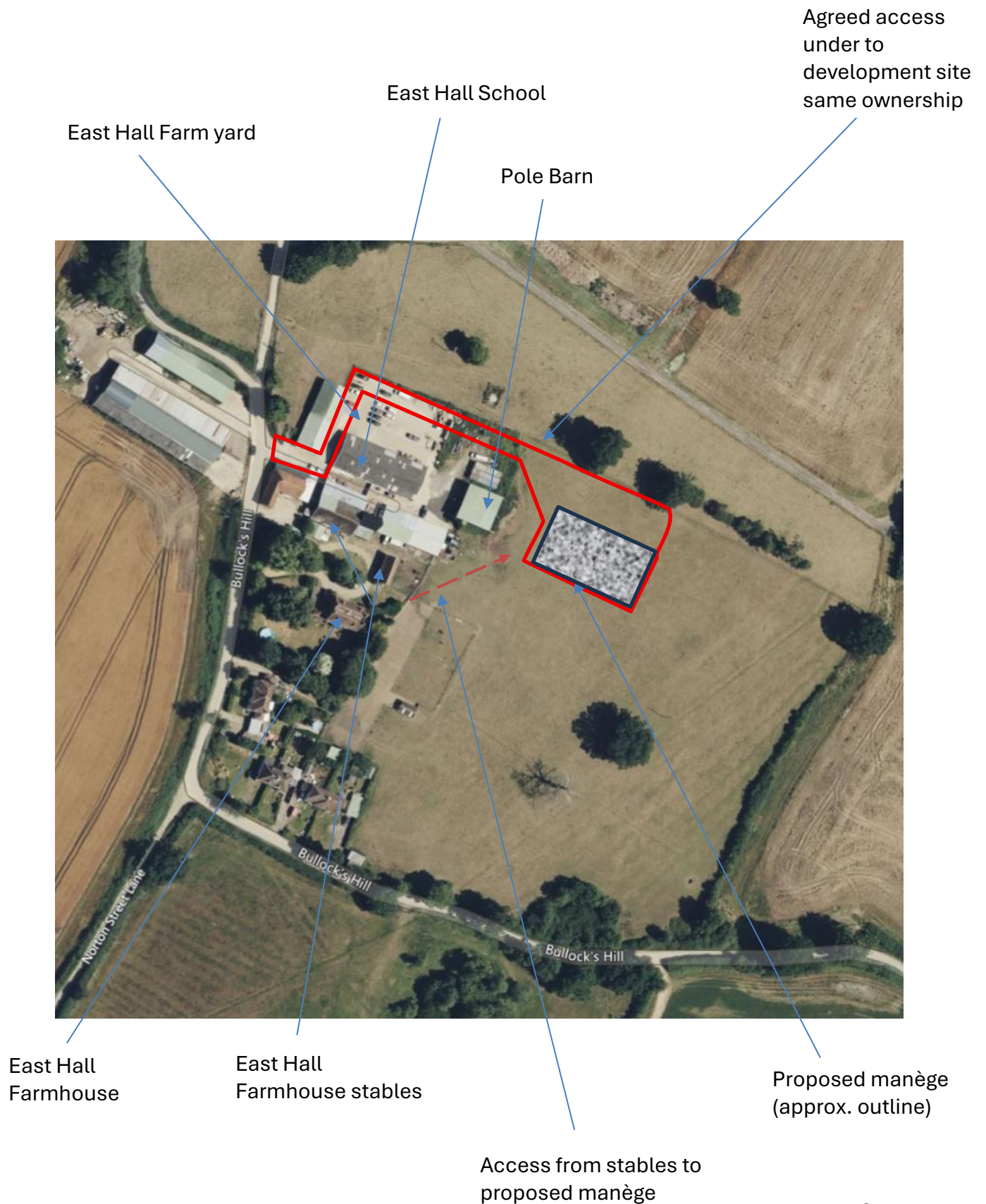
The proposal is to construction a 25m x 50m equestrian manège for the sole use by the host property residents. There is already stabling on site and the applicant has 4 horses/ponies which live on-site. The manège will be finished in a sand and fibre mix and will be bordered by post and rail fence. The manège is located in an existing managed grassland paddock, and is orientated NW-SE centred on the existing pole barn.

1.3 Social/Animal Care

There is currently no surface suitable for exercising horses during the winter months. In order to provide all year-round, all-weather riding activities in the UK an arena is required. Horses ideally require daily exercise to remain healthy and stimulated. Daily schooling is an important part of horse care to keep fit and avoid injury. It is important that the correct surface is used for this schooling which does not freeze or become waterlogged. Grassland can become slippery after rain and very hard in summer months causing injuries to both horse and rider. Muddy waterlogged areas are also dangerous for both riders and horses and exercising in these areas damages the land. The proposal for this all-weather manège is therefore to facilitate the continued equine pursuits of the residents and to prevent over-use of local bridle paths or hacking out on local roads. The addition of a safe, mud free riding arena on site will prevent the transportation of horses for exercise, thus reducing the environmental impact of horse boxes on country roads. A safe enclosed arena is very important for working with horses and provides an area where the rider and horse are less likely to sustain injury.

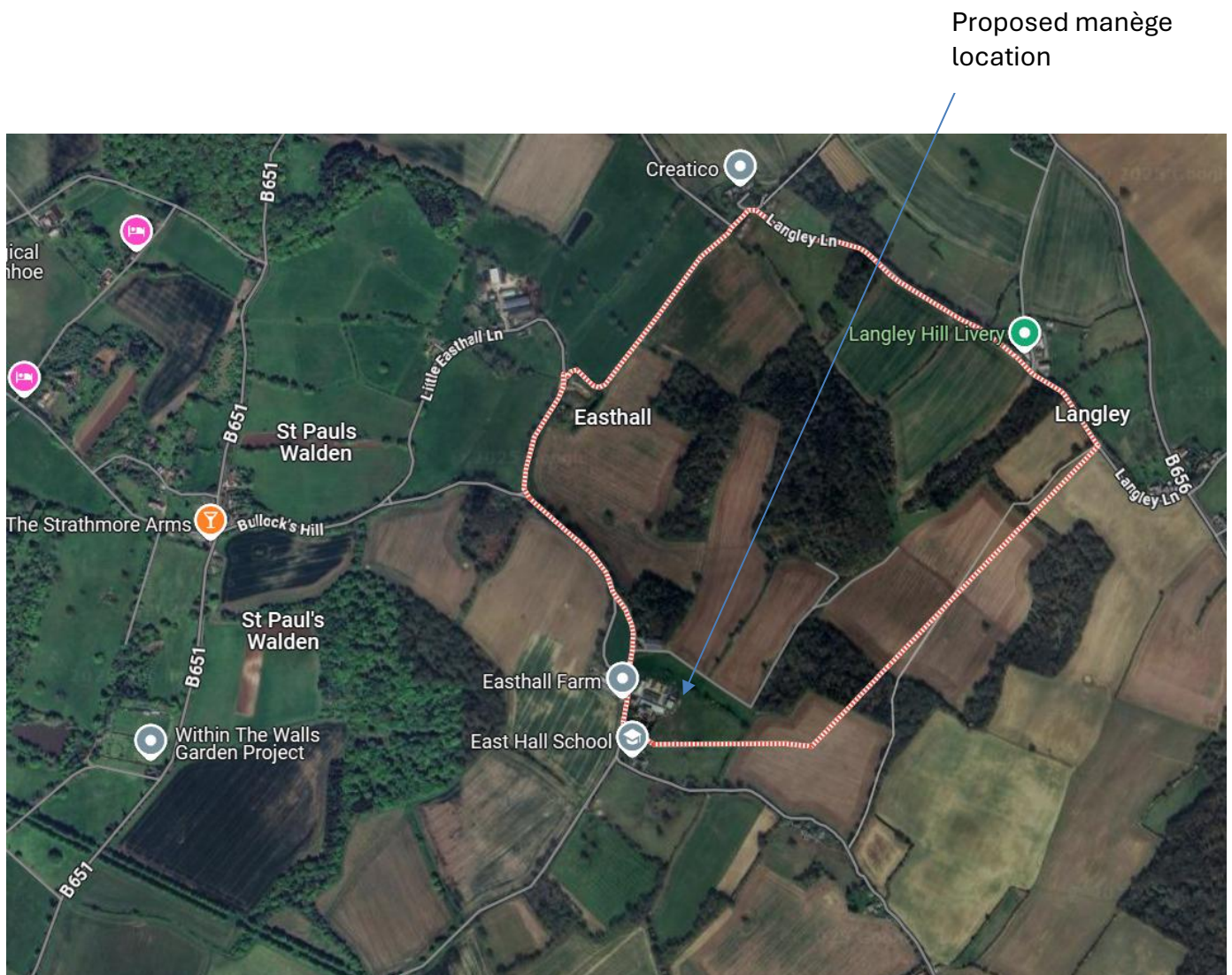
2.0 Aerial Views –

2.1 Landhawk imagery

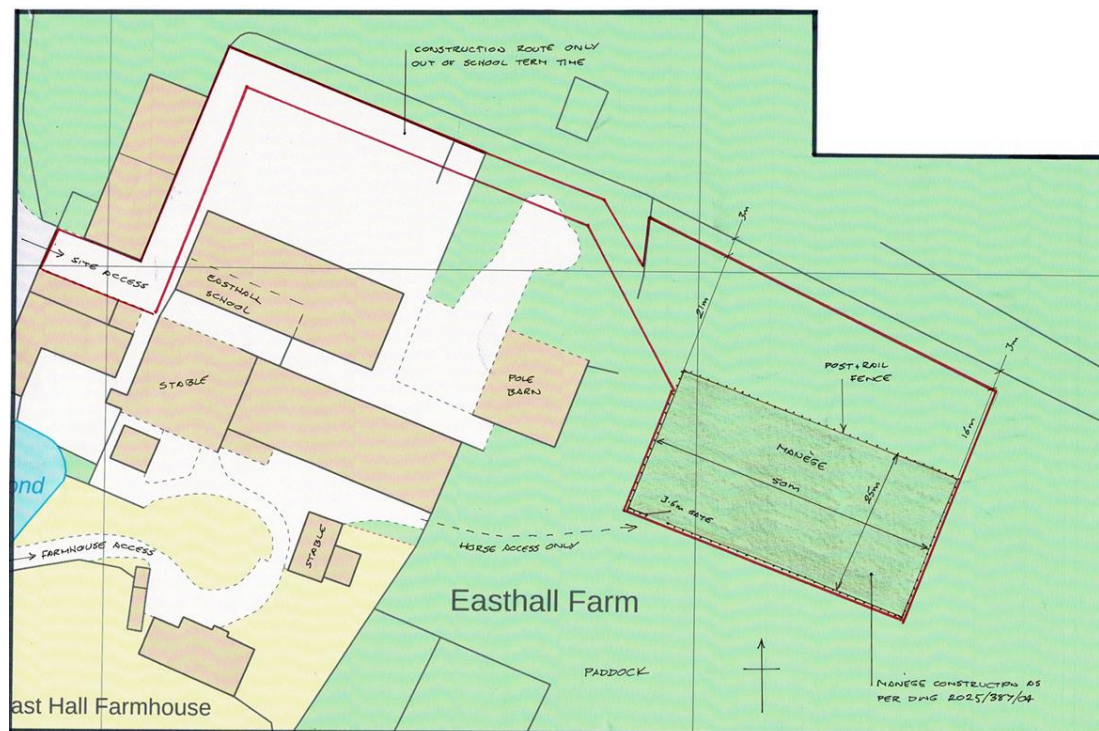


2.2_ Google Maps – 2024

Showing wider location of East Hall Farm/Farmhouse



3.0 Proposed Site Plan – not to scale



4.0 Sustainability

4.1 Environment

No wildlife or large areas of vegetation (including trees) will be adversely affected by the proposal for the addition of the equine manège. The proposal has been designed to have a minimal impact on anyone other than the property residents in terms of view, noise, or accessibility. No flooding is expected in this area. The design is considered to be environmentally sustainable and is appropriate to the setting.

This proposal will raise the quality of animal life and the environment in this rural location. The plot can easily sustain the scale of development. The development is to take place in a sustainable location and would benefit the environment by being in keeping with the aesthetics of the site in particular. Its addition will not use any land currently used for agriculture. The construction and design will be to the highest standards, using good quality sustainable materials and high-quality finishes, in keeping with the surroundings.

4.2 Social

The addition of the manège will improve the well-being and amenity of the owners by being able to care for/exercise their current horses in all weather. The addition of the on-site equestrian manège will reduce the number of vehicular movements on the narrow, local country roads. The retention of the stables will provide continued shelter for animals and a safe place to contain an injured horse. The proposal aligns with the social objectives of the NPPF and creates an equestrian use that will allow the resident to use equine facilities for personal use.

4.3 Economic

The addition of the equine manège will improve the facilities at this location and will make the property ideal for families who own and keep horses thus ensuring that the farmhouse will easily retain a tenant. The construction of the arena will be a valuable contract for a local business who specialises in this construction. Although the facility may add value to the property, this is not what is leading the development – it is for the better care of the horses and additional amenities.

This development is considered to be in accord with local and national planning policies and represents sustainable development in a sustainable location. It is not in a flood zone, will maintain the rural character, is of high-quality design, will minimise traffic and will not cause biodiversity harm. The site will provide a facility which is well-designed, attractive and safe.

5.0 Planning History

Planning history for Easthall Farm. No history for Easthall Farmhouse.

- [Retention of extension to existing farm building to provide a covered agricultural spray shed](#)

Farm Buildings At East Hall Farm St Pauls Walden Hertfordshire SG4 8DL
Ref. No: 22/00886/FP | Received: Tue 29 Mar 2022 | Validated: Tue 29 Mar 2022 | Status: Decided

- [Change of use of former agricultural building to use as a school for children and young people with special educational needs \(Use Class D1\)](#)
[Show more description](#)

Calf House East And Calf House West East Hall Farm St Pauls Walden Hitchin Hertfordshire SG4 8DL
Ref. No: 20/00724/FP | Received: Mon 30 Mar 2020 | Validated: Mon 30 Mar 2020 | Status: Decided

- [Retention of roof mounted photovoltaic panels on existing grain storage building](#)

East Hall Farm St Pauls Walden Hitchin SG4 8DL
Ref. No: 12/00409/1 | Received: Fri 24 Feb 2012 | Validated: Fri 24 Feb 2012 | Status: Decided

- [Change of use of redundant agricultural barns to microbrewery](#)

Strathmore Barn East Hall Farm St Pauls Walden SG4 8DL
Ref. No: 12/00269/1 | Received: Mon 06 Feb 2012 | Validated: Mon 06 Feb 2012 | Status: Decided

- [Condition 7: Hard Surface material](#)

Strathmore Barn East Hall Farm St Pauls Walden SG4 8DL

Ref. No: 10/02012/1DOC | Received: Wed 04 Aug 2010 | Validated: Wed 04 Aug 2010 | Status: Decided

- **Condition 8: Bat Survey**

Strathmore Barn East Hall Farm St Pauls Walden SG4 8DL

Ref. No: 10/02015/1DOC | Received: Wed 04 Aug 2010 | Validated: Wed 04 Aug 2010 | Status: Decided

- **Change of use of redundant agricultural barn to 10 barrel microbrewery**

Strathmore Barn East Hall Farm St Pauls Walden SG4 8DL

Ref. No: 07/02189/1 | Received: Wed 05 Sep 2007 | Validated: Fri 07 Sep 2007 | Status: Decided

- **Change of Use from redundant agricultural barn to ten barrel microbrewery.**

Strathmore Barn East Hall Farm St Pauls Walden St Pauls Walden SG4 8DL

Ref. No: 06/00852/1 | Received: Mon 22 May 2006 | Validated: Fri 07 Jul 2006 | Status: Decided

- **Installation of silage pad to replace existing.**

Land At Little East Hall Farm St. Pauls Walden SG4 8DL

Ref. No: 06/00504/1 | Received: Tue 28 Mar 2006 | Validated: Fri 17 Mar 2006 | Status: Decided

6.0 Planning Policy

6.1 National Government Policy

The NPPF (December 2024 version) is the main consideration in determining a good design in this case.

On the 27th March 2012 the National Planning Policy Framework (NPPF) replaced the many Government guidance notes and policy statements which have historically been the basis of all good design and development. The NPPF (2024 version) is therefore been the main consideration in determining a good design in this case.

Particular paragraphs of the NPPF were considered relevant and in accordance with this proposed development, namely:

Para 7 – which set out the key purpose of the planning system is to contribute to the achievement of sustainable development.

Para 8 – which discusses the three objectives for sustainable development – namely: economic, social and environmental.

Para 10 – sets out a presumption in favour of sustainable development

Para 12 - The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Para 13 - The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.

Para 52 - Local planning authorities are encouraged to use Local Development Orders to set the planning framework for particular areas or categories of development where the impacts would be acceptable, and in particular where this would promote economic, social or environmental gains for the area.

Para 162 - Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures. Policies should support appropriate measures to ensure the future health and resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.

Para 187 - Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural

- land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
 - d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;
 - e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
 - f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Para 193 - When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Para 198 - Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life
- b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and
- c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

Para 208 - Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

6.2 Local Government Policy

The North Hertfordshire Local Plan 2011 – 2031 was adopted on 8 November 2022 and replaces the saved policies of the District Plan Second Review and Alterations. The Local Plan sets out the long term vision for the district by identifying how and where new homes, jobs and infrastructure will be delivered. The plan encourages high-quality sustainable design and consideration for the natural environment.

Policy SP1: Sustainable development in North Hertfordshire
Policy SP5: Countryside and Green Belt
Policy SP12: Green infrastructure, landscape and biodiversity
Policy SP13: Historic environment
Policy CGB1: Rural Areas beyond the Green Belt.
Policy T1: Assessment of transport matters
Policy T2: Assessment of transport matters
D1: Sustainable design
Policy D4: Air quality
Policy NE2: Landscape
Policy NE4: Biodiversity and geological sites (precised)
Policy NE7: Reducing flood risk
Policy HE1: Designated heritage assets

7.0 Planning Justification

Policy SP1: Sustainable development in North Hertfordshire

This Plan supports the principles of sustainable development within North Hertfordshire. We will:

- a) Maintain the role of key settlements within and adjoining the District as the main focus for housing, employment and new development making use of previously developed land where possible;
- b) Ensure the long-term vitality of the District's villages by supporting growth which provides opportunities for existing and new residents and sustains key facilities;
- c) Grant planning permission for proposals that, individually or cumulatively:
 - i. deliver an appropriate mix of homes, jobs and facilities that contribute towards the targets and aspirations in this Plan;
 - ii. create high-quality developments that respect and improve their surroundings and provide opportunities for healthy lifestyle choices;

- iii. provide the necessary infrastructure required to support an increasing population;
- iv. protect key elements of North Hertfordshire's environment including biodiversity, important landscapes, heritage assets and green infrastructure (including the water environment); and
- v. secure any necessary mitigation measures that reduce the impact of development, including on climate change; and
- d) Support neighbourhood plans and other local planning initiatives where they are in general conformity with the strategic policies of this Local Plan.

We consider this to be a sustainable development which will not cause harm to the landscape. The cultural heritage of the area includes rural pursuits such as horse keeping and therefore the development is suitable in the locality. There is existing equine pursuits being carried out on the farm and associated with the farmhouse and this proposal seeks to improve them.

Policy SP5: Countryside and Green Belt

We support the principles of the Green Belt and recognise the intrinsic value of the countryside. Green Belt and **Rural Areas Beyond the Green Belt** are shown on the Policies Map. We:

- a) Have conducted a comprehensive review of the Green Belt. Land has been removed from the Green Belt to:
 - i. enable strategic development at the locations referred to in Policies SP8 and SP3;
 - ii. enable local development around a number of the District's towns and villages; and
 - iii. define boundaries for villages referred to in Policy SP2 which fall within the Green Belt but were previously 'washed over' by this designation;
- b) Have provided new Green Belt to cover, in general terms, the area bounded by the Metropolitan Green Belt to the east, the Luton Green Belt to the west and the A505 Offley bypass to the north;
- c) Will only permit development proposals in the Green Belt where they would not result in inappropriate development or where very special circumstances have been demonstrated; and
- d) Will operate a general policy of restraint in Rural Areas beyond the Green Belt through the application of our detailed policies.

The site is in the rural area beyond the Greenbelt and will not result in a negative impact on the Greenbelt. The site is within a mixed use land parcel and no development of a structure is planned.

Policy SP12: Green infrastructure, landscape and biodiversity We will accommodate significant growth during the plan period whilst ensuring the natural environment is protected and enhanced. We will:

- a) Protect, identify, manage and where possible enhance a strategic multi-functional network of green infrastructure;
- b) Consider and respect landscape character, scenic beauty and locally sensitive features, particularly in relation to the Chilterns Area of Outstanding Natural Beauty;
- c) Protect, enhance and manage designated sites in accordance with the following hierarchy of designations and features:

- Internationally designated sites

- Nationally designated sites

- Locally designated sites;

- Non-designated sites that include important habitats and species

d) Protect, enhance and manage biodiversity networks including wildlife corridors, ancient woodlands and hedgerows, wetland and riverine habitats, Local Geological Sites, protected species, priority species and habitats, and non-designated sites of ecological value and ensure measurable net gains for biodiversity; and

e) Protect other open spaces and support provision of new and improved open space.

The development is for a ground level feature which respects the rural character of the area, which is not within the Chilterns AONB. It is not a designated site and is not host to any protected species.

Policy SP13: Historic environment

The Council will balance the need for growth with the proper protection and enhancement of the historic environment. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight will be given to the asset's conservation and the management of its setting. We will pursue a positive strategy for the conservation and enjoyment of the historic environment through:

a) Maintaining a strong presumption in favour of the retention, preservation and enhancement of heritage assets and their setting according to their significance;

b) Identifying sites on the national register of Heritage at Risk or on the Council's 'At Risk' register;

c) Periodic reviews of Conservation Areas and other locally designated assets; and

d) Publication of detailed guidance.

There are no works planned to a heritage asset. The Grade II listed farmhouse is approximately 68m from the proposed manège. The view of the proposed feature is partly obscured by the stable building. The farmhouse is in a historic equine and farming setting and therefore the addition of an arena for the use by the residents of East Hall Farmhouse is an appropriate development.

Policy CGB1: Rural Areas beyond the Green Belt.

In the Rural Areas beyond the Green Belt, as shown on the Policies Map, planning permission will be granted provided that the development:

a) Is infilling development which does not extend the built core of a Category B village;

b) Meets a proven local need for community facilities, services or affordable housing in an appropriate location;

c) Is strictly necessary for the needs of agriculture or forestry;

d) Relates to an existing rural building;

e) Is a modest proposal for rural economic development or diversification; or

f) Would provide land or facilities for outdoor sport, outdoor recreation and cemeteries that respect the generally open nature of the rural area.

The development is for outdoor recreation and does not use any land in agricultural use; the current use of the footprint is equine paddock.

Policy T2: Assessment of transport matters

Planning permission will be granted provided that:

- a) Development would not lead to highway safety problems or cause unacceptable impacts upon the highway network;
- b) Mechanisms to secure any necessary sustainable transport measures and / or improvements to the existing highway network are secured in accordance with Policy SP7;
- c) Suitable Transport Statements, Transport Assessments and / or Travel Plans along with supporting documents are provided where required; and
- d) For major developments, applicants demonstrate (as far as is practicable) how:
 - i. the proposed scheme would be served by public transport;
 - ii. safe, direct and convenient routes for pedestrians and cyclists will be provided; and
 - iii. comprehensive integration into the existing pedestrian and cycle, public transport and road networks will be secured.

There will not be any impact on the highway as a result of the proposed manège. The use is purely for the residents on East Hall Farmhouse. They will not need to use the highway to access the facility and the horses are all kept on site. In the current situation there are times that horses may be taken off site to use all weather arenas. The addition of this facility will therefore decrease the on/off site movement of horse boxes/trailers. This will ease pressure on the small local roads and lanes.

Policy D1: Parking

Planning permission will be granted provided that: a) Parking for residential development is provided in accordance with the minimum standards set out in Appendix 4 of this Plan; b) Parking for non-residential development is provided having regard to the standards for non-residential development set out in the relevant Supplementary Planning Document; c) Proposals have regard to relevant Supplementary Planning Documents, strategies or advice and; d) Applicants clearly identify how they provide for all likely types of parking demand and demonstrate that parking will be safe and of a design and layout that will function satisfactorily. Variations from these standards will only be considered where applicants can demonstrate that the accessibility, type, scale, mix and use of the development; the availability of and opportunities for public transport; local car ownership levels; and on-street conditions justify such variations.

There is no parking issued related to this proposal. The use is purely for the resident family.

Policy D1: Sustainable design (precised)

Planning permission will be granted provided that development proposals:

- a) Respond positively to the site's local context;
- b) Take all reasonable opportunities, consistent with the nature and scale of the scheme, to:
 - i. create or enhance public realm;
 - ii. optimise the potential of the site by incorporating Sustainable Drainage Systems (SuDS);
 - iii. reduce energy consumption and waste;
 - iv. retain existing vegetation and propose appropriate new planting;

- v. maximise accessibility, legibility and physical and social connectivity both internally and with neighbouring areas;
 - vi. future proof for changes in technology and lifestyle;
 - vii. design-out opportunities for crime and anti-social behaviour;
 - viii. minimise the visual impact of street furniture and parking provision;
- c) Have regard to the Design SPD, and any other relevant guidance;
- [We consider this design and proposal to be sustainable and in accordance with Policy D1. See section above.](#)

Policy D4: Air quality

Planning permission will be granted provided that development proposals:

- a) Give consideration to the potential or actual impact on local air quality, both during the demolition/ construction phase and as a result of its final occupation and use;
- b) Propose appropriate levels of mitigation to minimise emissions to the atmosphere and their potential effects upon health and the local environment; and
- c) Carry out air pollution impact assessments, where required, to determine the impact on local air quality of the development. Where an air quality impact assessment demonstrates that a development is unacceptable from a local air quality perspective the development will be refused. Where air pollution impact assessments are not required there will still be a requirement on developers to provide appropriate levels of mitigation to address emissions of pollutants to the atmosphere

[In the final condition there will not be any air quality impact. During construction in very dry weather there can be dust in the air associated with the laying of sand/equine surface. This will be mitigated by the use of water sprays if deemed to be affecting residents/farm workers. This operation only takes place for approximately 2 days.](#)

Policy NE2: Landscape

Planning permission will be granted for development proposals that:

- a) Respect the sensitivities of the relevant landscape character area and have regard to the guidelines identified for built development and landscape management;
- b) Do not cause unacceptable harm to the character and appearance of the surrounding area or the landscape character area in which the site is located, taking account of any suitable mitigation measures necessary to achieve this;
- c) Are designed and located to ensure the health and future retention of important landscape features; and
- d) Have considered the long-term management and maintenance of any existing and proposed landscaping.

[We do not feel that the proposal for a ground level development will be detrimental to the landscape character. The landscape feature is appropriate to the rural agricultural/equine setting. This proposal is in accordance with Policy NE2. Due to the number of existing farm related buildings, topography and the direction of the road, the manège will not be visible from Bullocks Hill or Norton Street Lane.](#)

Policy NE4: Biodiversity and geological sites (précised)

Planning permission will only be granted for development proposals that appropriately protect, enhance and manage biodiversity in accordance with the hierarchy and status of designations and features listed in Policy SP12. All development should deliver measurable net gains for biodiversity and geodiversity, contribute to ecological networks and the water environment, and/or restore degraded or isolated habitats where possible. Applicants should, having regard to the status of any affected site(s) or feature(s):

- a) Submit an ecological survey that is commensurate to the scale and location of the development and the likely impact on biodiversity, the legal protection or other status of the site;
- b) Demonstrate that adverse effects can be avoided
- c) Include appropriate measures to manage construction impacts by demonstrating how existing wildlife habitats supporting protected or priority species will be retained, safeguarded and managed during construction;
- d) Integrate appropriate buffers of complimentary habitat for designated sites and other connective features, wildlife habitats, priority habitats and species into the ecological mitigation and design.
- e) Provide a long-term management and monitoring plan including mitigation measures as necessary. Local Geological Sites are ratified by the Herts & Middlesex Wildlife Trust (HMWT) and are afforded the same protection as Local Wildlife Sites.

In accordance with National Planning legislation, a Biodiversity Net Gain survey/report has been included in this application. We have demonstrated a 10% net gain and also provided a Habitat Management and Monitoring Plan to illustrate how this gain will be achieved, implemented and maintained.

There are no protected species present on the site or priority habitats.

Policy NE7: Reducing flood risk

Planning permission for development proposals will be granted provided that (as applicable):

- a) Development is located outside of medium and high-risk flood areas (flood zone 2 and 3) and other areas affected by other sources of flooding where possible;
- b) Where (a) is not possible, application of the sequential and exception tests is demonstrated where development is proposed in areas of flood risk using the Strategic Flood Risk Assessment (SFRA) and Environment Agency flood maps;
- c) A FRA has been prepared in accordance with national guidance that considers the lifetime of the development, climate change impacts and safe access and egress;
- d) It will be located, designed and laid out to ensure the risk of flooding is reduced whilst not increasing flood risk elsewhere;
- e) The impact of any residual flood risk will be minimised through flood resistant, resilient design and construction;
- f) Any flood protection and mitigation measures necessary will not cause harm to nature conservation, heritage assets, and/ or landscape and recreation and, where possible, will have a positive impact in these respects; and
- g) Overland flow routes and functional floodplain areas are protected from all development other than that which is “water compatible” and this must be designed and constructed to remain operational and safe for users during flood

events, resulting in no net loss of flood plain storage and not impeding water flows or increasing flood risk elsewhere.

A Flood Risk Assessment has not been included in the planning application documents and is not appropriate or required for this development. A Flood Map for Planning has been included as well as flood risk information – See Appendix B. The site has ‘very low’ risk of flooding from surface water or rivers/sea.

Policy HE1: Designated heritage assets

Planning applications relating to Designated heritage Assets **or their setting** shall be accompanied by a Heritage Assessment/Justification Statement that:

- i. Assesses the significance of heritage assets, including their setting;
- ii. Justifies and details the impacts of any proposal upon the significance of the designated heritage asset(s); and
- iii. Informs any necessary measures to minimise or mitigate against any identified harms. Planning permission for development proposals affecting Designated Heritage Assets or their setting will be granted where they (as applicable):
 - a) Enable the heritage asset to be used in a manner that secures its conservation and preserves its significance;
 - b) Incorporate a palette of materials that make a positive contribution to local character or distinctiveness, where it is appropriate and justified; and
 - c) Will lead to less than substantial harm to the significance of the designated heritage asset, and this harm is outweighed by the public benefits of the development, including securing the asset’s optimum viable use. Where substantial harm to, or loss of significance, of a designated heritage asset is proposed the Council shall refuse consent unless it can be demonstrated that the scheme is necessary to deliver considerable public benefits that outweigh the harm or loss.

The proposal will not cause harm to the heritage asset of East Hall Farmhouse. See Statement of Heritage Impact.

8.0 Evaluation

By consideration of the above policies and guidance, the following opportunities and constraints have been identified. These have been taken into account in formulating the Design and Access principles.

8.1 Opportunities

There is the opportunity, by this addition to the plot, to improve the quality of the care for the owners existing animals and improve the aesthetics of the plot. This plot of land has existing paddocks/stables and is perfect for personal equine use. The addition of an all-weather manège will make this property capable of fulfilling the equine pursuits of the owners all year round without the need to move animals off site for exercise/training.

8.2 Constraints

In the design of the manège, it is important to ensure that the proposal does not detract from the general appearance plot and adversely alter the aspect of the dwelling house. The heritage asset and its setting should not experience harm as a result of the development.

The workmanship should also be to a high standard; a reputable company will be used to construct the arena, who are specialists in this area. The sustainability of the construction is also a high priority. It is important to ensure that the parking area to the property is not decreased

9.0 Design Principles

9.1 Use

The use of the proposed equine buildings is purely for the recreational personal use of the residents of East Hall Farm. The plot is residential C3 and will remain so.

9.2 Amount

Manège

Width = 25m

Length = 50m

Area = 1250m²

9.3 Appearance

Manège

The proposed manège is to have a proprietary surface, Fibrelok – ECO Premix, which is a high specification product giving a flexible, hardwearing and free draining surface suitable for normal equestrian needs. The fibres are pre-mixed with silica sand and the final appearance is beige/sand – thus fitting into the rural landscape. The fencing will be post and rail (3 rail) and the gate will be a timber 5 bar gate. There will be retaining boards around the ground level. It will be similar to the images below. For the detailed build-up refer to drawing 2025/387/04. For the post and rail/gate details refer to drawing 2025/387/05.



Typical post and rail fencing (3 rail)



Typical timber 5 bar gate



9.4 Drainage

The proposed manège will have drainage channels excavated in the grass-based area draining to a new soak-away approximately 5m from the manège. The channels will be dug into the flattened site at a minimum fall of 1 in 160. Channels to have 80/100mm perforated land drain positioned in the trench and then backfilled with 40mm clean stone.

Drainage channels to be lined with geotextile membrane. Membrane to extend at least a metre on either side of the drainage trench to ensure that when the base layer of membrane is laid over everything, the trenches are completely sealed from any soil which might otherwise be able to get into them and block the pores. The drainage channels will to run to new soakaway – 3m x 3m x 3m in size.

9.5 Muck Management

There will be no change to the existing muck management method. All the horses live outside and the muck is not collected but harrowed. Harrowing helps distribute manure and organic matter, speeding up decomposition and acting as a natural fertilizer. Harrowing is carried out in warm, dry weather to allow the distributed manure to dry out quickly and minimize parasite spread.

The benefits of this method:

- Harrowing breaks up and spreads out manure piles, allowing for even distribution of nutrients across the paddock.
- By spreading the manure, harrowing helps it decompose more quickly, creating a natural fertilizer.
- Harrowing can help stimulate grass growth by breaking up compacted soil and improving aeration.
- Harrowing can help control some weeds by disturbing their growth.

9.6 Landscaping/trees

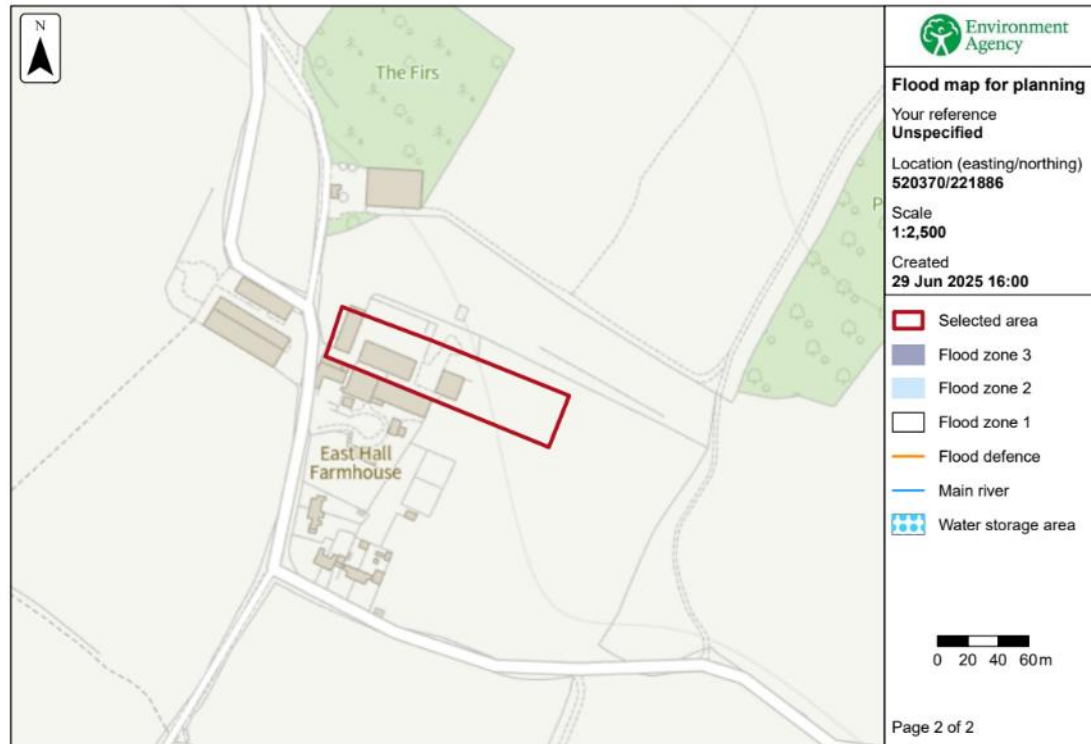
There are no trees on the development site and no trees adjacent to the boundary. No trees will be affected by the proposal. No landscaping is included in this development.

9.7 Lighting

No lighting to the manège is proposed.

9.8 Flooding

The property is not within a designated flood zone and ‘very low’ risk of flooding from rivers, sea and surface water. See Flood Map for Planning issued with the planning documents and Appendix B – flood risk.



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10.0 Access and Parking

10.1 Permanent

There is ample parking at the dwelling/stable yard and dedicated parking area adjacent to the annexe. The addition of the new equine manège will not result in any additional vehicles needing access and parking facilities.

10.2 During construction

There is sufficient space within the site and away from the main dwelling for trade/construction vehicles during construction. There is also an area which can be set aside for building materials. This sufficient off-road parking will ensure that tradesmen will not park the public road or cause any congestion. There is adequate turning within the site to ensure that all vehicles leaving the site will do so using forward gears only. The gate to the site is set back from the highway to ensure that lorries can be fully pulled off the highway prior to access. There is space within the site to allow lorries to stack.

10.3 Highways Considerations

The access from the highway will remain as existing therefore no highways considerations/impacts are expected. There is a dedicated access separate to the access to the dwelling house.

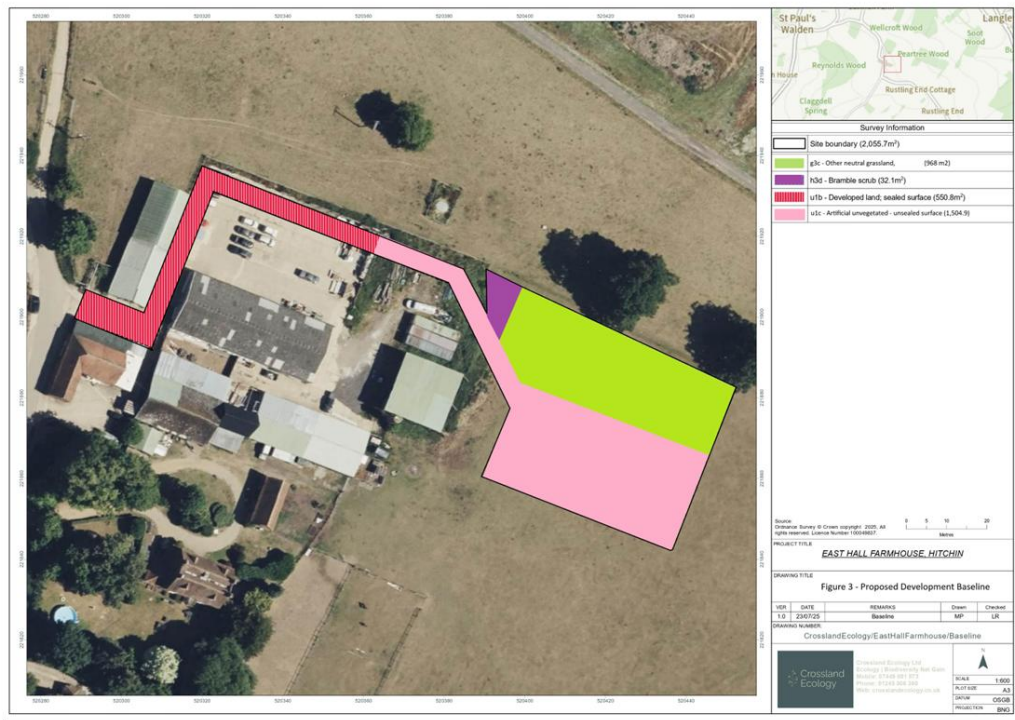
11.0 Ecological – see BNG Documents incl. HMMP

Crossland Ecology were instructed to carry out an Ecological Assessment and provide Biodiversity Net Gain calculations/ recommendations. A Habitat Management and Monitoring Plan was also written. A site visit was carried out in July 2025. The plans below show a baseline habitat map and proposed habitat map. The pre-development biodiversity value of onsite habitats is 0.53 units. The finalised BNG was calculated on the 20th August – reviewed 20th August. The latest version of the biodiversity metric was used which was published in February 2024 and last updated in July 2024.

Appendix 3: Baseline Habitat Plan



Appendix 5: Post-Development Habitat Plan



BNG Documentation – by Crossland Ecology

- BNG Metric
- BNG Baseline Habitat Plan
- BNG Proposed Habitat Plan
- BNG Condition Assessment
- BNG Gain Plan
- Habitat Management and Monitoring Plan

14.0 Summary

- For personal use only
- Will improve the care of the equines
- Will provide a Biodiversity Net Gain
- No negative impact on listed buildings
- No impact on neighbours or loss of amenity

15.0 – List of Planning Documents

- Design and Access Statement
- Historical Impact Statement
- Flood Map for Planning
- Drawings 2025/387/01-05
- BNG plans and Metric
- BNG Gain Plan
- Habitat Management and Monitoring Plan – to follow

Appendix A - Photographs



East Hall Farmhouse



East Hall Farmhouse's existing stables



Access from East Hall Farmhouse equine yard to the proposed manège



Proposed manège site to the rear of the existing pole barn





Construction access from highway via
East Hall Farm entrance



Construction access via East Hall Farm yard



Surrounding paddocks

Appendix B - Flood Risk - <https://check-long-term-flood-risk.service.gov.uk/risk>

Surface water [More about your surface water flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

► [Why surface water flooding is a problem](#)

Rivers and the sea [More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2036 and 2069

Very low

Low

Medium

High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

► [Why flood defences cannot completely prevent flooding](#)

Other flood risks

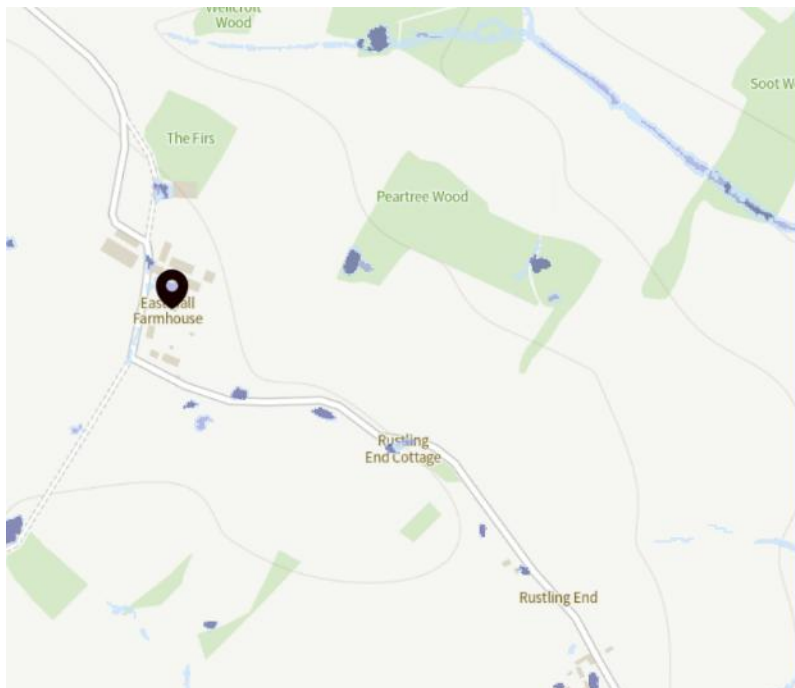
[More about groundwater and reservoirs](#)

Groundwater

Flooding from groundwater is unlikely in this area.

Reservoirs

Flooding from reservoirs is unlikely in this area.



Surface water map

Yearly chance of flooding

☒ Flood area (extent)

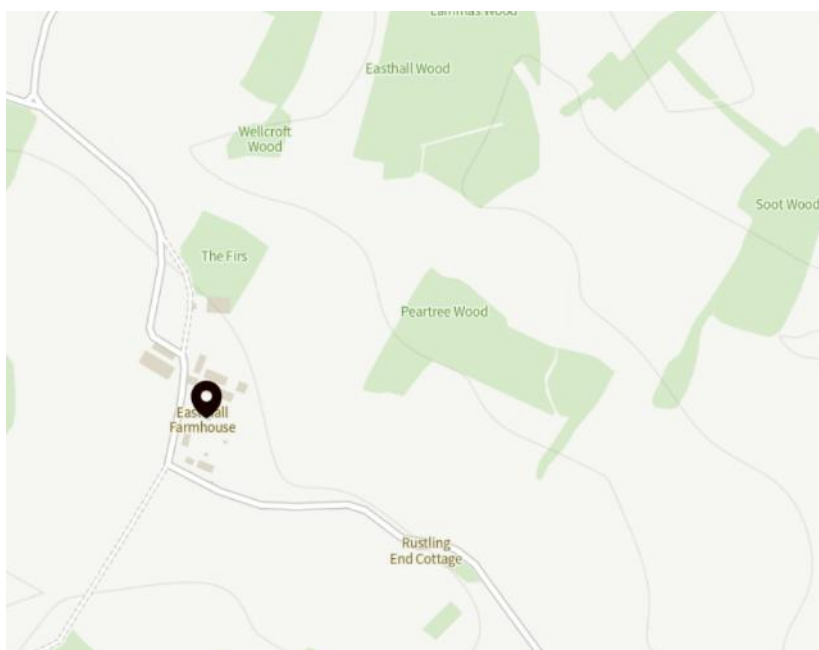
- ☒ High chance
- ☒ Medium chance
- ☒ Low chance

Yearly chance of flooding between 2040 and 2060

☐ Flood area (extent)

Map details

- ☒ Show flooding
- ☒ Selected address



Rivers and sea map

Yearly chance of flooding

☒ Flood area (extent)

- ☒ High chance
- ☒ Medium chance
- ☒ Low chance
- ☒ Very low chance

Yearly chance of flooding between 2036 and 2069

☐ Flood area (extent)

Map details

- ☒ Show flooding
- ☒ Selected address