

Change of use of the site to a mixture of agriculture and equestrian (Retrospective) at Land off Kingshill Lane to Witpit Lane Preston Cirencester Gloucestershire GL7 5PR

Full Application 25/00505/FUL	
Applicant:	Mrs Angela Percival
Agent:	The Rural Planning Practice
Case Officer:	Helen Cooper
Ward Member(s):	Councillor Mike Every
Committee Date:	14 May 2025
RECOMMENDATION:	PERMIT

1. Main Issues:

- (a) Principle of Development
- (b) Design, Appearance and Landscape Impact
- (c) Impact on Residential Amenity
- (d) Biodiversity and Geodiversity
- (e) Highways
- (f) Flood Risk
- (g) Other Matters

2. Reasons for Referral:

- 2.1 The application has been brought before the Planning and Licensing Committee as required by the Scheme of Delegation and Planning Protocol as the site relates to the development of 1 hectare or more land (Please refer to 3.A Types of applications not to be determined under delegated powers).

3. Site Description:

- 3.1 The application site comprises an agricultural field which measures approximately 5.5 hectares in area. The field is located in the open countryside on the edge of the Non-Principal settlement of Preston. The field is accessed in the northwestern corner and this section of the field has a compact gravel access, with a metal field gate. An existing area of hardstanding constructed from the same material, is set in this corner of the field adjacent to the access and this provides space for vehicular parking and manoeuvring.

- 3.2 Mature hedgerow is the primary boundary treatment at the site, with timber post and rail fencing sitting forward of the hedgerow in some sections around the site.
- 3.3 The A419 runs parallel and adjacent to the eastern field boundary and a country lane runs alongside the western boundary of the site. Several residential properties are situated in proximity to the access on the other side of the lane. Agricultural buildings lie to the north of the site near to the existing access.
- 3.4 A Public Right of Way, Preston Footpath 10, is located within the field and this runs along the breadth of the northern boundary.
- 3.5 Preston Conservation Area lies approximately 170 metres to the west of the site.
- 3.6 The site is neither located within the Cotswold National Landscape nor within a Special Landscape Area as identified on the Local Plan Proposals Map.

4. Relevant Planning History:

- 4.1 25/01240/FUL Erection of a barn for agricultural purposes - Pending Consideration

5. Planning Policies:

- NPPF National Planning Policy Framework
- EC5 Rural Diversification
- EN1 Built, Natural & Historic Environment
- EN2 Design of Built & Natural Environment
- EN4 The Wider Natural & Historic Landscape
- EN8 Bio & Geo: Features Habitats & Species
- EN10 HE: Designated Heritage Assets
- EN11 HE: DHA - Conservation Areas
- EN15 Pollution & Contaminated Land
- NPP Preston Neighbourhood Development Plan 2
- NPP1 Policy 1: Preston Countryside and Landsc
- NPP2 Policy 2: Design
- NPP7 Policy 7: Transport and Village Amenity

6. Observations of Consultees:

- 6.1 Lead Local Flood Authority: No objection raised.
- 6.2 GCC PROW Officer: No objection raised.

6.3 GCC Highways: No objection subject to conditions.

7. View of Town/Parish Council:

7.1 The Parish Council has no objections.

8. Other Representations:

8.1 One representation has been received from Pine Corner, Preston. The following comments have been made:

'Overall, we are happy with the change of use but we were concerned when the stable (field shelter) was erected and located close to the hedge and near our house and garden, with the whole large field to choose from. This location unnecessarily impacts us - the smell of manure etc (especially in the warm summer weather). We would prefer that it was moved further away and I believe it is moveable as proposed in the application design statement.'

9. Applicant's Supporting Information:

- Flood Risk Assessment
- Design and Access Statement
- Location Plan
- Photograph of Field Shelter

10. Officer's Assessment:

10.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that 'If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.'

10.2 The starting point for the determination of this application is therefore the current development plan for the district which is the adopted Cotswold District Local Plan 2011 - 2031 and the Preston Neighbourhood Development Plan 2020-2031.

10.3 The policies and guidance within the revised National Planning Policy Framework (NPPF) are also a material planning consideration.

Background and the proposal

- 10.4 The application site is currently in agricultural use and the application seeks full planning permission for a 'Change of use of the site to a mixture of agriculture and equestrian (Retrospective)'. The applicant intends to use the site for personal use only in connection with the horses and currently three horses are being kept on the site (since December 2024), which is why retrospective planning permission is being sought.
- 10.5 The proposal seeks to utilise the existing access and parking area in the northwest corner of the site. A field shelter for the stabling of horses is currently set within the field, although the application does not explicitly seek planning permission for this element and a case has been put forward that the structure does not require planning permission as it is a moveable structure. This is considered in more detail in section b) of the report.
- 10.6 The applicant seeks to regularise the mixed use of the land for agricultural and equestrian activities, and this would enable the applicant to permanently keep their horses at the site. The applicant has confirmed that no jumps are proposed, and the proposal does not seek permission for a manege or stable block.
- 10.7 It should be highlighted that agricultural land can be used pastorally for the grazing of horses without requiring a change of use. However, a change of use can be required if horse related activities intensify. For instance, an intensification of use might result in jumps being erected, field shelters or white tape being present at the site and a change of use may also occur if the land in question is used permanently for the keeping of horses. This can be a grey area in planning terms and there can be a finely balanced distinction as to when a change of use from agricultural to an equestrian use has occurred. In this instance, to regularise the keeping of horses for personal use at the site, the applicant is formally seeking planning permission.

(a) Principle of Development

- 10.8 The Cotswold District Local Plan does not contain any planning policies which specifically relate to equestrian development. However, Local Plan Policy EC5 and paragraph 88 of the NPPF are considered to be relevant in respect of rural diversification.
- 10.9 Policy EC5 'Rural Diversification' states:

Development that relates to the diversification of an existing farm, agricultural estate, or other land-based rural business will be permitted provided that:

- a) the proposal will not cause conflict with the existing farming operation including severance or disruption to the agricultural holding that would prejudice its continued viable operation;*
- b) existing buildings are reused wherever possible; and*
- c) the scale and design of the development contributes positively to the character and appearance of the area.*

10.10 The NPPF section 6 'Building a strong, competitive economy' paragraph 88 is also of relevance. This states:

Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings;*
- b) the development and diversification of agricultural and other land-based rural businesses;*
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and*
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*

10.11 The proposal is considered to accord with Policy EC5 a) as the applicant is seeking a mixture of agricultural and equestrian uses at the site which should not sever or prejudice any existing farming operations. A use restriction condition is recommended to ensure the equestrian use is for private use only and this will further ensure compliance with criteria a). Policy EC5 criteria b) is not of relevance to the proposal. It is considered that the proposed mixed use of agriculture and equestrian is in character with the rural appearance of the area and no conflict is identified in respect of Policy EC5 criteria c).

10.12 The diversification of the agricultural use at the site is considered to comply with criteria b) of paragraph 88 of the NPPF.

10.13 In principle, it is therefore considered that the proposed mixture of agricultural and equestrian use of the land would appear in keeping with the rural setting and is in accordance with the relevant criteria of Policy EC5 and Section 6 of the NPPF.

(b) Design, Appearance, Heritage and Landscape Impact

10.14 Local Plan Policy EN1 'Built, Natural and historic environment' seeks to ensure new development promotes the protection, conservation and enhancement of the historic and natural environment.

10.15 Local Plan Policy EN2 supports development which accords with the Cotswold Design Code and respects the character and distinctive appearance of the locality.

10.16 Local Plan Policy EN4 'The Wider Natural and Historic Landscape' states:

1. *Development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) of Cotswold District or neighbouring areas.*
2. *Proposals will take account of landscape and historic landscape character, visual quality and local distinctiveness. They will be expected to enhance, restore and better manage the natural and historic landscape, and any significant landscape features and elements, including key views, the setting of settlements, settlement patterns and heritage assets.*

10.17 Local Plan Policy EN10 states:

- 1 *'In considering proposals that affect a designated heritage asset or its setting, great weight will be given to the asset's conservation. The more important the asset, the greater the weight should be.*
- 2 *Development proposals that sustain and enhance the character, appearance and significance of designated heritage assets (and their settings), and that put them to viable uses, consistent with their conservation, will be permitted.*
- 3 *Proposals that would lead to harm to the significance of a designated heritage asset or its setting will not be permitted, unless a clear and*

convincing justification of public benefit can be demonstrated to outweigh that harm. Any such assessment will take account, in the balance of material considerations:

- *The importance of the asset;*
- *The scale of harm; and*
- *The nature and level of the public benefit of the proposal.'*

10.18 Local Plan Policy EN11 seeks to preserve and, where appropriate, enhance the special character and appearance of conservation areas in terms of siting, scale, form, proportion, design, materials and the retention of positive features. This should include avoiding the loss of open spaces which make a valuable contribution to the character and/or appearance, and/or allow important views into or out of conservation areas. Hard and soft landscaping should respect the character and appearance of conservation areas and proposals should have regard to the relevant conservation area appraisal.

10.19 Policy 1 of the NDP 'Preston Countryside and Landscape' seeks to promote replanting, managing shelterbelts, restoring historic hedgerow lines, maintaining the existing network of open ditches and streams, protecting views, establishing a footpath link.

10.20 Policy 2 of the NDP 'Design' advises that *Proposals for new development, including extensions to existing buildings, and conversions of farm buildings, should be of the highest design standards in accordance with the relevant policies of the Cotswold District Local Plan, including the Cotswold Design Code.*

10.21 Section 12 of the NPPF requires good design, providing sustainable development and creating better place to live and work in. Paragraph 135 states decisions should ensure that development will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Development should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping, which are sympathetic to local character and history maintaining a strong sense of place.

10.22 Section 16 of the NPPF (2018) seeks to conserve and enhance the historic environment.

10.23 It is considered that due to the large separation distance of approximately 167 metres between the site and Preston Conservation Area, there would be a

neutral impact upon the Conservation Area and the listed buildings within Preston in accordance with Policies EN10 and EN11 of the Local Plan.

- 10.24 As outlined in the NDP, despite Preston's *proximity to Cirencester, the fact that most of the land is arable farmland and subject to rotational cropping helps to maintain the distinctly rural feel of the parish.* The NDPs vision for Preston seeks in part to *retain its Cotswold character within its rural setting, preserving the surrounding countryside and wildlife*'. It is considered that the proposal complies with the vision outlined in the NDP as the keeping of horses and retained agricultural use is in character with the rural setting.
- 10.25 The site is not set within a designated landscape area. However, the field and surrounding countryside holds local value as evidenced within the NDP.
- 10.26 The NDP advises that Preston Parish Council commissioned a Landscape Character Assessment for Preston Neighbourhood Plan (LCA) and this includes an appendix on key views.
- 10.27 The application site lies within the Landscape Area identified as Area 4b within the NDP. The NDP Appendix A advises that *Sensitive receptors include the residents of the village, the users of both the Ermin Way and Witpit Lane, and of the PRow network.* Appendix A advises:

10.27.1 In terms of landscape detractors, these can be summarised as largescale development along the Ermin Way, both recent residential and less recent commercial, the trafficked A417 and the military base just south of the parish boundary. Approaching the parish from the south, the rural character of the landscape is obfuscated by the presence of the airfield and barracks located south of the Ermin Way. As one drives towards Cirencester, the historic town and the church the church tower appear in view, and the village, separated by the Kingshill Estate with its dense and urban character. The developed edge of Cirencester was already part of the picture from views along Ermin Way, however the new development has brought it further into view and reduced the extent of open landscape and the physical distinction between the distinctive rural character of the village and the urban densities of the new estate, which is even more prominent as is located on high ground. The large scale of buildings to the south-west of the A419 Ermin Way (Garden centre, Tesco, recent housing) also comes in view as one approaches the town, creating a strong contrast with the tranquil character of the agricultural fields and village to the north-east of the A419.

10.27.2 The character of this sub-area is very rural in contrast to the largely developed landscape south of the Cirencester Road, this provides a visible strong edge to the built development. Any proposed development within this sub-area would be very hard to incorporate within the agricultural landscape without negatively affecting the openness and the setting of the village and the visual amenity of users of the footpaths.

10.27.3 The character of Cirencester is strongly informed by areas of open landscape which, though varying degrees of parkland and agricultural character, reach close to the town centre from various directions, principally from the west (Bathurst estate), the north-east (Abbey Home Farm estate) and the south-east (Preston parish). The largely unspoilt agricultural section of the parish serves this important 'green wedge' purpose, which is described by the Local Plan as follows: 'The 'green wedges' and views of Cirencester Parish Church tower are particular characteristics of Cirencester when approaching the town from various directions.' (para 7.2.3)

10.27.4 On the approach to Cirencester, the open landscape of this sub-area is then visually linked to Kingshill Meadow Country Park and the small area of parkland south of the A419, which is perceived as a whole entity. Any proposed development in this subarea would need to respect the importance of this open rural landscape and maintain a meaningful green wedge that continues to provide this setting function for Cirencester.

10.28 It is considered that a mixed agricultural and equestrian use at the site is acceptable and open views and the rural character of the field will be adequately retained by the proposal in accordance with Policies EN1, EN2 and EN4 and of the Local Plan and Policies 1 and 2 of the NDP.

Field Shelter

10.29 The supporting information advises that the field shelter at the site is mobile with no hard standing or foundations and it has a sledge of heavy-duty galvanised steel with anti-flex gussets with a towing and anchoring point at both ends. The structure is timber with a pitched roof measuring approximately 2.95 metres at its highest point.

10.30 As outlined above planning permission is not sought for this structure and the intention is to move it around the field with the horses rotational grazing

pattern. The applicant has advised that the structure should be considered as a chattel, which is a temporary structure rather than a permanent building. They have advised that it may be located for shorter periods of time over winter when the ground is muddy or for a slightly longer period of time during spring/summer when the grass is growing. Again, this is a grey area in planning terms and if such a structure were to be located in a certain position for a significant period of time, the local planning authority might consider it to be operational development where planning permission would be required.

- 10.31 Planning conditions prohibiting the use of horse jumps and permanent walls and fences at the site is recommended. This would not prevent the applicant using the temporary white tape fencing for the rotational grazing system as this management approach is considered acceptable for private equestrian use across such a large field. The recommended conditions will ensure that the equestrian use does not result in a proliferation of associated equipment and horse paraphernalia on the field. It is considered that such a condition is reasonable and will ensure that the valued local landscape is protected from visual clutter thereby retaining its open character. It should be noted that any further structures such as a manege for the exercising of horses or a permanent stable block at the site would be considered to be operational development, for which planning permission would be required. Subject to condition, it is considered that the appearance of the site is acceptable and accords with Policies EN1, EN2 and EN4 of the Local Plan and Policies 1 and 2 of the NDP.

(d) Impact on Residential Amenity

- 10.32 Local Plan Policy EN2 refers to The Design Code (Appendix D) which sets out policy with regard to residential amenity. This expects proposals to respect amenity in regard to garden space, privacy, daylight and overbearing effect.

- 10.33 Local Plan Policy EN15 'Pollution and Contaminated Land' paragraph 1 is relevant and this states:

'1 Development will be permitted that will not result in unacceptable risk to public health or safety, the natural environment or the amenity of existing land uses through:

- a. pollution of the air, land, surface water, or ground water sources; and/or*
- b. generation of noise or light levels, or other disturbance such as spillage, flicker, vibration, dust or smell.*

- 10.34 Policy 1 'Design' of the NDDP seeks compliance with the relevant Local Plan Policies.
- 10.35 Section 12 of the NPPF requires good design with a high standard of amenity for existing and future users.
- 10.36 The nearest residential property to the site is Pine Corner which is set on the other side of the road near to the site access. This dwelling is approximately 9 metres away from the site at its closest point. Comments have been received from this neighbouring property in respect of the moveable field shelter highlighting that due to the size of the field it could be positioned further away from this residential property which would help minimise smells etc.
- 10.37 As advised permission is not being sought for the field shelter as the applicant considers it to be a chattel, and as such no controls can be applied to its position on the site. Notwithstanding this, due to the scale of the structure and separation distance of the site to neighbouring properties and by virtue of the large field area it is considered that there would be no overbearing impact, or loss of light or privacy to neighbouring properties. However, a key consideration relates to the storage of manure and odours that may arise from the horses being kept on the field.
- 10.38 The applicant has explained that this is a very large site for three horses and the applicant's system of rotating the horses around the field enables the areas that they leave to be harrowed over. This avoids the requirement for a muck heap or a trailer. Due to the large size of the field, it is considered that odours are unlikely to become a significant issue at the site. However, an informative is recommended in respect of manure storage to ensure care is taken so as not to cause a justifiable complaint.
- 10.39 The recommended condition relating to private use, will also help ensure the local planning authority is able to retain control over the use of the site and this restricts commercial equestrian activities. This is considered a reasonable measure to protect residential amenity, as additional movements and horses could have further amenity implications. Subject to condition, any impact to neighbour amenity is considered to be very low level and would not warrant refusal in respect of Policies EN2 and EN15 of the Local Plan.

(d) Highways Safety

- 10.40 Local Plan Policy INF4 states that development will be permitted that provides safe and suitable access and has regard, where appropriate, to the Manual for Gloucester Streets.

- 10.41 Local Plan Policy INF5 states that development will provide residential and non-residential vehicle parking where there is clear and compelling evidence that such provision is necessary to manage the local road network.
- 10.42 Policy 7 of the NDDP 'Transport and Village Amenity' seeks to ensure development proposals that are likely to lead to an increase in motorised traffic in the parish, will be encouraged to mitigate impacts.
- 10.43 Section 9 of the NPPF promotes sustainable transport. Paragraph 115 of the NPPF states that in applications for development, it should be ensured that:
- a) *sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location;*
 - b) *safe and suitable access to the site can be achieved for all users;*
 - c) *the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code⁴⁸; and*
 - d) *any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.*
- 10.44 Paragraph 116 states *'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.'*
- 10.45 The site has an existing agricultural access and a parking area in the northwestern corner of the field. This is considered suitable to accommodate any vehicular movement at the site. The proposal has been reviewed by Highways who have made the following comments:
- 10.46 *The Highway Authority has undertaken a robust assessment of the planning application. Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.*

- 10.47 Highways have recommended a personal use condition. This has been amended slightly to ensure that it meets the tests outlined by paragraph 58 of the NPPF. Such a condition is considered reasonable and necessary as a commercial use of the site, for instance, for do-it-yourself livery, would most likely result in a larger number of vehicular movements. This would potentially impact the local road network and residential amenity requiring further consideration by the local planning authority.
- 10.48 Subject to planning condition the proposal is considered to accord with Policies INF4, INF5 of the Local Plan, Policy 7 of the NDDP and Section 9 of the NPPF.

(e) Biodiversity and Geodiversity

- 10.49 Local Plan Policy EN8 outlines that development will be permitted that conserves and enhances biodiversity and geodiversity, providing net gains where possible. Furthermore, it outlines that proposals that would result in the loss or deterioration of irreplaceable habitats and resources, or which are likely to have an adverse effect on internationally protected species, will not be permitted.
- 10.50 Section 15 of the NPPF also outlines that development should conserve and where possible enhance biodiversity and geodiversity and should not result in the loss or deterioration of irreplaceable habitats and resources.
- 10.51 The use of an agricultural field for the grazing of horses is in keeping with a pastoral agricultural use. As such it is considered that any potential impact upon Biodiversity would be very low level and existing conditions will be conserved at the site in accordance with Policy EN8 of the Local Plan.

Biodiversity Net Gain

- 10.52 Biodiversity net gain (BNG) is a new approach to development which means that habitats for wildlife must be left in a measurably better state than they were before the development occurred. Under the Environment Act 2021, there will be a mandatory requirement for applicants to deliver at least a 10% net gain from the 12th of February 2024 for major site applications and the 2nd of April 2024 for minor site applications, there are however, exemptions.
- 10.53 One of the exemptions relates to applications where retrospective planning permission is sought, which is the case in this instance. In addition, the site is exempt as the development impacts less than 25 square metres of on-site habitat as no operational development is proposed.

(f) Flood Risk

- 10.54 Local Plan Policy EN14 requires that proposals should not increase the level of risk to the safety of occupiers of a site, the local community or the wider environment as a result of flooding, through the appropriate application of the sequential and exception tests, and the provision of site specific flood risk assessments where applicable. It requires the incorporation of flood risk management and mitigation measures in the design and layout of development proposals that provide adequate provision for the lifetime of the development, and that include a Sustainable Drainage System unless this is demonstrably inappropriate. This is in accordance with Section 14 of the NPPF.
- 10.55 The site is located within Flood Zone 1 which has a low probability of flood risk. Due to the size of the site (over 1 hectare) the planning application is supported by a Flood Risk Assessment. This has been reviewed by the Lead Local Flood Authority who have no objection to the proposal.

(g) Other Matters

CIL

- 10.56 The proposed development is not liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). This is because it is less than 100m² of new build that does not result in the creation of a dwelling, and therefore benefits from Minor Development Exemption under CIL Regulation 42.

11. Conclusion:

- 11.1 The proposal is considered to comply with Local Plan Policies EC5, EN1, EN2, EN4, EN8, EN10, EN11 and NDP Policies 1, 2 and 7 and sections 6, 12 and 16 of the NPPF. As such the proposal is recommended for permission.

12. Proposed Conditions:

1. The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following drawing number: 5158 01

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with the National Planning Policy Framework.

3. The equestrian development hereby permitted shall be used solely for private equestrian purposes and shall at no time be used for commercial or business-related activities or for any equestrian events that would be open for the public.

Reason: To protect the character of the landscape and a commercial/equestrian business use at the site would result in increased vehicle movements which may have an adverse impact upon highway safety and residential amenity and would therefore require further consideration. This condition is imposed in light of Cotswold District Local Plan Policies EN1, EN2, EN4 and INF4 and Policies 1, 2 and 7 of the Preston Neighbourhood Development Plan and the relevant sections of the NPPF.

4. Prior to the installation of any external lighting, a scheme shall be submitted to and agreed in writing by the Local Planning Authority which specifies the provisions to be made for the level of illumination of the site and the control of light pollution. The scheme shall be implemented and retained in accordance with the approved details. No other external lighting shall be installed on the site other than that agreed as part of the approved lighting scheme.

Reason: In order to preserve the rural character and appearance of the site and in the interests of biodiversity, in accordance with Cotswold District Local Plan Policies EN2, EN4 and EN8.

5. No horse jumps or hurdles shall be erected or sited within the application site.

Reason: To protect the visual amenity of the area and to avoid visual clutter in the landscape in accordance with Policies EN1, EN2 and EN4 of the Local Plan and Policies 1 and 2 of the NDP and section 12 of the NPPF

6. Notwithstanding the provisions of Schedule 2 Part 2 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any other statutory instrument amending or replacing it, no permanent walls or fences shall be erected, constructed or sited in connection with the development hereby approved, other than those permitted by this Decision Notice.

Reason: In order to preserve the rural character and appearance of the site, in accordance with Cotswold District Local Plan Policy EN4.

Informatives:

1. Please note that the proposed development is not liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) because it is less than 100sqm of new build that does not result in the creation of a dwelling, and therefore benefits from Minor Development Exemption under CIL Regulation 42.
2. Whilst the supporting documents advise that manure heaps are not required at the site, care should be taken in the siting of manure and any other waste arising from the equestrian use so as not to cause a justifiable complaint (nuisance) to occupiers of nearby premises.