AP PLANNING & DESIGN

ARCHITECTURAL DESIGN & PLANNING CONSULTANCY

PRIVATE EQUESTRIAN & MANURE MANAGEMENT STATEMENT

PROPOSED PRIVATE EQUESTRIAN DEVELOPMENT INCLUDING L-SHAPED STABLE BLOCK, 20M X 40M OUTDOOR RIDING ARENA, ACCESS, HARDSTANDING AND ASSOCIATED WORKS

Site: Agricultural Land, Fritchley, Derbyshire DE56 2FY
Local Planning Authority: Amber Valley Borough Council
Applicant:
Prepared by: AP Planning & Design
Date: September 2026

1. Nature of Use

The proposed use is private equestrian use associated with the landholding. It is not proposed as a commercial riding school or general commercial livery operation. The development includes a purpose-built L-shaped stable complex, outdoor arena, paddock/grazing land, access and hardstanding.

Proposed Stable Block - Confirmed Manufacturer Specification

The proposed stables are the Colt Stables 'COLT Range' L-shaped timber stable block shown on the manufacturer drawing dated 11 September 2026, prepared by Fred Pragnell for Mr M Shaw at a scale of 1:100 on A3. The arrangement comprises three 3.6m x 3.6m stables, one 5.0m x 3.6m corner stable and one 1.8m x 3.6m tack room, together with an additional 1.2m canopy.

The manufacturer's drawing specifies pressure-impregnated shiplap exterior cladding fixed to 64mm x 38mm CLS framing at 600mm centres. Roof purlins are 102mm x 38mm CLS on pre-fabricated trusses, finished with black Onduline roof sheeting. All fittings are galvanised and the roof is pitched at 15 degrees. The drawing indicates an L-shaped overall arrangement of approximately 10.8m along the principal wing and approximately 10.5m along the return, subject to the manufacturer's stated dimensions and setting-out requirements.

2. Stable and Tack Management

The four stable spaces provide contained overnight/management accommodation for horses, while the dedicated 1.8m x 3.6m tack room provides secure storage for tack and day-to-day equestrian equipment. The integrated tack room reduces the need for separate ancillary storage structures.

3. Arena Use

The 20m x 40m arena will be used for private exercising and schooling. No floodlighting is proposed. Use should remain ancillary to the private keeping of horses on the site.

4. Manure and Bedding

Manure and used bedding should be collected regularly and stored in a controlled area on an impermeable or otherwise appropriate base where necessary, positioned away from watercourses, highway drainage and the Scheduled Monument. Material should be removed from site or managed/reused lawfully at suitable intervals so that accumulation, odour and runoff are avoided.

5. Deliveries, Parking and Turning

Feed, bedding, farrier/veterinary visits and horsebox movements will use the proposed access and yard/turning area. The layout should provide sufficient space for vehicles to enter, manoeuvre and leave safely without routine parking on the highway.

6. Environmental Management

Retain hedgerows and trees wherever practicable.
Avoid unnecessary external lighting.
Keep feed securely stored to reduce attraction of pests.
Maintain paddocks to avoid excessive poaching and runoff.
Keep manure and waste away from drainage features and archaeologically sensitive areas.