

26/00032/FUL

Land South West of Willow Cottage

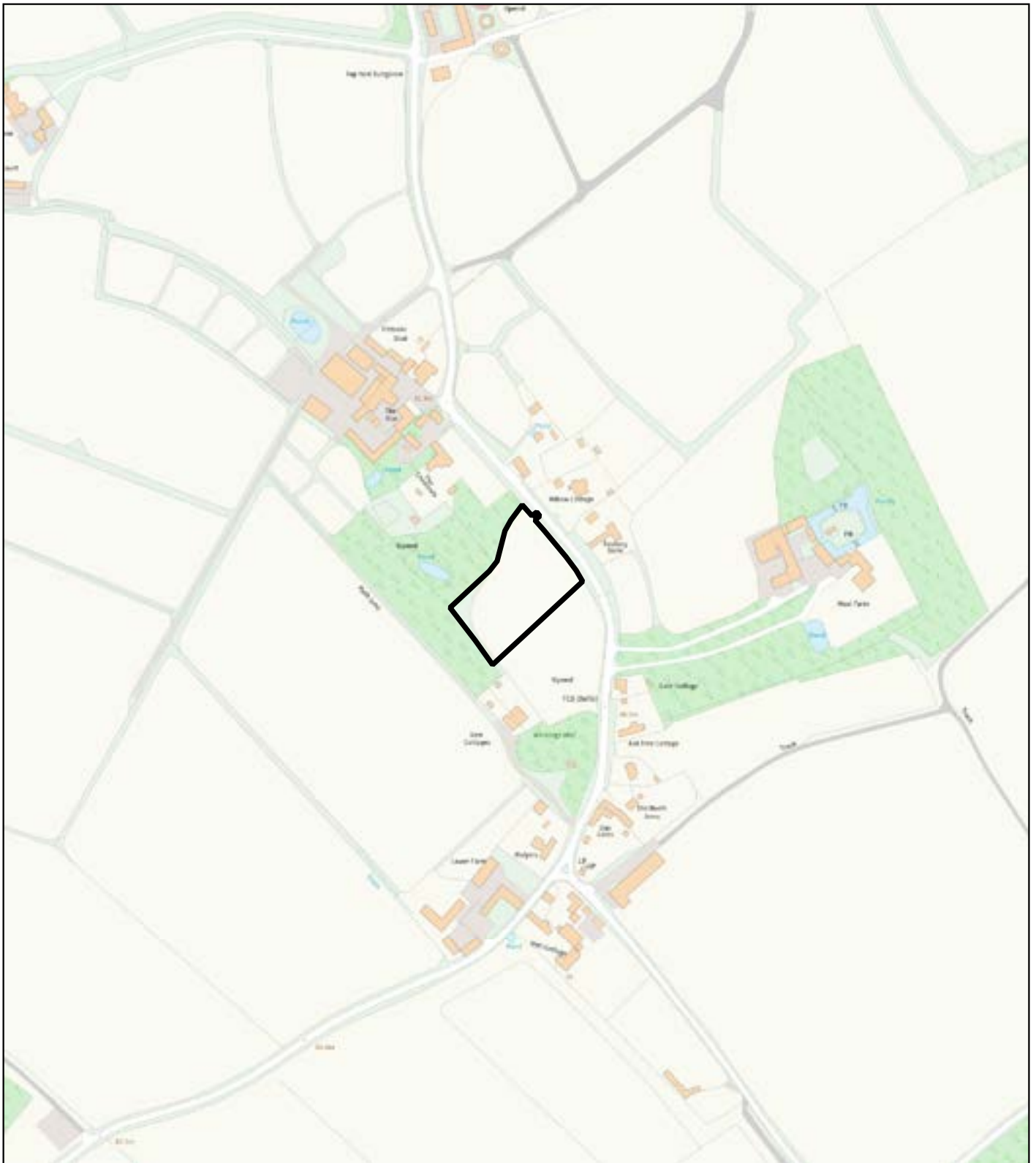
Upend

Erection of stables and associated stores and wash bay. Construction of a fenced outdoor arena with secure gated entrances and associated works. Installation of a surface water drainage grid, associated infrastructure and solar lighting. creation of new vehicular access with gate.

To view all of the public access documents relating to this application please use the following web address or scan the QR code:

<http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T8R4ELGGHCI00>





26/00032/FUL

Land Southwest Of
Willow Cottage
Upend
Suffolk



East Cambridgeshire
District Council

Date: 20 May 2026
Scale: 1:4,000



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TITLE: 26/00032/FUL

Committee: Planning Committee

Date: 3 June 2026

Author: Planning Officer

Report No: AB12

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Site Address: Land Southwest of Willow Cottage Upend Suffolk

Proposal: Erection of stables and associated stores and wash bay. Construction of a fenced outdoor arena with secure gated entrances and associated works. Installation of a surface water drainage grid, associated infrastructure, and solar lighting. creation of new vehicular access with gate.

Applicant: Dr Sarah Burley

Parish: Kirtling

Ward: Woodditton

Ward Councillor/s: James Lay
Alan Sharp

Date Received: 4 February 2026

Expiry Date: 1 April 2026

Recommendation

1. Members are recommended to APPROVE the application for the following reason(s):
 - a. The principle of constructing stables, an outdoor arena and associated works in this location is considered to be acceptable by virtue of compliance with Policy EMP 5.
 - b. The proposals is not considered to result in a detrimental impact to the character and appearance of the Conservation Area or wider rural character of Upend.
 - c. The proposal is not considered to create detrimental impacts to residential amenity.
 - d. The proposal is considered to satisfy all other material planning considerations.

2. The application is being heard by committee because it was called in by Councillor Sharp and Councillor Ley for the following reason of significant public interest within the settlement of Upend.

Summary of Application

3. This application seeks planning permission for the erection of stables and associated stores and a wash bay. Construction of a fenced outdoor arena with secure gated entrances and associated works. The installation of a surface water drainage grid, associated infrastructure and solar lighting and creation of new vehicular access with gate.
4. The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link [Simple Search](#).

Planning History

5. The site has no relevant planning history.

The Site and its Environment

6. The red line site boundary measurement is 0.406Ha or 1.003 acres. The land within the blue line boundary is also for use of the horses as existing paddock land. The blue line boundary measures 0.600ha or 1.483 acres.
7. The site is not located within the development envelope, however, is located within the Conservation area for Upend and is currently used for the grazing of horses by the neighbouring Fittocks Stud.
8. The site is accessed from an existing gate to the lowest end of the paddock to the south. To the northern end of the site, there is a rise in land levels with a substantial boundary verge and embankment, with an adjacent ditch. The topography of the site lowers slightly towards the northern boundary where it more closely aligns with the opposing slope of the public highway.
9. Upend is a very small rural settlement with few residential dwellings. Residential dwellings are predominantly located to the north / north east and south / south east of the site.
10. To the north of the settlement, outside of the development envelope is Fittocks Stud, who currently utilise the development site for grazing of their isolated horses.

Responses from Consultees

11. Responses were received from the following consultees, and these are summarised below. The full responses are available on the Council's website.

12. **East Cambs Ecologist - 7 April 2026**
Ecology Responses - From the information provided the Ecologist has reviewed this application and, as of 02/04/26 supports only conditions applied with the information provided.
13. **Lead Local Flood Authority – 20 May 2026**
Lifted objection and require compliance condition with the site wide drainage drawing.
14. **Parish - 24 February 2026**
No objection in principle but have concerns:
1. Scale of the Proposed Facility
 2. Drainage and Flood Risk
 3. Lighting and Impact on Dark Skies
 4. Access and Highway Safety
 5. Potential for Future Commercial Use
 6. Landscaping and Disposal of Excavated Material
15. **Ward Councillors –** The ward members have called in the application due to the levels of public interest.
16. **Local Highways Authority - 14 April 2026**
Impacts can be mitigated subject to conditions.
17. **East Cambs Ecologist - 26 February 2026**
BNG Responses - From the information provided the Ecologist has reviewed this application and, as of 26/02/26 supports the information provided.
18. **ECDC Trees Team - 16 April 2026**
No objection subject to Conditions
19. **Conservation Officer - 4 February 2026**
No heritage implications
20. A site notice was displayed near the site on 16 February 2026 and a press advert was published in the Cambridge Evening News on 12 February 2026.
21. Neighbours – 12 neighbouring properties were notified directly, a total of 21 comments were received, 8 responses were received from neighbouring properties, 4 neighbouring properties wrote duplicate comments, 6 comments received lived outside of Upend. The responses received are summarised below. A full copy of the responses are available on the Council's website.
- Scale of Development
 - Arena Lighting
 - Site on elevated ground
 - Flood Risk and Drainage
 - Impact on Conservation Area

- Location of Muck Heap
- Noise of vehicles from new access
- Impact on Residential Amenity
- Use as Commercial Facility
- Removal of Hedgerow
- Dark Sky Impact
- Create additional traffic and highways safety risks
- Slope of access to the site
- Site Clearance and Excess Materials

The Planning Policy Context

22. East Cambridgeshire Local Plan 2015 (as amended 2023)

GROWTH 2	Locational strategy
GROWTH 5	Presumption in favour of sustainable development
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 4	Energy and water efficiency and renewable energy in construction
ENV 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution
ENV 11	Conservation Areas
EMP 5	Equine development
EMP 6	Development affecting the horse racing industry
COM 7	Transport impact
COM 8	Parking provision

23. Supplementary Planning Documents

Design Guide
 Flood and Water
 Natural Environment SPD
 Climate Change SPD

24. National Planning Policy Framework (December 2024)

- 2 Achieving sustainable development
- 4 Decision-making
- 8 Promoting Healthy and Safe Communities
- 11 Making Effective Use of Land
- 12 Achieving Well Designed Places
- 14 Meeting the Challenge of Climate Change, Flooding and Coastal Change
- 15 Conserving and Enhancing the Natural Environment
- 16 Conserving and Enhancing the Historic Environment

25. Draft National Planning Policy Framework (December 2025)

- 3 Decision-Making Policies
- 4 Achieving Sustainable Development

- 5 Meeting The Challenge Of Climate Change
- 12 Making Effective Use Of Land
- 14 Achieving Well-Designed Places
- 17 Pollution, Public Protection And Security
- 18 Managing Flood Risk And Coastal Change
- 19 Conserving And Enhancing The Natural Environment
- 20 Conserving And Enhancing The Historic Environment

26. On 16 December 2025, the Government published a consultation on proposed reforms to the National Planning Policy Framework (the Framework). Whilst broad changes to the structure of the Framework are proposed as part of this consultation, these proposals could be subject to further change and can only be given very limited weight at this stage. Regard has therefore been had to the NPPF published in December 2024 in assessing the current application.
27. Planning Practice Guidance

Planning Material Considerations and Comments

Principle of Development

28. Policy GROWTH 2 of the Local Plan 2015 (as amended 2023) seeks to strictly control development outside of the policy-defined development envelopes to protect the countryside. Development within such locations is therefore restricted to certain exceptions, provided that the development would not give rise to any significant adverse impacts on the character of the countryside, and that other relevant Local Plan policies are satisfied.
29. Policy GROWTH 2 sets out a list of exempt developments, of which Policy EMP 5 applies to this application. Subject to the development being in accordance with this Policy and being acceptable with regards to all other material planning considerations and relevant policies in the Local and Neighbourhood Plans, the principle of development is considered to be acceptable.
30. Policy EMP 5 Equine Development sets out specific criteria that development should meet in order to be considered appropriate development. The Council sets out within this policy that it will support equine development that maintains environmental quality and the character of the countryside. New building for horse related activities including stables, field shelters and tack rooms should be no larger than is essential.
31. Small scale domestic stables should be well related to dwellings, with larger scale facilities well related to existing development. This application is seeking a domestic and small scale stable and Manege developments which is directly related to the use by occupants of Willow Cottage, located opposite the proposed development entrance.
32. All equestrian development, whether domestic or commercial, should be of an appropriate scale and design and careful attention should be given to siting, materials and landscaping details to avoid an adverse impact on the countryside.

Particular care will be needed where floodlighting is proposed in order to avoid an unacceptable impact on residential amenity.

33. This proposed development demonstrates its full accordance with all requirements set out under Policy EMP 5, and all others relevant Policies within the Development Plan, and within the National Planning Policy Framework.
34. The siting of the stables and arena are located to the northern edge of the application site. The site is bound to the north and north west by mature trees and landscaping. The siting of all proposed development within the site is adjacent the linked domestic property of Willow Cottage and is closely related to the residential dwellings around the northern edge of the site.
35. The northern edge of the site is the least visible area of the wider existing paddock. To the eastern boundary is a very high embankment with hedging and a drainage ditch separating the development site from the highway.
36. The topography of the site slopes towards the southern end where there is an existing field gate. Views of the proposed development are clearest from this perspective, however, given the small scale of the development, the level of visual impact is limited substantially by the distance from the field gate, and the low impact construction and style of the development.
37. There are no existing buildings or structures on the development site that could be adapted or reused for the purpose of this development, and therefore the application has not needed to demonstrate reuse.
38. The siting, scale and design of the proposal is in keeping with the character of the area, and the development is supported by adequate pasture to support horses, both within the Red and Blue Line boundaries. Within the red line, there is approximately 0.25ha (0.622acres) of grazing land, and within the Blue Line 0.600ha (1.483acres). There is a total combined paddock space of 0.85ha (2.1acres) available for this development, under the ownership of the applicant.
39. The siting of the stables and arena has already been discussed in the above statements and are considered to be appropriate to the development site and surrounding context.
40. The stables are no larger than absolutely required by the applicant. The stables propose 3no. stalls, two of which for the applicant's horse and companion, and an isolation stall as per the requirements for managing the welfare of horses, particularly from infectious diseases and illnesses such as Strangles. The size of the stables have been designed with the isolation requirements in mind, but also to provide adequately sized stalls for a maximum of 2no. horses for the applicant's personal use.
41. Integrated within the stables block is a wash down bay, a feed, hay and tack room, and jump store. These areas are required to be under cover for the benefit of retaining clean and dry supplies for the horses on site. The incorporation of the wash down bay within the structure, maintains a more complete appearance to the building, allowing for a cleaner and cohesive design within the Conservation Area.

Additionally, the provision of a room for the storage of show jumps allows for the clearance of the arena, and mitigation of the visual effect of the development.

42. The proposed stables are 3.4m (11.1ft) to the ridge and 2.4m (7.8ft) to the eaves. The low height of these stables combined with their location within the development site, demonstrates that the proposal will not have a negative impact upon the character and appearance of the area.
43. The proposed materials of the stables are particularly high quality and of natural origin. The walls are proposed to be exterior pressure treated timber Shiplap and a single course of semi engineering bricks. The shiplap will be light golden brown in colour. The roof will be covered with Onduvilla Roof Tiles shaded in black.
44. The existing post and rail boundary treatments are to remain with a small part of the hedgerow and post/rail fencing to be removed to make way for the proposed new entrance. A 12ft 5 bar metal field gate is proposed to the new entrance, in similar styling to the existing gate on the southern edge of the site.
45. The proposed 25m by 55m arena will be constructed of Post and Rail Fencing – in Douglas Fir wood, concreted into position and treated with a wood preserver. Silica Sand and Martin Collins Clopf Fibre surface will be applied to the arena, with a woven membrane to protect sub base of arena.
46. The Majority of the arena to be covered in 100mm-125mm clean angular stone (granite or limestone) to form firm and porous base. There is a marginal area of the arena in the root protection area (RPA) which will be a "no-dig' area as advised by the Arborist. The RPA area of the arena is to be built up having a geotextile membrane, angular stone, a further membrane and top finishing of silica sand and clopf fibre. The post and rail fencing in this area is to be hand dug to protect the RPA.
47. The site layout plan demonstrates that the development is not sited in a prominent or isolated location away from existing buildings. The link between the proposed development and the associated residential unit at Willow Cottage (opposite) is clear and logical.
48. The detailed information regarding the high quality of materials within the application form and the design and appearance of the stables and area demonstrate that the proposal has been designed to maintain the current character and appearance of the area without causing detriment to the rural character of the settlement.
49. Policy EMP 5 sets out that particular regard will be had to the cumulative effect of proposals. This development is sited on land which is already in use as grazing paddock by the nearby Fittocks Stud located to the north of Upend. The only material change to the site is the introduction of a small stable and an arena. The scale and massing of the proposed development does not constitute a significantly detrimental impact on the character and appearance of the area. Given the existing use of the site, and the rural / equine nature of the surrounding area, and the proposed non-commercial use of the site, it is not considered that the proposal would have a negative cumulative effect.

50. This development is not considered to be larger scale private or commercial and therefore this element of Policy EMP 5 is not considered to be applicable. However, the proposed development does have suitable on site exercise space through the provision of an arena, and of suitable grazing land. No Transport Statement is required of the proposals given the small scale private nature of the equine use.
51. It is not considered that the amenity of neighbouring residential properties would be adversely affect by the proposals. Policy EMP 5 makes explicit reference to impacts of floodlighting, and changes in levels of noise and disturbance. This will be considered in detail within the residential amenity section but is considered overall not to be detrimental to residential amenity.
52. The scale and use of the proposed development would not lead (itself or cumulatively) to significant adverse impacts in terms of the nature and amount of traffic generated. This is discussed further in the highways section of this report.
53. This proposal is not seeking permission for an accompanying rural workers dwelling.
54. It is therefore considered that the proposal meets all aspects required of Policy EMP 5, and by virtue of its compliance, the principle of development is considered to be acceptable.

Residential Amenity

55. Policy ENV 2 of the East Cambridgeshire Local Plan 2015 requires proposals to ensure that there are no significantly detrimental effects on the residential amenity of nearby occupiers. Paragraph 135(f) of the NPPF requires proposals to ensure that they create safe, inclusive and accessible development which promotes health and wellbeing and provides a high standard of amenity for existing and future users.
56. Comments of objection to this application have been received relating to the proposed introduction of lighting to the site. As part of this proposal, lighting is proposed to the arena in the form of a series of low impact, solar powered lights.
57. The proposed lighting is required to ensure the safety of horse and rider during the winter months, and in the evening between the hours of 18:30 and 19:30. The applicant has set out within their submission that the use of the arena for short periods of exercise (approximately 30mins) on alternate evenings to minimise the time the arena is lit, and to allow for suitable exercise for the horse.
58. The lighting specification has a low lumen with the fittings being highly directional, with a cutting off angle that ensures light is focused downwards only and contained entirely within the boundary of the arena. The directional lighting and low lumen levels will prevent spill of light onto the neighbouring dwellings, the boundary trees or the rural sky. The lighting scheme has been designed by Lite my Ride (a specialist equine lighting company) and is not considered to detrimentally impact upon the residential amenity of the neighbouring dwellings.

59. The use of lighting will be restricted in its hours of use between the hours of 06:00 and 21:00 to allow for flexibility in attending the site. The applicant has set out within their supported documentation that riding will take place between 18:30 and 19:30. The proposed condition would allow for lighting until 21:00. In order to allow some flexibility with regards to the applicant's attendance at the site, the curfew of 21:00 would allow for potential delays in daily activities such as travel from work, sickness, emergency veterinary care for the horses, and for the applicant to attend to the stables after riding and provide the relevant care for the horses. In order to mitigate any impact on the residential amenity of neighbouring dwellings, it is considered reasonable that all lighting should be turned off at 21:00 the latest to retain the dark skies within the rural landscape, and to prevent any disruption or perceived disruption from the minimal light spill onto residential dwellings.
60. It is not considered that the provision of a stable on this site alongside an arena, both for private use, would be detrimental to residential amenity through an increase in noise, odour or disturbance.
61. Upend is a small settlement surrounded by equine uses, particularly by Fittocks Stud located within the settlement to the north of the application site. The use of the application site for a small scale private stable and arena, with accompanying paddocks is not considered to detrimentally increase noise and disturbance to neighbouring residents.
62. The muck heap has been located close to the stables for purposes of maintaining a more cohesive visual appearance and away from residential dwellings. The heap will be located approximately 11m (36ft) from the watercourse, and 15m (49ft) from the public highway. Whilst there are no stables on the site, there are many instances of stabling and muck heaps within Upend close to residential dwellings, and the very small scale use of this proposed muck heap is not considered to be detrimental to residential amenity through odour or flies. The muck heap is proposed to be emptied on a volume basis rather than exact calendar date. This will be managed by the applicant and does not require a condition.
63. The proposals are therefore considered to be in accordance with Policy ENV 2 of the East Cambridgeshire District Council Local Plan 2015 (as amended 2023).

Visual Amenity and Heritage

64. Section 12 of the National Planning Policy Framework (2024) is concerned with creating high quality, beautiful and sustainable buildings and places. It is necessary for new development to achieve good design to function well, establish a strong sense of place, have a suitable balance between built form and space, respond to local character and be visually attractive. It also states, development that is not well designed should be refused, especially where it fails to reflect local design policies.
65. Policy ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023) requires that all development proposals are designed to a high quality, enhancing and complementing local distinctiveness and public amenity by relating well to existing features and introducing appropriate new designs. Additionally, Policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023) makes it clear that all new development proposals will be expected to respect the

density and character of the surrounding area, whilst ensuring that the location, layout, scale, form, massing, materials and colour of buildings relate sympathetically to the surrounding area and each other, as well as creating quality new schemes in their own right.

66. Paragraphs 131 and 135 of the NPPF seek to secure visually attractive development which improves the overall quality of an area and is sympathetic to local character and history.
67. Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 states that in the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
68. Policy ENV 11 states that Development proposals, within, or affecting a Conservation Area should:
 - Be of a particularly high standard of design and materials in order to preserve or enhance the character or appearance of the area.
 - Seek to retain attractive traditional materials and features such as original doors, windows, chimneys and boundary walls; and
69. The siting, scale, design and massing of the proposed development has been addressed in the principle section against the criteria of Policy EMP 5.
70. The Conservation Officer has been consulted on this application as the development site falls within the Conservation Area. The Conservation Officer has stated that there would be no conservation implications as a result of the proposed development.
71. The development, of very minor scale, seeks to provide a small stables building with post and rail bounded arena. The site is in an existing equine use, and whilst there are no current buildings on this site, it is not considered that their introduction would be detrimental to the character and appearance of the Conservation Area or the wider rural setting.
72. Upend is a rural village surrounded by Equine uses characterful of its location to the south of Newmarket. Equine and equine related activities are characterful of this area and are present in the village setting.
73. A new addition to the village is the presence of lighting to the proposed arena, however, the frequency of use and design for directional low lumen lighting clearly demonstrates that their introduction would not be detrimental to the character and appearance of the conservation area.
74. Therefore, the proposed application is considered to maintain the character and appearance of the Conservation Area, and is in full compliance with the requirements set out within Policy ENV 1, ENV 2, and ENV 11 of the East Cambridgeshire District Council Local Plan 2015 (as amended 2023)

Highways

75. Policy COM7 of the Local Plan seeks to ensure that new development is designed to reduce the need to travel, especially using private motor vehicles. This means new development should be focused within settlement where there is a choice of means of transport. It should also be capable of accommodating the level/type of traffic generated without detriment to the local highway network and the amenity, character and appearance of the locality.
76. Policy COM 8 of the East Cambridgeshire Local Plan 2015 (as amended 2023) requires development proposals to provide adequate levels of car and cycle parking and make provision for parking broadly in accordance with the Councils parking standards.
77. The Local Highways Authority have been consulted on this application and state that any effects of the proposed development would be mitigated following the application of conditions on any permission. The LHA comments set out that the submitted plans show the gradient and levels details for the site, which demonstrate that the proposed access would not exceed a gradient of 1 in 12.
78. It was noted by the LHA that there would be the provision of channel drainage across the access on the private side of the highway boundary together with a culvert located within the public highway. An informative has been attached in respect of the requirement for the watercourse consent for the culvert.
79. The LHA have made comment in response to direct communication received from a local member regarding the potential risk of polluted surface water entering the watercourse network. The identified ditch does not fall within the jurisdiction of the Local Highways Authority and therefore simultaneously with comments raised by members of the public, the LLFA were consulted on the proposals to gain clarification on the impact of the development on watercourses, drainage and pollution.
80. Given the proposed use of the site, it is not considered that there would be a substantial impact to volume of traffic within Upend as a result of the construction of the stables and arena.
81. The proposed development is therefore considered to be in accordance with policy COM 7 and COM 8 of the East Cambridgeshire District Council Local Plan 2015 (as amended 2023).

Ecology

82. Policy ENV7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) sets out that all development proposals will be required to protect the biodiversity value of land and buildings and minimise harm to or loss of environmental features, such as trees.
83. Paragraph 193 of the NPPF advises that development proposals should minimise impacts on biodiversity and secure net gain. Additionally, the paragraph discusses

the importance of establishing coherent ecological networks that are more resilient to current and future pressures. Opportunities to incorporate biodiversity improvements should be encouraged, stating that development should be supported where the primary objective is to conserve or enhance biodiversity. Policy ENV7 of the Local Plan 2015 seeks to maximise opportunities for creation, restoration, enhancement and connection of natural habitats as an integral part of development proposals, seeking to deliver a net gain in biodiversity proportionate to the scale of development. The Council adopted its Natural Environment SPD on the 24th September 2020 to help make sure new development in East Cambridgeshire both protects the current natural environment but also creates new areas for wildlife to thrive.

84. The site is subject to mandatory Biodiversity Net Gain, and a standard condition will be applied to the application on this basis. The Council's Ecologists have confirmed that they agree with the submitted baseline shown within the Main Metric.
85. The Council's Ecologists have provided ecology comments to the application focusing predominantly around the introduction of lighting to the application site. The ecologists have stated that the applicant seeks lighting during the dark winter months when bats are hibernating, and that the applicant has committed to a curfew of 9pm and only switching on the lights in the winter months. Further communication has been held with the Council's Ecologists, who confirm in their response that the scheme is compliant with ILP 2023 Guidance. In the worst case scenario, if the most light adverse bat species were roosting in the boundary tree belt, the Lux level spill on the trees is lower than the amount that would impact their behaviour.
86. On this basis it is considered that as the lighting spill is of such low levels, and the specification of lighting that meets the requirements of the ILP 2023 Guidance, that the condition for the hours of lighting can be relaxed to a calendar year format. In this way, as the proposed lighting would not impact even the most light sensitive species of Bat, the use of lighting should not be limited to the winter months. Therefore, a condition for lighting shall be included to restrict hours of use.
87. As part of any planning permission a condition for Biodiversity Enhancements shall be applied to align the proposals with the requirements of Policy ENV 7. This shall include provisions such as bird boxes and hedgehog habitats/ highways.

Trees

88. The Trees Officer was consulted on this application and concluded that the submitted Arboricultural Impact Assessment (AIA) demonstrates that the proposed development can be carried out with little to no impact on the trees adjacent to the development area. Additionally, there are no significant tree-related objections to this application, therefore on the basis of permission being granted, a condition should be applied for the provision of an Arboricultural Method Statement (AMS) as a pre-commencement condition, along with a detailed soft landscaping scheme that must include some mixed native species hedging.
89. Overall, the proposals are considered to be in accordance with Policy ENV 7 and the Natural Environment SPD.

Flood Risk and Drainage

90. Policy ENV 8 requires all developments and re-developments to contribute to an overall flood risk reduction.
91. The site is located in Flood Zone 1 where the principle of development is considered acceptable in terms of Flood Risk. Furthermore, the application site and land within the red and blue line boundary are not subject to surface water issues as shown on the Government Flood Map for Planning.
92. Concerns have been raised by residents regarding the potential for significant surface water drainage issues, and the potential for an increase in flood risk. The public highway and ditch the boundary of the development site is shown to have likelihood of surface water flood risk.
93. In order to address the comments of residents and of ward members, the application was consulted upon by the Lead Local Flood Authority, as it was considered beneficial to fully understand the drainage scheme provided by the applicant prior to determination. Initial concerns were raised from the LLFA with regards to the drainage scheme, surface water run-off and the proposed outfall. Amendments have been submitted to the application and final comments have been received from the LLFA.
94. The LLFA have lifted their previous objections to the proposed drainage scheme, now seeking a compliance condition with the site wide drainage drawing. The most recent submitted drawings, demonstrate that surface water from the proposed development can be managed through the use of rainwater harvesting and an attenuation chamber, restricting surface water discharge to the riparian watercourse adjacent to the site at a rate no greater than 1l/s. The LLFA have requested that all other paving where possible will be permeable as set out within the supporting site layout plans. The LLFA is supportive of the use of permeable surfacing as it provides additional water quality treatment. A condition for the submission of details relating to hardstanding shall be applied to any permission.
95. The LLFA have included an informative within their comments regarding Pollution Control. Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season, and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.
96. As part of the running of the site if permitted, the applicant would be responsible for ensuring that pollution of water is kept to a minimum. The applicant has set out in their planning statement the use of shampoos and cleaning products for the stables and horses, and how their specified products would not be a risk of creating water pollution. Whilst the use of products cannot be conditioned, it remains the applicant's responsibility.

97. A designated area has been identified for the location of the muck heap. The applicant sets out within their statement that the heap will be cleared on a volume basis rather than per calendar month and day. The levels of muck created by a maximum of two horses on this site is not considered to be excessive. The applicant's commitment to the responsible management of the muck heap will ensure that pollution on the site is controlled.
98. The proposals are considered to meet the requirements of Policy ENV 8 and are therefore considered to be appropriate with regards to flood risk and drainage.

Climate Change

99. Local Plan Policy ENV4 states: 'All proposals for new development should aim for reduced or zero carbon development in accordance with the zero-carbon hierarchy: first maximising energy efficiency and then incorporating renewable or low carbon energy sources on-site as far as practicable' and 'Applicants will be required to demonstrate how they have considered maximising all aspects of sustainable design and construction.'
100. The adopted Climate Change SPD and Chapter 14 of the NPPF encourages all development to include sustainability measures within their proposal. No specific measures have been put forward as part of the application. While this does weigh against the application, it would not form a reason for refusal on its own merit due to the minor scale and nature of the proposed development.

Planning Balance

101. Officers have considered the information submitted as part of this application and have discussed policy implications with regard to the principle of development, design, heritage and visual amenity, residential amenity, trees, ecology and flood risk. It is considered that the proposal would have minimal impact on residential amenity and the visual appearance of the area, would maintain the character and appearance of the Conservation Area, and the proposal would be compliant with the relevant local and national policies referred to above. The application is therefore recommended for approval.

Human Rights Act

102. The development has been assessed against the provisions of the Human Rights Act 1998, and in particular Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property). Under the Act, it is unlawful for a public authority, such as East Cambridgeshire District Council, to act in a manner that is incompatible with the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance. The Council is also permitted to control the use of property in accordance with the general interest and the recommendation set out below is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

Equalities and Diversities

103. In considering this planning application due regard has been had to the public sector equality duty (PSED) under Section 149 of the Equality Act 2010, which means that the Council must have due regard to the need (in discharging its functions) to put an end to unlawful behaviour that is banned by the Equality Act, including discrimination, harassment and victimisation and to advance equality of opportunity and foster good relations between people who have a protected characteristic and those who do not. Account has been taken of the PSED, and it is considered that the recommendation set out below would not undermine the objectives of the duty.

Appendices

104. Recommended Conditions

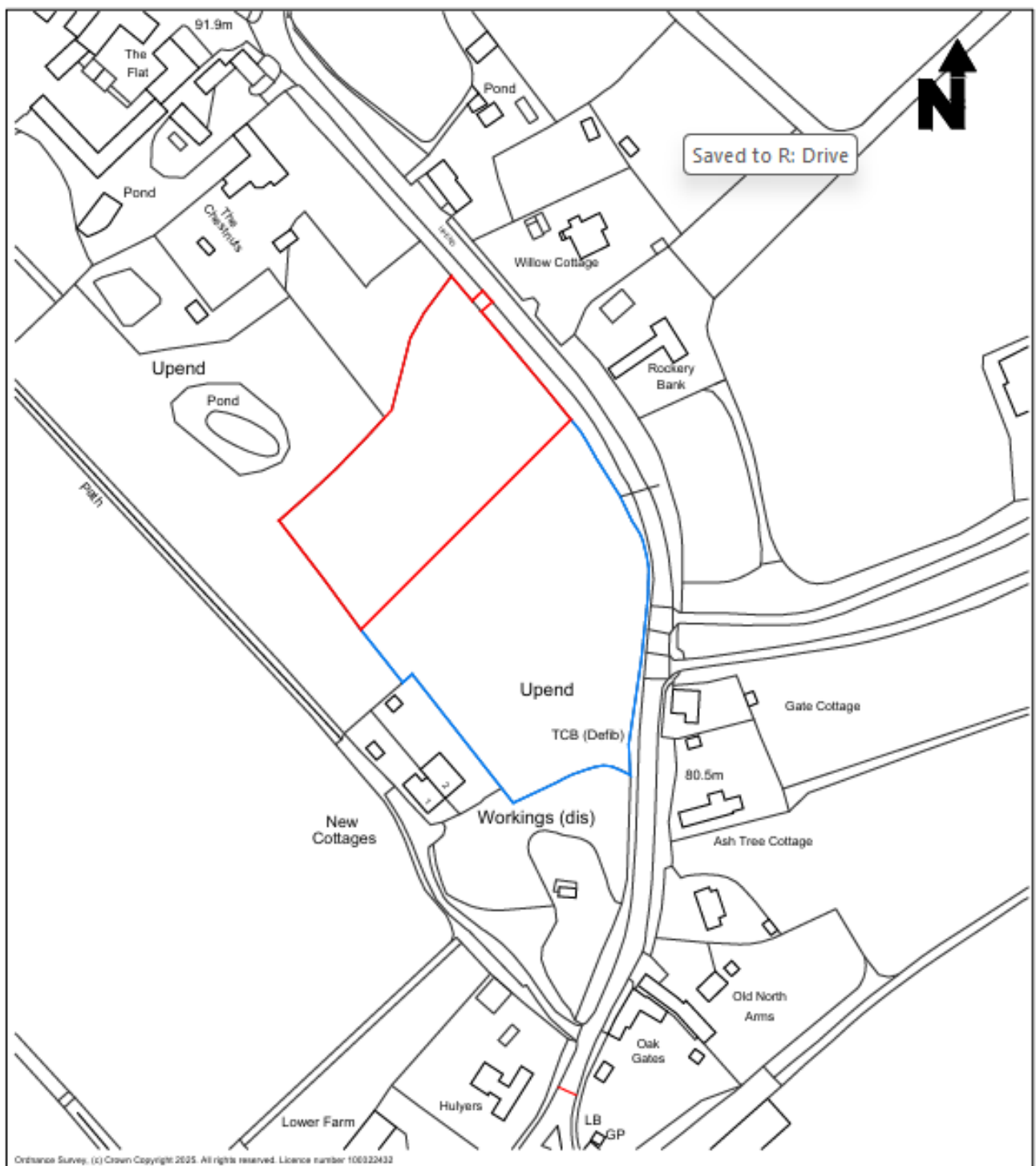
Plans

The following plans are a selection of those submitted as part of the application and are provided to illustrate the proposed development. They may not be to scale. The full suite of plans can be found on the Council's website.

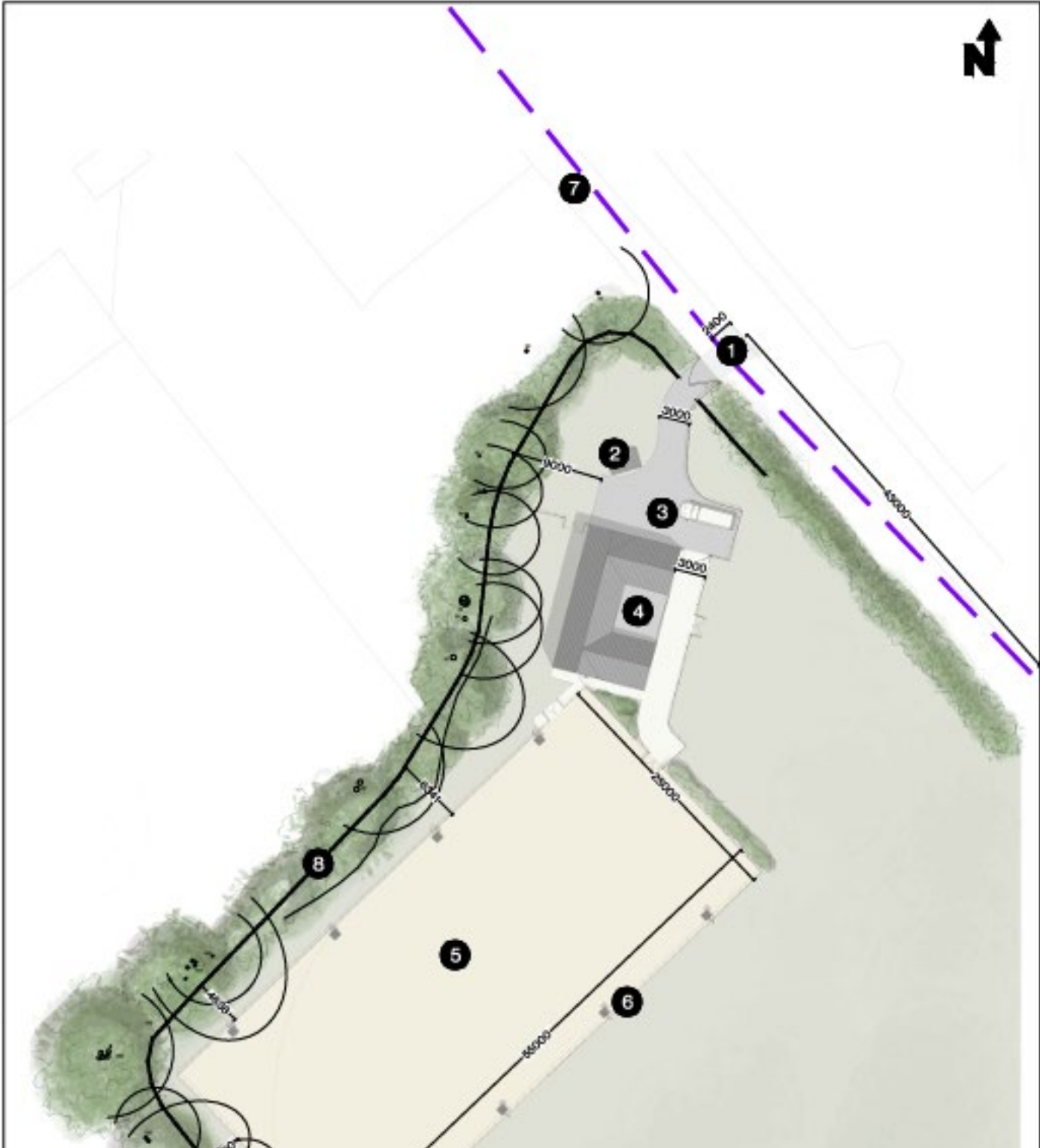
Please add a site layout plan, and any elevations that the members will need to refer to during the site visit or the committee meeting. This will replace the need for an additional bundle being created. If in doubt, consider what plans you are intending to display on your presentation

26/00032/FUL

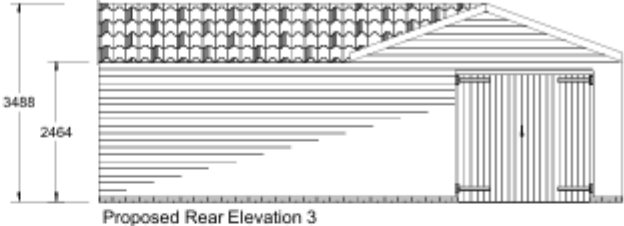
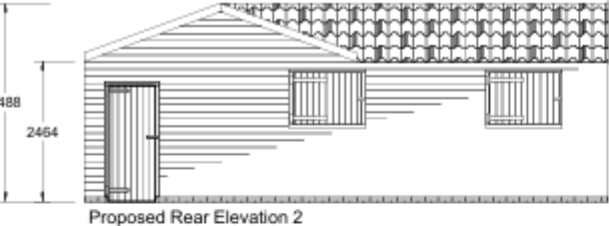
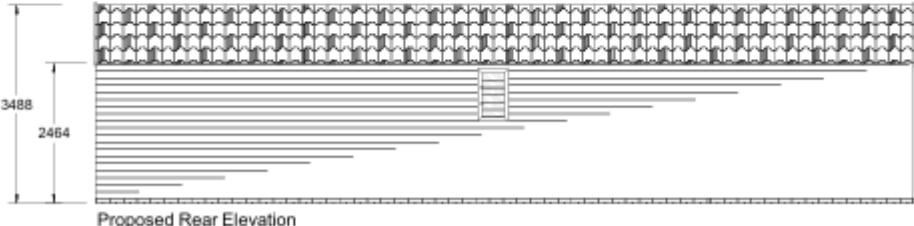
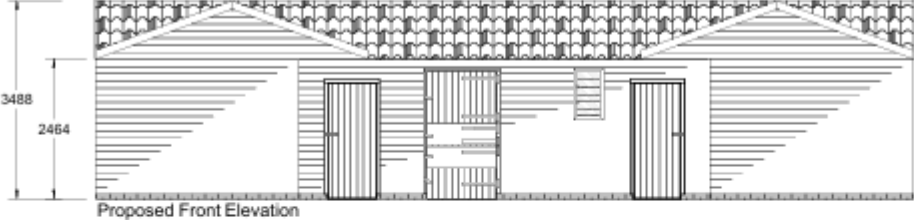
Site Location Plan



Site Layout Plan



Proposed Elevations



Appendix 1 – Recommended Conditions

1 Development shall be carried out in accordance with the drawings and documents listed Below

Plan	Reference Version No.	Date Received
250723		26th January 2026
15570-9.1		23rd January 2026
15570-9.2		23rd January 2026
15570-9.3		23rd January 2026
EPA - Design Statement	V1	23rd April 2026
C-15570-S4-9.2	A	23rd April 2026
C-15570-S4-9.3	A	23rd April 2026
C-15570-S4-9.4		23rd April 2026
C-15570-S4-9.5	B	23rd April 2026
C-15570-S4-9.6		23rd April 2026
C-15570-S4-9.7A	Rev A	13th May 2026
15570 - Drainage Long Sections - 002		13th May 2026
15570 Drainage Report - 002		13th May 2026
Surface Water Drainage and Highway Infrastructure Statement		13th May 2026
30 Year Biodiversity Management Plan (BMP)		12th January 2026
Biodiversity Net Gain Assessment Issue 1.0		12th January 2026
Preliminary Ecological Appraisal Issue 2.0		12th January 2026
Appendix 1 Preliminary Ecological Appraisal	V2	12th January 2026
BNG Metric		12th January 2026
Utilities Statement		12th January 2026
Tree Survey and Arboricultural Impact Assessment		12th January 2026
12081-D-AIA		12th January 2026
Addendum: Tree Survey AIA		12th January 2026
Location Plan		12th January 2026
15570-S3-ECO-02		12th January 2026
250724 REV 1		26th January 2026
4445-250723		12th January 2026
15570-S3-SP-03		12th January 2026
25122313-01		12th January 2026
25122313-01		12th January 2026
55M X 25M Riding Arena Lighting Layout		12th January 2026

1 Reason: To define the scope and extent of this permission.

- 2 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 3 The materials to be used in the construction of the external surfaces, including the stables, arena, and muck heap, shall be as specified within the Application Form. All works shall be carried out in accordance with the approved details.
- 3 Reason: To safeguard the special architectural or historic interest, character and appearance and integrity of the Conservation Area, in accordance with policies ENV2 and ENV11 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 4 No development shall take place until a detailed Arboricultural Method Statement (AMS) has been submitted and approved in writing by the Local Planning Authority. The AMS shall include justification and mitigation for any tree removal proposed and details of how trees will be protected at all stages of the development. Recommendations for tree surgery works and details of any tree surgery works necessary to implement the permission will be required as will the method and location of tree protection measures, the phasing of protection methods where demolition or construction activities are essential within root protection areas and design solutions for all problems encountered that could adversely impact trees (e.g. hand digging or thrust-boring trenches, porous hard surfaces, use of geotextiles, location of site compounds, office, parking, site access, storage etc.). All works shall be carried out in accordance with the agreed AMS.
- 4 Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023). The condition is pre-commencement in order to ensure that the protection measures are implemented prior to any site works taking place to avoid causing damage to trees to be retained on site.
- 5 No above ground construction shall commence until full details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include permeable and non-permeable hard surfacing materials. The works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation programme submitted to and approved in writing with the Local Planning Authority prior to first occupation.
- 5 Reason: To safeguard the special architectural or historic interest, character and appearance and integrity of the Conservation Area, in accordance with policies ENV2 and ENV11 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 6 Prior to the first use of the stables and arena any gate or gates to the vehicular access shall be set back a minimum of 5m from the near edge of the highway carriageway. Any access gate or gates shall be hung to open inwards. This style of access gate or gates shall be used at all times/thereafter be retained in perpetuity
- 6 Reason: In the interests of highway safety, in accordance with COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023)

- 7 Prior to the first use of the stables and arena a full schedule of all soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include, planting plans, a written specification; schedules of plants noting species, plant sizes, proposed numbers/densities; and a detailed implementation programme. It shall also indicate all existing trees and hedgerows on the land and details of any to be retained. The works shall be carried out in accordance with the approved details prior to the end of the first planting season following occupation of the development. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 7 Reason: To safeguard the special architectural or historic interest, character and appearance and integrity of the Conservation Area, in accordance with policies ENV2 and ENV11 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 8 Before the first use of the stables and arena hereby permitted, the vehicular access from the nearside footway edge shall be constructed to include the provision of a metalled/sealed surface for a minimum length of 5m from the existing carriageway edge.
- 8 Reason: In the interests of highway safety, in accordance with COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 9 Prior to the first use of the stables and arena a scheme of biodiversity improvements shall be submitted to and agreed in writing with the Local Planning Authority. The biodiversity improvements shall be installed prior to the first occupation of the hereby approved development and thereafter maintained in perpetuity.
- 9 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 10 The access and all hardstanding within the site shall be constructed in accordance with plan reference 9.2 with adequate drainage measures to prevent surface water run-off onto the adjacent public highway and retained in perpetuity.
- 10 Reason: To prevent surface water discharging to the Highway, in accordance with policies ENV2, ENV7 and COM7 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 11 The hereby approved scheme of lighting shall be installed and implemented in accordance with the document titled 55M X 25M RIDING ARENA LIGHTING LAYOUT dated 02.10.2025. The installed Lighting should adhere to ILP 2023 and remain compliant in perpetuity.
- 11 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 12 The lighting hereby approved shall be limited to operation between the hours of 06:00 and 21:00 Monday – Sunday.

- 12 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 13 Development shall be carried out strictly in accordance with the precautionary working measures set out in the PEA, by Arbtech, dated 26/09/26, with the addition of construction work under the supervision of an Ecological Clerk of Works (EcOW).
- 13 Reason: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended), s40 of the Natural Environment and Rural Communities Act 2006, and ENV7 of the local plan.
- 14 The stables, arena and paddocks hereby approved shall not be used for the purposes of commercial use.
- 14 Reason: The application has been assessed as acceptable and complying with policy EMP 5 on this basis.
- 15 Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours: 0730 to 1800 each day Monday - Friday, 0730 to 1300 Saturdays and none on Sundays, Bank Holidays and Public Holidays.
- 15 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 16 The boundary treatments hereby permitted shall be constructed in accordance with the details specified on drawing number 15570-9.1. The boundary treatments shall be in situ and completed prior to the first occupation on the site. All works shall be carried out in accordance with the approved details and retained thereafter.
- 16 Reason: To safeguard the special architectural or historic interest, character and appearance and integrity of the Conservation Area, in accordance with policies ENV2 and ENV11 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 17 The surface water drainage scheme shall be constructed and maintained in full accordance with the Site Wide Drainage drawing as submitted (reference 15570-9.7 Revision A) dated 12 May 2026
- 17 Reason: To reduce the impacts/risk of flooding in extreme circumstances on future occupants, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).