



**Design and Access Statement to support an
Application for Planning Approval
For
South Leigh Stables, Leigh, SN6 6RQ**

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DESIGN AND ACCESS STATEMENT

South Leigh Stables, Leigh, SN6 6RQ

Retrospective application for the retention of timber outbuildings (positional amendments to permission 15/00479/FUL), the temporary siting and residential use of a static caravan for a period ending on or before 30 November 2026, and the subsequent permanent change of use of the caravan to daytime educational and ancillary training space (Use Class F1) for the Uplands Enterprise Trust charity (UET) thereafter, with associated non-mains drainage infrastructure.

1. Introduction

1.1 This Design and Access Statement supports the planning application for South Leigh Stables.

1.2 The application comprises:

- **a.** retrospective retention of the existing Portakabin and timber teaching cabin, previously approved under planning permission **15/00479/FUL**, with minor positional amendments;
- **b.** temporary residential use of the existing static caravan until **30 November 2026**; and
- **c.** thereafter, permanent daytime educational and ancillary training use of the caravan within **Use Class F1 by Uplands Enterprise Trust (UET)**, with a permanent connection to the existing non-mains drainage system.

1.3 UET is a registered charity, Charity Commission number **1148086**, providing education, training and support for young people with additional needs.

2. Site and Planning History

2.1 South Leigh Stables is an established rural property accessed from the B4696 at Leigh, containing agricultural and equestrian buildings, hardstanding and areas used for educational activities.

2.2 Planning permission **15/00479/FUL** was granted on 24th May 2016 for mixed agricultural, educational and/or equestrian use and associated buildings.

Planning permission **16/02713/FUL** was granted on 18 March 2015 for mixed agricultural, educational and/or equestrian use and associated buildings. This comprised minor alterations to the layout of the buildings and an increase in the number of students allowed on site for up to 8 students between the hours of 10am and 3pm from Mondays to Friday.

The two elements in this approval comprised equestrian facilities for domestic use and the educational facilities as part of the learning resource provided by UET for students with severe or profound and multiple learning difficulties.

The equestrian element included the use of the pole barn, which had been sub-divided to form four stables for ponies, a hay store and tack room and a manege, measuring 40m x 20m to the south of the existing buildings.

The education element used the existing buildings alongside the northern boundary of the site and small areas of land on either side of the pole barn plus three small wooden shed buildings used as storage, learning and welfare accommodation for the students and a toilet block.

2.3 The established educational use continues to provide practical and life-skills training for young people with special educational needs, including activities associated with animal care, gardening, environmental management and rural skills.

2.4 The Portakabin and timber teaching cabin, located towards the southerly site boundary, formed part of the approved development and remain substantially as approved, subject to minor positional differences. Two other approved buildings have subsequently been removed.

3. Proposed Development and Use

3.1 The Portakabin will continue to provide toilet, welfare and storage accommodation and the timber teaching cabin will continue to support the educational use.

3.2 A caravan has been temporarily parked on the site and used for residential accommodation by the owner while renovation works are undertaken to their home at Ashton Keynes. This use will cease **on or before 30 November 2026**.

3.3 Following cessation of the residential use, the caravan will remain on the site and be used permanently by UET for **daytime F1 educational and ancillary training purposes**.

3.4 The caravan will provide a warm, enclosed and flexible space for:

- teaching and rural-skills training, particularly during colder weather;
- talks and presentations by visiting specialists, including on animal welfare and rural activities;
- small-group activities and life-skills training;
- individual student support, including a safe and supervised space for a student who needs to regulate away from a group activity.

3.5 The caravan therefore provides a specific educational and welfare function directly supporting the established use of the site. It is not proposed as general-purpose residential accommodation.

4. Design, Appearance and Layout

4.1 The Portakabin and timber teaching cabin are existing buildings previously approved under planning permission 15/00479/FUL. Their form and appearance remain substantially as approved, with only very minor positional differences.

4.2 The caravan is a modest single-storey structure located within the established developed area of the site, associated with the existing buildings and hardstanding.

4.3 The proposed F1 use does not require external alterations or additional buildings and the arrangement makes efficient use of existing accommodation.

5. Landscape and Visual Impact

5.1 The site is already developed with agricultural, equestrian and educational buildings, hardstanding and established vegetation.

5.2 The retention and continued use of the existing buildings and caravan will not materially alter the established visual character of the site.

5.3 The proposal does not require significant additional built form, hardstanding or external works and is therefore not expected to result in any significant additional landscape or visual impact.

6. Access, Parking and Accessibility

6.1 Access will continue to be taken from the existing vehicular access onto the B4696. No new access is proposed.

6.2 Existing parking and circulation areas will continue to serve the use. The proposal does not materially alter the established pattern of vehicle movements.

6.3 The educational use will continue to be managed by appropriate staff, with arrangements reflecting the particular needs of the students attending the site.

6.4 The caravan provides an additional accessible indoor environment which can be used flexibly for teaching, welfare and individual student support.

7. Drainage

7.1 The site is served by an existing package treatment system and non-mains drainage infrastructure.

7.2 The system currently receives outfall from:

- the WC, basin, sink and washing machine within the Portakabin;
- the sink within the timber teaching cabin;

7.3 The caravan is currently connected to the system by a temporary drainage connection. Following cessation of residential use, this will be replaced by a permanent connection serving its F1 educational use.

7.4 No new package treatment system is proposed as it is considered the existing system will be wholly adequate for the intended uses. The site's water supply is metered, allowing actual water consumption to be monitored.

8. Sustainability and Efficient Use of Existing Resources

8.1 The proposal makes effective use of existing buildings and infrastructure, including:

- the existing Portakabin and teaching cabin;
- the static caravan;
- existing access, parking and circulation areas; and
- the existing package treatment system;
- the existing refuse and recycling waste storage facilities and collection service provided by the Council;

8.2 The proposal therefore supports the established educational use of the site without requiring substantial new construction. It is stressed that the use of caravan will not result in any increase in the numbers of students and staff using the site or result in any increase in traffic.

9. Conclusion

9.1 The proposal provides a proportionate means of regularising the existing position at South Leigh Stables while establishing a clear long-term use for the static caravan.

9.2 The Portakabin and timber teaching cabin are existing buildings previously approved under planning permission **15/00479/FUL** and remain substantially as approved, subject to minor positional amendments.

9.3 The caravan's current residential use is temporary and will cease on or before **30 November 2026**. It will then be used permanently by **UET for non-residential daytime F1 educational and ancillary training purposes**.

9.4 Its use will provide valuable additional space that can easily be kept warm in the colder season enabling all-weather indoor training, visiting

specialist talks, rural and animal-welfare education, and individual student support and regulation. It therefore directly supports the established educational use of the site.

9.5 The proposal retains existing access, parking and drainage infrastructure and does not require significant new development.

9.6 The proposal is therefore considered to provide an appropriate and proportionate planning framework for the continued educational use of South Leigh Stables.

APPENDIX I

Site and Surrounding Context Photos



Westerly facing view Pole Barn



Easterly facing view Pole Barn



Northerly facing view Training Room



Northerly facing view moveable field cabin



Northerly facing view caravan



Easterly facing view caravan