

Design Access Statement

To support full planning application for change of use of Agricultural land to
equestrian use & formation of ménage all at

Conery Lane Farm

Conery Lane

Bronington

Nr Whitchurch

SY13 3EZ

For

For Mr S. & Mrs A. Marshall

Job Number 2050

June 2019

Susan Rowley Architectural Design

16 Ashley View, Market Drayton, Shropshire, TF9 3AT.

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1.0 Introduction

This Design and Access Statement has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995, as amended in Circular 01/06 (Guidance on Changes to the development Control System) (Section 3).

This document should be read in conjunction with all drawings and supporting information.

The land /application site is situated around couple of miles to the west of Whitchurch within a mile of Bronington to the East just off the (A495) road before Bronington. The immediate site amounts to some 0.56 ha (1.4 acres) falling from north to southeast. The land belongs to Conery Lane Farm and was used as grazing land. In 2018 permission was sought and obtained by the owners of Conery Lane Farm to provide new stable block to replace old dilapidated farm buildings.

There are several access tracks leading from Conery Lane Farm and connecting onto the unclassified road to the West which provides vehicular access to whole of the site including the farm and other dwellings.

The applicants are a husband and wife who have been involved with horses for many years and they currently own four horses, all of which are kept in the stable block which was granted planning approval in 2018. The dwelling and associated land was purchased by the applicant, with the sole intention of being able to provide them with their own stables and facilities, with the added benefit of having acquired enough land to graze their horses on the same land.

The provision which is proposed in the application is deemed small-scale in nature and is to be operated on a purely personal as opposed to any commercial basis. There will not be any events/competitions held on the site or horse-runs or gallops formed on the site.

2.0 Site and Proposal

Description of Proposed Works

The application is for a 25metre wide x 40metre long external equestrian ménage surrounded with post and rail fencing.

Site Context

The application site is situated off the A495 in an area known as Conery Lane just outside the settlement boundary area of Bronington. Access to the land is from an existing access point onto the lane which serves the property and original farmhouse.

Photographs of various views of the property are appended to this report.

Equestrian Statement

As mentioned previously the applicants have been involved with and have owned horses for most of their lives and they have trained and competed to various levels of the following equestrian disciplines; dressage, show jumping, cross country and eventing/horse trials, they also enjoy pleasure riding and hacking out along the appropriate public highways and the bridleways.

Groundwork techniques

Groundwork begins on the ground and teaching the horse direction and cues, which then results in the horse learning direction or movement that it needs to execute. This involves hours and hours of repetition, by both horse and trainer so that the horse ultimately understands what movement it needs to make for in response to the appropriate cue. Groundwork also continues in the saddle for such things as leg pressure, whereby the horse learns to move or change direction in response to different leg movements on various parts of the horse's body (shoulder, in front of the girth, behind the girth, etc).

Dressage

Dressage feature horses that are ridden on the flat (not jumped) in either grassed arenas or more typically in a surfaced ménage of set dimensions (20 x 40 or 20 x 60 metres) and judged on performance, accuracy, movement, style and quality over a predetermined pattern. This discipline is a ridden extension of groundworks techniques and therefore the training requirements are very similar. The applicants compete in dressage competitions occasionally.

Show Jumping

This is where competitors ride in a grassed arena or ménage over a course of between 12 and 15 show jumping fences (depending upon ability), of varying height, width, complexity and layout within an allotted time. Time faults are incurred for exceeding the time allowance and jumping faults are incurred for knockdowns or refusals (where a horse stops before jumping a fence). The applicants compete in this discipline occasionally.

Cross Country

This is where competitors ride and jump a course of solid jumps over a course, sometimes 3 -4 miles long, along a professionally built cross country course. This can be against the clock and faults can be occurred if a horse refuses to jump. The applicants take part in this occasionally.

Eventing/Horse Trials

This is a combination of the three disciplines of dressage, show jumping and cross country, with scores from each phase totalled to decide finishing positions. The applicant takes part in this occasionally.

Pleasure Riding

The applicants also enjoy pleasure riding and hacking out on bridleways and appropriate public highways and public land.

Purpose of the application

The Ménage is to be used solely for the personal recreational use of the applicants. Copies of the horse passports are appended to this report, together with registration for British Eventing, which is the national governing body of eventing in the UK. The facilities are intended only for the private use of the applicants and will not be used for any kind of commercial purpose. As described above the facilities will be used for the keeping and training of horses in support of the applicants involvement in the various equestrian disciplines outlined earlier and to facilitate their enjoyment of pleasure riding and hacking out. The new facilities will afford the applicants a secure long-term site in which to continue practising their favoured pastime.

3.0 Scale of development

MENAGE: The erection of a 25.0m wide x 40.0m long ménage the surface of which is made up of sand/shredded fibre mix surrounded by wooden post and rail fencing (1.4 metres high) to the perimeter of the ménage made of natural softwood timber.

The ménage is intended for private use only and as such have been sited within a reasonable distance of the house, and close to grazing land, some of which is owned, and some rented by the applicant. The scale of the development is appropriate for the keeping and training of horses purely for the personal recreational use of the owner, also to allow safe all year schooling on an all-weather surface.

4.0 Layout and building detail

Siting

The ménage is located to the South-West of the stable block. The ground will be cut and filled to provide a level schooling area and is also well screened from the public highway by a mature hedge and landscaping.

5.0 Drainage and environment

Environmental Sustainability

As indicated earlier, there is no requirement for any foul water drainage, thereby removing the need for foul drainage provision.

Flood Risk

The site is not situated in a known flood risk area which is recognised by the Environment Agency's flood risk designation mapping. There is no significant risk of flooding from any other source.

Tree Survey

A visual assessment of the existing trees in the paddock has been made and all appear to be in good condition. The building has been situated, so as not to adversely affect the hedges or trees.

6.0 Highways and Access:

Access to the site

Access to the proposed development will utilise existing public roads and the associated residential access arrangements. As indicated above, immediate access to the application site along Conery Lane (as described in site context above)

Traffic Generation

The current average of two trips per month to take part in equestrian competition is expected to be maintained. In practical terms as the horses have been kept at the site since the spring of 2018, when planning permission was granted for the replacement of existing farm buildings for the new stable block, the provision of the ménage adjacent to the house will not result in any increase to the traffic arrangements already present at the site, and will ultimately reduce journeys. The applicants currently either hack out locally and for more intense work, and specific schooling and jump training must regularly transport the horses to and hire ménages.

7.0 Conclusions

The applicants are anxious to ensure that the character of this part of the open countryside is retained while still being able to carry out their recreational activities with all the necessary facilities. The stables and ménage blend well into their current environment. These facilities are appropriate for the land use and this environment is obviously suitable for the keeping of horses to benefit the amenity of the site owners.

Main Issues

The principal of the development

This application is for the private use of the applicant and his family. There is no desire to expand into any kind of a commercial operation and the proximity of the ménage and stables to the applicant's dwelling should provide the local planning authority with the necessary assurance that the stables are only intended to be used for the private use of the applicants. It is considered that this can be adequately controlled by planning condition.

It is widely accepted that small-scale stables represent appropriate development within the Green Belt and open countryside, in principle at least, by way of constituting appropriate recreational facilities. Having been made explicit within former national guidance, this notion is well enshrined in case law. The proposal is deemed in keeping with this notion on the basis that it can and should be regarded as 'small-scale'. This owes to the site being used on a personal only basis, and for use by only a small number of horses. This is entirely in line with the former PPS7 which defined 'small-scale' as less than ten horses.

Impact on Residential Amenity

Consideration has been given to the impact of this development upon both the applicant's property and those of the immediate neighbours, particularly with regards to any nuisance caused by outlook noise, disturbance, smells, the attraction of vermin, etc.

Summary

In conclusion, the proposal evidently complies with relevant policies in that this small-scale equestrian development constitutes appropriate development within this setting. The proposal has very importantly been sensitively located within the existing landscape without entailing any detrimental impact on its character, wider amenity, neighbouring properties or biodiversity value.

On this basis the proposal conforms with the statutory development plan and should be regarded as sustainable development.

View of location of proposed Ménage



View of Stables



View of ménage position relating to house and stables



View of access into field off Conery Lane



Passport 1

 SECTION II CERTIFICATE OF ORIGIN This document is the identification of the horse and is issued in accordance with, and subject to, the regulations of the issuing authority.	
IRISH HORSE REGISTER	
UELN NUMBER (Numero UELN)	372414005462497 
5462497	
REGISTERED NAME: MYSTERY SUNRISE	
DATE OF BIRTH: 2011 (Date de Naissance)	COLOUR & SEX: ROAN, MALE (Robe et Sexe)
BREED: IRISH SPORT HORSE (Race)	COUNTRY OF ORIGIN: Ireland (Pays de Naissance)
Traditional Irish	
SIRE: <i>(Père)</i> WRS SUN RICH [ID] DAM: <i>(Mère)</i> CUTE BORO (IRE) [TB] DAMSIRE: <i>(Père de Mère)</i> BOROVOE [TB]	
BREEDER DONAL SHINE PASSPORT SIMON MARSHALL ISSUED TO CERTIFICATE OF ORIGIN (Certificate d'origine valide le) 07-Nov-2011 MICROCHIP NUMBER  372141405462497	ISSUING AUTHORITY L'autorité de d'Livrance  Horse Sport Ireland Beech House, Millennium Park, Osberstown, Naas, Co. Kildare Tel No: +353 (0)45 850800 Email: info@horsesportireland.ie Web: www.horsesportireland.ie
ON BEHALF OF IRISH HORSE REGISTER de la part de  Alison Corbally, Director of Breeding And Programmes	Northern Ireland Horse Board Co-op Society Ltd The Meadows, Embankment Road Lurgan BT66 6NE Tel No: +44 28 38343355

Passport 2

Pedigree Of : TORPENHOW MAJESTIC
Date Of Birth : 08/05/2004
Height :

Sex : Male
Breed : 826002004

Reg No : 04.016496
Grade :
Colour : CHESTNUT

Markings : SEE SKETCH

Pedigree :

CONCORDE Keur
84-4140 STB

MR MAJESTIC
00-8609 AES

COLETTE
84-0495 AES

DYNAMO
314018574 HANN

DIVINA
87-4902 AES

GRAVOSA
H 313412981 HANN

Owner : CAROLYN RICHARDSON
THE BIELD
24 MOUNT ROAD
UPTON
WIRRAL
MERSEYSIDE
L49 6JB

Prepared: 29/09/2008

VOLTAIRE Pref
356 STB

FLYER Prest
4930 STB

URBAN
334 STB

URSULA
26771 STB

DON CARLOS
310408862 HANN

GOLDMODELL
H 317054967 HANN

GREENHORN
311317973 HANN

S313218173 HANN

Breeder : CAROLYN RICHARDSON
THE BIELD
24 MOUNT ROAD
UPTON
WIRRAL
MERSEYSIDE
L49 6JB

On Behalf of AES:



ANGLO EUROPEAN STUDBOOK LTD
P O BOX 630 HAYWARDS HEATH
WEST SUSSEX RH16 2WW
01444 434840

Please confirm that the markings of the horse agree with those shown in this passport, and the details on the front page are correct, then endorse your acceptance below.

VISA POUR ACCORD DES PROPRIÉTAIRES (OU AGENTS AUTORISÉS)

(Confirmez que le signalement du cheval correspond avec les descriptions sur le livret signalétique. les informations sur la première page sont correctes puis ratifiez votre acceptation ci-dessous).

Date	Name and Address of Owner (Nom et Adresse du Propriétaire)	Signature
6.3.12	Simon Marshall Old Hall Cottage High Offley Stafford Staffordshire ST20 0NA	



(17944)

with other organisations. In order to avoid the production of secondary identification documents and encourage the use of this original document, this page should be used to endorse that registration.

SOCIETY NAME	REGISTRATION NAME & NUMBER	STAMP & DATE

Passport 3

REGISTERED NAME: IRISH GAMBLE		4768002
DATE OF BIRTH: 2010 <i>(Date de Naissance)</i>	COLOUR & SEX: GREY MALE <i>(Robe et Sexe)</i>	
BREED: IRISH SPORT HORSE <i>(Race)</i>	COUNTRY OF ORIGIN: Ireland <i>(Pays de Naissance)</i>	
CATEGORY: SECT B	PARENTAGE TESTED: YES <i>(Origine Preuve)</i>	
	HEIGHT: (Hauteur)	
PEDIGREE (Extended Breeding Overleaf)		
SIRE WILLIE JOE (IRE) [TB] <i>(Père)</i> 2296802 Not App 1		
DAM LISDELIGNA DANA [ISH] <i>(Mère)</i> 2117312 Sect A		
BREEDER FRANCIS B LARKIN LISDELIGNA KILLIMOR BALLINASLOE GALWAY IRELAND	174165	ISSUING AUTHORITY L'aurite de d'Livrance  Horse Sport Ireland Beech House, Millennium Park, Osberstown, Naas, Co. Kildare Tel No: +353 (0)45 850800 Email: info@horsesportireland.ie Web: www.horsesportireland.ie
PASSPORT AMY HEELEY ISSUED TO LADFORD POOL FARM SEIGHFORD STAFFORD ST18 9QE	10173870	Northern Ireland Horse Board Co-op Society Ltd The Meadows, Embankment Road Lurgan BT66 6NE Tel No: +44 28 38343355
CERTIFICATE OF ORIGIN 01-Oct-2010 VALIDATED ON Certificate d'origine valide le		
MICROCHIP NUMBER  372141404768002		

Equestrian Federation concerned.

Date of registration by the National Equestrian Federation Date d'enregistrement par la Fédération Equestre Nationale Registrierungsdatum der nationalen Reiterlichen Vereinigung	Name of Owner Nom du Propriétaire Name des Eigentümers	Address of Owner Adresse du Propriétaire Anschrift des Eigentümers	Nationality of Owner Nationalité du propriétaire Nationalität des Eigentümers
	FRANCIS B LARKIN LISDELIGNA KILLIMOR BALLINASLOE CO GALWAY FOAL NO :4768002.		
	AMY HEELEY, LADFORD POOL FARM, SEIGHFORD, STAFFORD, UNITED KINGDOM ST18 9QE	10173870	
	AMANDA MARSHALL, CONERY LANE FARM, CONERY LANE, BRONINGTON, WHITCHURCH, UNITED KINGDOM SY13 3EZ		
01-Aug-2018			

Passport 4

Pedigree Of : OSCAR'S WAY
Date Of Birth : 08/03/2001
Height :

Sex : Male
Breed : 01-7994 AES

Reg No : 01.007994

Grade :

Colour : CHESNUT

Markings : As enclosed diagram.

Pedigree :

BRILLOSO

DALLAS

BONNE VICTOIRE

HELLO OSCAR
86-0791 AES

NICE & EASY

FLEETWAY

Owner : MRS PATRICIA MORRIS
PEGGS FARM
PEGGS LANE
HIGH OSSLEY
STAFFS
SALOP
ST20 ONG

Breeder : MRS PATRICIA MORRIS
PEGGS FARM
PEGGS LANE
HIGH OSSLEY
STAFFS
SALOP
ST20 ONG

BSJA 343188

Anglo European
Studbook Ltd.
P.O. Box 75
Crowborough
TN6 1ZT
Tel: 01892 610155

Tel: 01892 610155

VISA POUR ACCORD DES PROPRIÉTAIRES (OU AGENTS AUTORISÉS)

(Confirmez que le signallement du cheval correspond avec les descriptions sur le livret signalétique et que les informations sur la première page sont correctes puis ratifiez votre acceptation ci-dessous)

[illegible][illegible]

MY BE (/MY_BE) ACCOUNT



(7)

MY DETAILS (/USER)

FAVOURITES (/USER/FAVOURITES)

BUY PASSES (/USER/BUY-PASSES)

HORSE REGISTRATION (/USER/HORSE-REGISTRATION)

ENTRIES AGENT (/USER/ENTRIES-AGENT)

ENTRIES (/USER/ENTRIES)

MY HORSES (/USER/MY-HORSES)

SIMON MARSHALL

Below is a list of all horses you own, part own or are owned by a Syndicate, Corporate or Joint Membership of which you are a part of. You will also see details of any horses owned by members for whom you act as an agent. This page also contains details of all days passes and season tickets associated with these horses and allow season tickets to be renewed.

OWNED

Sort By Competing Points

TORPENHOW MAJESTIC (/ABOUT/PEOPLE-AND-HORSES/HORSE-PROFILES/TORPENHOW-MAJESTIC-70291)

Registration Number	70291
Current Status	Registered
Year Foaled	2004
Nationality	GBR - Great Britain
Competing Points	0
Foundation Points	13
Owner	Simon Marshall
Grade	Grade 4
No. of Used Day Passes	0
No. of Unused Day Passes	0
Sire	MR MAJESTIC
Dam	DIVINA

BUY SEASON TICKET (/USER/MY-HORSES/TORPENHOW-MAJESTIC-70291)

HORSE DETAILS (/ABOUT/PEOPLE-AND-HORSES/HORSE-PROFILES/TORPENHOW-MAJESTIC-70291)

CHANGE OWNERSHIP (/ABOUT/PEOPLE-AND-HORSES/HORSE-PROFILES/TORPENHOW-MAJESTIC-70291)

SELL YOUR HORSE (/MARKETPLACE/HORSES-FOR-SALE/ADD/SINGLE?HORSE=TORPENHOW-MAJESTIC-70291)

MYSTERY SUNRISE (/ABOUT/PEOPLE-AND-HORSES/HORSE-PROFILES/MYSTERY-SUNRISE-104442)

Registration Number	104442
Current Status	Registered
Year Foaled	2011
Nationality	IRL - Ireland
Competing Points	0
Foundation Points	0
Owner	Simon Marshall
Grade	Grade 4
Season Ticket Expiry Date	30-12-2019
Sire	WRS SUN RICH
Dam	CUTE BORO

HORSE DETAILS (/ABOUT/PEOPLE-AND-HORSES/HORSE-PROFILES/MYSTERY-SUNRISE-104442)

CHANGE OWNERSHIP (/ABOUT/PEOPLE-AND-HORSES/HORSE-PROFILES/MYSTERY-SUNRISE-104442/OW)

SELL YOUR HORSE (/MARKETPLACE/HORSES-FOR-SALE/ADD/SINGLE?HORSE=MYSTERY-SUNRISE-104442)