



**SUPPORTING STATEMENT
TO REMOVE EXISTING STABLES AND HAY STORE AND
CONSTRUCT A NEW STABLE BLOCK FOR 10 HORSES WITH TACK ROOM
CHANGE OF USE OF AGRICULTURAL BARN FOR INDOOR ARENA & LEAN-TO FOR STORAGE
FORMATION OF AN OUTDOOR MENAGE
FOR SHANNON EQUESTRIAN BREEDING, TRAINING AND DRESSAGE**

Shannon Equestrian purchased the existing agricultural building, stables and adjacent 8 acres in order to move location from Gloucester to Herefordshire. It is run by Ryan Shannon and Calum Whitworth who specialise in the training and sales of Dressage, show jumping and event horses. They breed and produce top quality sport horses of International quality.

The proposed development seeks to remove the existing stables and replace with a functional stable block along with a new lean-to section along the south elevation of the existing agricultural building to accommodate outside storage of hay. The new stable block measures 17.560m long x 9.2m wide x 3.918m to ridge, constructed using treated wood. The existing agricultural building will be used for indoor training and a new lean-to element for storage purposes measures 18.5m long x 7.2m wide that will be open at either end will be constructed using Yorkshire Boarding and roof cladding to match. The sand lunging area to the east will remain and adjoining this will be an open menage measuring 40m long x 20m wide. There will be no post & rail to its perimeter and will be formed using sand and rubber.

Planning History

DCSE2008/0075/F – Stable block permitted in 2008, subject to the following condition: “The Stables shall be used to accommodate the applicant’s own horses only and shall not be used for any commercial riding, breeding, training or other equestrian enterprise”.

Pre-application advice was sought on the 2nd June 2015, (LPA Ref: 151684/CE) due to the planning history of the site. A subsequent site visit was arranged with the Officer on the 9th July to discuss the principal of the above mentioned development, having regard to the LPA response. Four points of concern were raised which is now outlined for consideration.

The Clear use of the Stables

Over 365 days between the hours 7.30am to 5pm there will be a total of 10 horses which has a combination of horse breed. There will be 4 to 5 horses rotating every 4 weeks at a minimum and with the potential of retaining 4 or 5 horses over a longer period for dressage and show jumping. Training will be every day either in the covered agricultural barn or on the menage area subject to weather conditions. **Visitors** This will be arranged by an appointment system. No members of the public will be able to visit the site without prior appointment. Approximately two visitors per week. **Welfare of Horses** During the week it is anticipated that the farrier will be required fortnightly and at most once weekly from the Veterinary practice, Meadow Studs, Gloucester. There is a groom on site. **Traffic Movements** Straw delivery will be flexible one trip per month using owner’s 4 x 4 and trailer. Feed delivery will be flexible of one trip per month using owner’s 4 x 4 and trailer. Muck removal will be weekly using a caged trailer – medium size. This will be arranged on the day. There will be infrequent horseboxes due to the collection of horses is carried out by Shannon Equestrian.

Extent of Business

The existing agricultural barn would require change of use to provide an indoor arena for training purposes. The sand lunging area to the east of the barn will be retained and adjacent will form a new outdoor menage for training. A new lean-to building is to be constructed to the south elevation of the building to offer storage of straw & feed. It will be necessary to cut into the bank to construct this element and will be retained and landscaped onto adjoining fields. No other structures would be required.

Hedges and trees and landscaping

No new access is required to the site. There will be no removal of trees or hedges along the northern boundary. Further planting will be undertaken along the hedgerow and partially around the outdoor training area to soften the landscape. All external areas will be gravelled to match existing stone.

Lighting

No external internal or external lighting will be required. The use of the agricultural building will protect neighbouring amenity from undue light pollution. Security lighting would be affixed to the stable block.

Parking, Turning & Access

During the site meeting it was ascertained that a new access would not be required. Having addressed such concerns and described the extent of the business as Meredith Barn, it is felt that a travel plan for the scale of this development is not required for such minimal movement through the working week. Access will be from the A466 along the U71410 for approximately 280m from the southeast. The U71410 that leads onto the gravelled area. There is a hammerhead turning area to the south of the existing stables to enable trailers and horse boxes to reverse within the site and egress in a forward gear. Over spill parking for visitors will be provided by the existing parking/drive of Meredith Barns, where they will be welcomed to visit their horses. This area provides ample parking for approximately 6 cars.

Chapter 3, NPPF – “Supporting the rural Economy”

Shannon Equestrian is a prosperous business offering exceptional care and breeding of their horses, to produce top quality sport horses of international quality. Paragraph 28 states that in order to promote a strong rural economy the diversification of agricultural and other land-based rural businesses should be supported as should the expansion of all types of business and enterprise in rural areas, both through the conversion of existing buildings and well-designed new buildings. The business will diversify the existing agricultural holding by way of utilising the existing agricultural building and form a functional new design stable block for their horses.

Core Strategy

The Core Strategy was adopted on the 16th October 2015. It sets out the planning policies for Herefordshire in order to achieve the presumption in favour of sustainable development. In terms of the above mentioned development, Policies SS1, SS4, SS5, SD1, RA6, E1 & MT1 are relevant.

Moving the business to Meredith Barns enables the owners to live and work at the same place, significantly reducing their need to travel to their existing stables in Gloucester. It is envisaged that there will be job opportunities around the stable yard once the business has moved from Gloucester. In particular Policy RA6 supports the diversification of existing agricultural businesses provided they are of a scale that is commensurate with its location and setting, does not create unacceptable adverse impacts to the amenity of nearby residents by virtue of design, mass, noise and dust, lighting and smell and importantly traffic movements can be safely accommodated with the local road network.

The existing agricultural barn will be used for indoor training with the existing sand lunging area for the handler to control the horse from the ground and a new outdoor menage will adjoin this area without requiring the necessary fencing that normally accompanies such use. The lean-to element to the south side of the indoor training area will offer storage of hay and protection from inclement weather. Accommodating clients' horses in the existing stable would not provide the exceptional care and space that is required. The new stable block has been designed to offer a 3m square horse box for each horse. Its form has been designed to keep the roof height under 4m and

orientated southerly for solar gain and match the same position as the new indoor arena to enable ease of access from one building to another. The resultant scheme would be of a scale, size and design to minimise it's appearance within its immediate surroundings and protect long distant views from the south and southeast.

The hours of operation 7.30am to 5pm will ensure that nearby residents towards the junction of the A466 would not be adversely affected through day to day activities nor be affected by external lighting. The equestrian business will be less intrusive than the agricultural practices that were currently undertaken, reducing the noise, smell and dust experienced most days along with agricultural machinery movement through the U71410 and A466. Access will remain as existing serving the stables and Meredith Barns where it offers adequate operational and manoeuvring space for vehicles and trailers to exit the site in a forward gear to enable road users to use the local road network safely and without undue harm to others.

The proposed development complies with the aforementioned policies of the Core Strategy and Chapter 3 of the NPPF through achieving sustainable development in this rural location of Llancloudy.