

**Statement of Objection to Application 14/00801 made by Swalcliffe
Park Equestrian, to develop parking and a Change of Use of Land from
Agriculture to a mix of Agriculture and Equestrian Use**

on behalf of

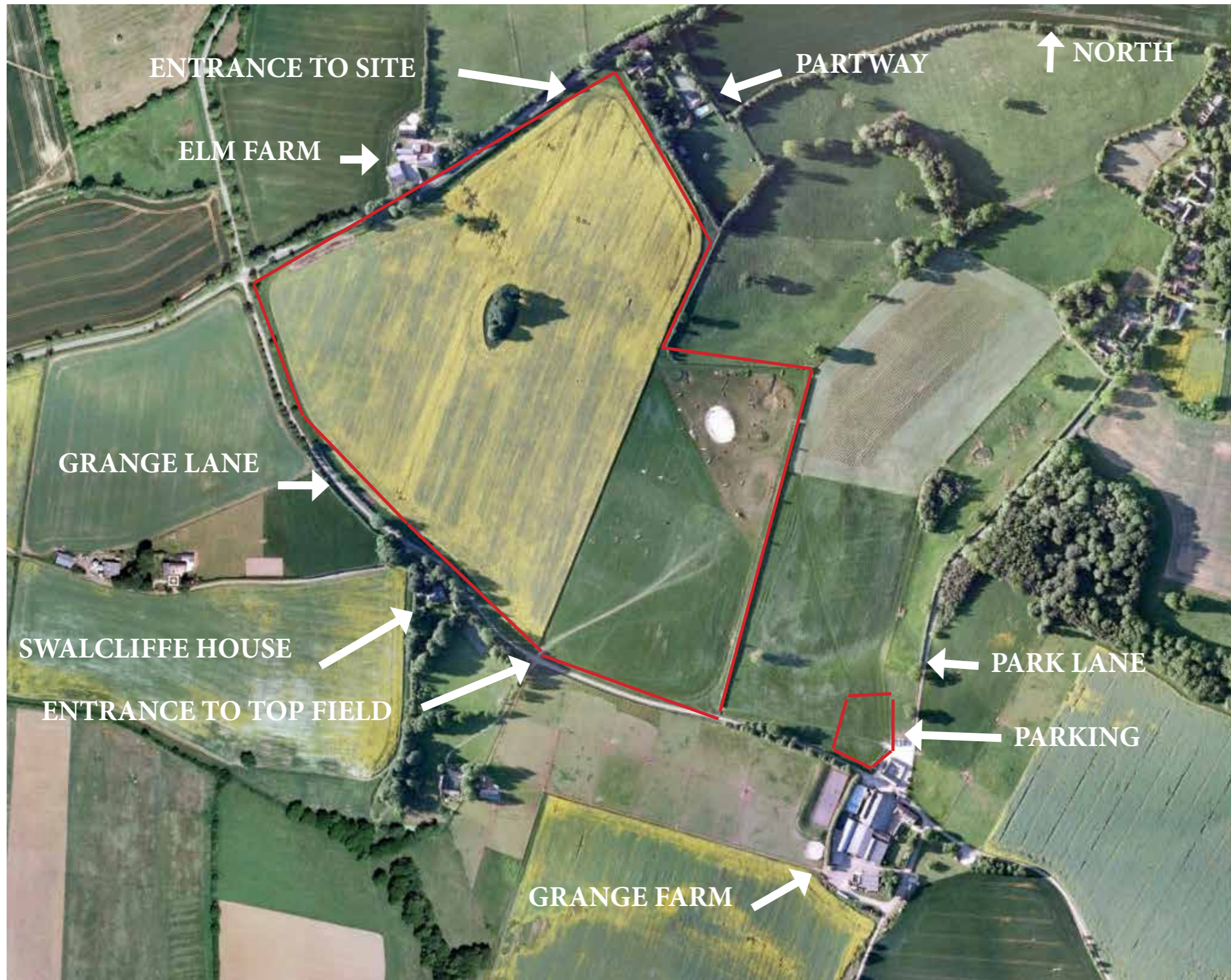
**Mr and Mrs R Grimston
Mr and Mrs M Vandamme and
Mrs M Boycott**



**Judith Norris BSc MSc FRICS IHBC
Judith Norris Limited
Wordsworth House
High Street
Ticehurst
East Sussex
TN5 7BQ**

June 2014





**IDENTIFICATION OF THE SITE AREA AND
NEIGHBOURS' HOUSES**

**Neighbours Mr and Mrs R Grimston
Mr and Mrs M Vandamme
and Mrs M Boycott
are located at
Elm Farm. Partway and Swalcliffe House**

Outline of Site of Application 14/00801 ———

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Summary of Objection Made by Mrs Michelle Boycott, Mr and Mrs Robin Grimston and Mr and Mrs Marc Vandamme

1. The objection relates to the extent and scale and lack of clarity of the proposed equestrian activities proposed by Swalcliffe Park Equestrian Ltd (SPE) which will and already do:
 - increase traffic on small unclassified roads to a severe and unacceptable level;
 - generate noise in an area identified as tranquil;
 - erode the rural character of the Ironstone Downs Area of High Landscape Value and setting of the Swalcliffe Conservation Area by reason of the parking and level of use which fail to take proper account of the value of the existing landscape; and
 - fail to address the impact on the amenity of local residents particularly relating to the larger equestrian events.
2. The application misrepresents the true level of use of the 28 day Permitted Development Rights. A record of Events with more than 50 riders in attendance has been noted by the Objectors which confirms the use currently is well in excess of 50 days a year and well beyond the 28 days allowed by permitted development. **The larger events should be subject to planning control.**
3. The Objectors refute a number of references in the Applicant's Submission which refer to: *"continued equestrian use"* and *"since the early part of the last decade events have been taking place on a more or less continuous basis"*. In their view these references are wholly misleading and give the uninformed reader a distorted impression of the history of equestrianism at SPE. These references are directly contradicted by aerial photographs from 2004, 2006, 2009 and 2010. The fact the Applicant cannot apply for a Certificate of Lawful Use (Existing) is testimony to this.
4. The application does not identify the 80m x 80m grass arena mentioned in the Planning Statement. Each permanent cross country fence requires planning permission. No clear indication is given as to how the site will be accessed either for events or day to day.
5. There is no business case submitted with the application to show how the development is farm diversification. It is more accurately described as a new business in the countryside. The need for the facilities in the area is questionable. The development apparently provides two part time jobs but does not explain why.
6. The Objectors are concerned that the planning application omits a number of facilities necessary to run equestrian events and competitions and fear a series of future planning requests, each justified on the basis of applications previously granted.
7. As presented this application potentially generates a significantly greater level of activity on a daily basis close to the Objectors' houses.



A B C *Narrow unclassified lanes are not suitable to accept the increase traffic levels*

D E *Permanent and longstanding temporary fences on the site are not covered by the planning application*

F *An Area of High Landscape Value*

1. Policy

National Planning Policy Framework March 2012 (NPPF)

- 1.1. The NPPF recognises the three pillars of sustainable development, economic, social and environmental. It recognises the intrinsic beauty of the countryside and the need for vibrant communities. In section 3 the NPPF supports economic growth in rural areas to create jobs and prosperity. It also supports farm diversification. It does not support enterprises that detract significantly from the amenity of neighbourhoods.
- 1.2. The Core Planning Principles set out that local people should be able to influence their local surroundings and “always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”.
- 1.3. The development of the site and the obfuscated extended use of the 28 Day Permitted Development Rights significantly detract from the amenity of the area.
- 1.4. This particular proposal generates little in the way of extra employment (two part time staff). No business plan is presented to show how this “diversification” will enhance Taylor Farm’s or SPE’s income.
- 1.5. Section 4 of the NPPF which promotes sustainable transport paragraph 32 sets out the requirement for a Transport Statement where significant amounts of movement are proposed. The policy requires “safe and suitable access to the site can be achieved for all people”. It is felt that the cumulative impacts of this development have not been properly assessed and the impacts are potentially severe contrary to paragraph 32 of the NPPF.
- 1.6. The lanes in the vicinity of the application site are used for a variety of recreational uses. The proposed car park is too small. The horse related traffic will detract from the enjoyment of the area by users of existing bridle paths, walkers and cyclists from the two adjoining villages of Sibford Ferris and Swalcliffe.
- 1.7. The proposals conflict with Paragraph 109 of the NPPF which requires that “the planning system should serve to protect and enhance valued landscapes”.
- 1.8. The proposals also conflict with Paragraph 123 of the NPPF which states planning decisions should “protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason”.

Cherwell Local Plan (1996)

Saved Policy AG-5 'Development Involving Horses'

1.9. The policy states:

Proposals for Horse Related Development will normally be permitted provided:

- (i) The proposal would not have an adverse effect on the character and appearance of the countryside
- (ii) The proposal would not be detrimental to the amenity of neighbouring properties
- (iii) The proposal complies with other policies in the plan

1.10. Whilst acknowledging it is a permissive policy this objection clearly demonstrates that this development does have an adverse effect on the character of the countryside and is detrimental to the amenity of neighbouring properties.

1.11. The proposal also conflicts with other policies in the plan which includes C8, Sporadic Development in the Countryside and C10 which relates to Scale of Development Compatible with a Rural Location.

1.12. Policy R2 relates to new sporting and recreation facilities in the countryside and makes the point that the "establishment of such activities should not be detrimental to the rural environment".

TR7

1.13. This policy states that development that would regularly attract large commercial vehicles or large numbers of users onto unsuitable minor roads will not normally be permitted. The Transport Statement clearly shows that this policy is breached.

C7 Landscape Conservation

1.14. It is contended that the development harms the topography and character of the landscape. This is also contrary to paragraph 109 of the National Planning Policy Framework.

C13

1.15. This policy relates to Areas of High Landscape Value and requires careful control of the scale and type of developments to protect the character of the Areas.

Cherwell District Emerging Local Plan

1.16. Although awaiting comment the emerging Local Plan reflects current thinking.

1.17. Policy EMP 7 refers to Farm Diversifications and sets out that they:

- (i) Are of a type, size or scale appropriate to their rural location
- (ii) Will not cause harm to the character and appearance of the countryside in terms of its landscape, ecological historic or amenity value
- (iii) Will not involve the permanent loss of best and most versatile land
- (iv) Will not lead to a conflict between established agricultural interests and other land uses
- (v) Reuse existing rural buildings where available
- (vi) Will not give rise to excessive or inappropriate traffic and will wherever possible contribute to the general aim of reducing the need to travel by private car

This development fails tests (i), (ii), (iv) and (vi) of the policy.

The intensification of use will lead to more traffic and more pressure on the site for parking.

There is a question which is whether the predominant use of Grange Farm is equestrian or agricultural. It must be remembered the agricultural land, particularly with the new anaerobic digester, generates a level of traffic and activity and which equestrian use will only increase.

1.18. Policy EMP11 refers specifically to Development Involving Horses and endorses development provided it does not have an adverse effect on the character and appearance of the countryside and that the proposal is not detrimental to the amenity of neighbouring property.

1.19. It is argued that this proposal by SPE fails on both counts.



G H I Elm Farm and Partway directly overlook the site

J K Events attract considerable traffic and require multiple facilities to be set up for the duration

2. Introduction

- 2.1. This objection to application 14/00801 is submitted on behalf of the three households who live immediately adjoining the application site and who are the most affected by the proposals.
- 2.2. The Objectors, Mr and Mrs Grimston, Mr and Mrs Vandamme and Mrs Boycott know the applicants well, and make this objection with some reluctance. Attempts to discuss issues at an earlier stage have been unsuccessful.
- 2.3. The Objectors take great issue with Paragraph 29 of the Applicant's Planning Statement which says "*there does not appear to be any past or present history of complaints from any third parties in respect of the impact of the equestrian activities, in particular from such matters as traffic and noise etc*". This is factually incorrect and ignores the Objectors substantial objection to 13/01128 and 13/01295.
- 2.4. The locations of the Objectors' houses and the application are shown on the aerial photograph at the frontispiece of this document.
- 2.5. The objection is supported by three specialist reports and supporting documentation as follows:

Traffic

A report by Allen Rollings with traffic counts for a period, which includes an unaffiliated one day event held by SPE on 29 September 2013 with about 170 competitors and the hunter trial on 5 October 2013 with 90 competitors. The 2013 report has been updated with traffic counts taken for the week of the British Eventing One Day Event on 15 and 16 March 2014 and a commentary on the Applicant's Transport Statement. (The Traffic Reports)

Acoustic

A report prepared by acoustic consultant Dr Paul Cockcroft of Walker Beak Mason, which includes readings of noise levels taken at the events on 29 September 2013. (The Acoustic Report)

Landscape

A critique of the applicants' Landscape Visual Impact Assessment (LVIA) for the previous application 13/01295 and 13/01128 was been undertaken by Chartered Landscape Architect John Whitton of Portus & Whitton to consider the impact of the development on the Area of High Landscape Value. This report has not been updated to consider the Change of Use and the proposed car park, but the landscape issues highlighted in the report are still relevant. For information the site for the current application includes what was referred to in the previous application as "**28 Day Field**" and "**Top Field**". The proposed car park is shown in what was called "**Arena Field**". (The Landscape Report)

Aerial Photographs

Historic aerial photographs dated 2006, 2009 and 2010 of the site are included as Appendix1 to inform the comments on the length of time various parts of the site have been used for equestrian purposes. These photographs show the site as an arable field in 2006. In 2009 the "Top Field" is grass. The picture of Elm Farm in 2010 shows the "28 Day Field" to be an arable field.

- 2.6. A brief description of the sport of Eventing is attached as Appendix 2. The competition consists of a dressage test, a round of show jumps, followed by a round of cross country jumps.
- 2.7. A planning history of the site is attached as Appendix 3.



The Site



Grid at the Unauthorised Access from Main Street



Permanent Fences constructed without Planning Permission



Trade Stands

3. The Site

- 3.1. The site is located outside the development boundary of Swalcliffe. Swalcliffe is identified as a Conservation Area and the site forms part of the setting of the Conservation Area.
- 3.2. There are several non-conforming developments at Grange Farm which include the commercial use of two farm buildings as livery, the commercial use of the existing sand school, the car park and the development of permanent cross country jumps and grass arenas.
- 3.3. The land slopes from north to south. It is described by the Landscape Report as having key qualities of topography, complexity, variety, remoteness and tranquillity. There are mature trees potentially providing habitat for bats.
- 3.4. The perimeter in part is surrounded by a hedgerow (some mature and some newly planted on the western side). Historically, the land has been used in part for arable production and for grazing. This is clearly illustrated by the aerial photographs of the site dated 2004, 2006, 2009 and 2010 (Appendix 1).
- 3.5. The land to be used for the car park has natural gullies and undulations. Part of this area with its mature oaks looks as if it could be historic parkland.
- 3.6. There are long views into and out of Grange Farm, particularly from Grange Lane and for a distance of half to three quarters of a mile along the Bloxham Road.
- 3.7. Access to the site is from the B4035 leading onto a classified C road to Sibford Ferris and then to Grange Lane, a narrow (2.5-3m wide) gated lane.
- 3.8. Park Lane is directly accessed from the B4035 and leads to Grange Farm; it is narrow and used for on street parking by residents so it cannot accommodate horse transporters. In response to this the applicants have erected signs on the highway (without permission) indicating that horse traffic should approach from the Sibford Ferris Road.
- 3.9. Traffic from the south travels the southern section of Park Lane, in effect the Southern extension of the Gated Road and some 2.5 – 3m wide, which is accessed via other small rural lanes.
- 3.10. The farmland is classified Grade 3. It is very free draining, especially the 28 Day Field. It allows events and schooling to be held throughout the year.
- 3.11. The farmyard at Grange Farm (the operational centre of the business) is a farmhouse together with a tight group of farm buildings.

4. The Planning Application for the Car Park and the Change of Use of Land from Agriculture to a mixed use of Agriculture and Equestrian

4.1. The application appears to rely on a planning justification based on farm diversification but presents no business case.

Landscape

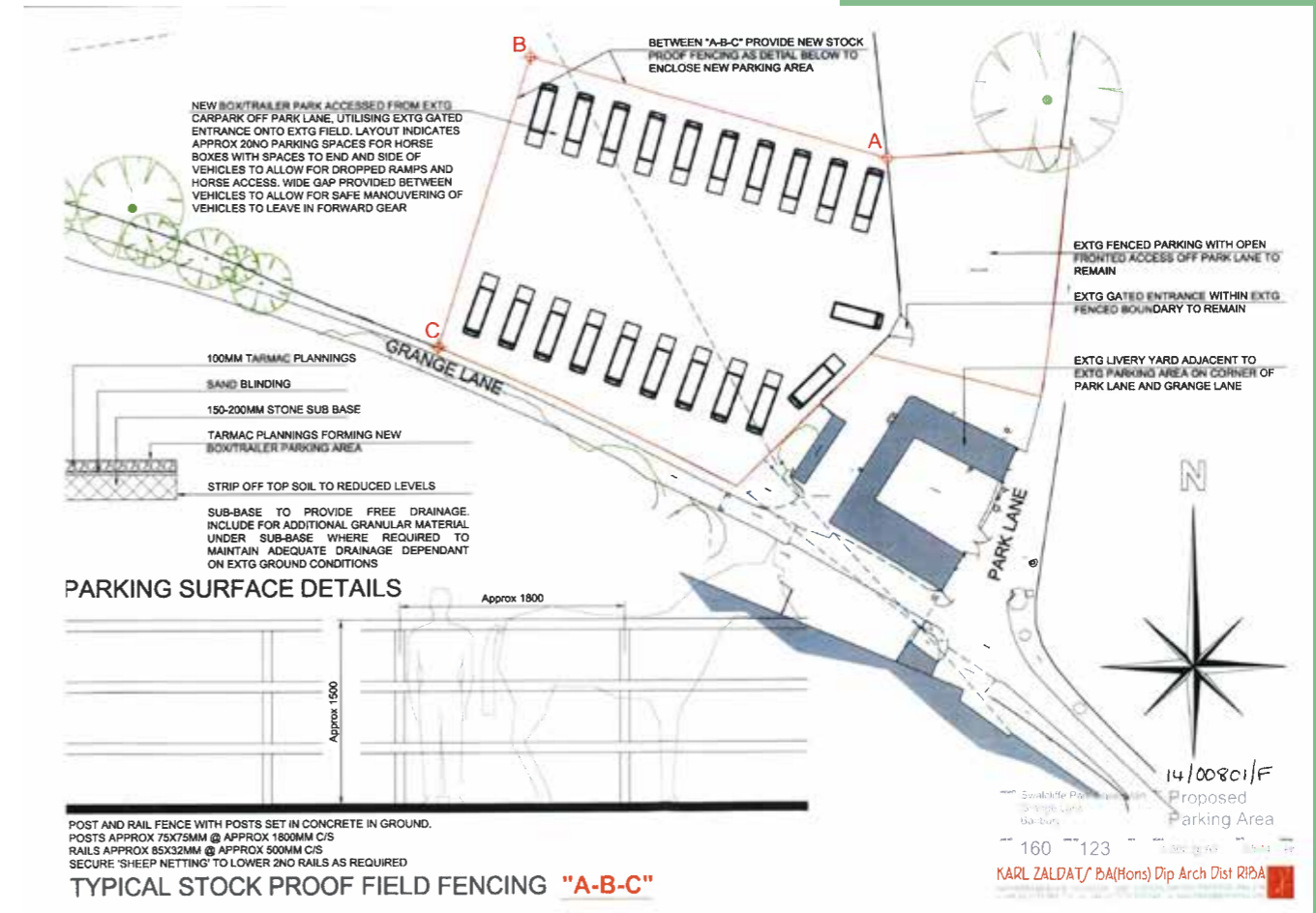
4.2. The Landscape Report sets out that the application shows a lack of understanding of the value of the existing landscape and has failed to take proper account of the scale and extent of the proposed development and the substantial intensification of the equestrian use and traffic. The landscape is already compromised by the construction of the anaerobic digester.

4.3. The Landscape Report highlights:

- the key qualities of the Site's landscape stem from its very characteristic topography, complexity, variety, remoteness and tranquillity;
- the Site is bordered on two sides by quiet country lanes much used by local walkers and are a key component of connection to the foot path network. The lanes have views into the Application Site area, a significant part of which has an unspoilt pastoral character;
- the use, particularly the events, introduce a high level of non-agricultural elements and the extent of this use extends their presence in the landscape which can be clearly seen from the Bloxham Road near Lodge Farm and from the Gated road on the edge of Tadmarton Heath;
- the landscape is adversely impacted by the degraded roadside verges; and
- the Visual Envelope of the Site is extensive and has a cumulative impact with the site of the anaerobic digester.

4.4. The application includes no topographical survey of the car park field and extrapolation of the levels show there is a five metre change of level across the proposed car park. The site is not flat.

4.5. The existing car park has not been the subject of a planning application or subject of a certificate of lawful development. It is an unattractive feature and the proposed extended



Picture of Car Park Proposal - no levels are shown



Judges' Cars Parked at One Day Event in the 28 Day Field

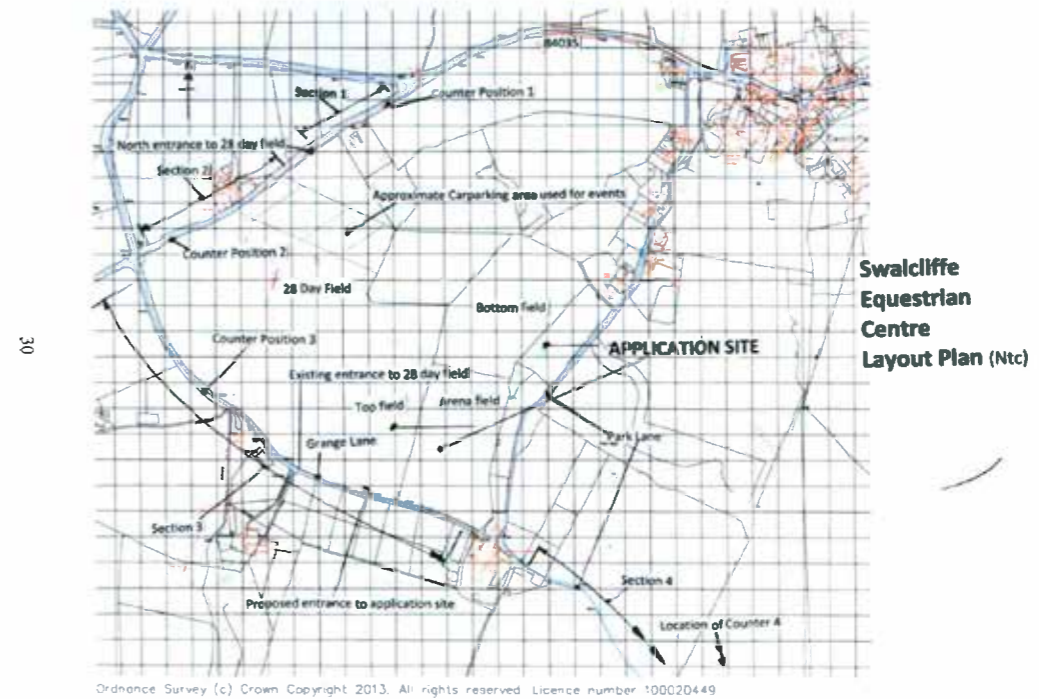


Significant Erosion to Lane Edges

car park will be a further intrusive and unattractive extension of the developed area. No connection is shown between the new car park and the land to be used for equestrian purposes.

Traffic

- 4.6. No thought has been given to the likely traffic congestion arising from the levels of activity proposed. The application will require participants using the new car park to approach the site via Grange Lane. Examination of the road verges of Grange Lane now shows significant erosion of the lane edges which confirms that the level of traffic is more than this rural lane is designed to carry with a consequent impact on the landscape character.
- 4.7. The Transport Report by Allen Rollings prepared following traffic counts in four locations, two on Main Street and two on Grange Lane shows the applicants' Traffic Report (with traffic counts in February 2012) to be completely misleading.
- 4.8. Extrapolating from the traffic counts Mr Rollings comments that a daily figure of



Ground reinforcement to reduce traffic wear on the access to the site

Location of Traffic Counters place around application site



Grange Lane 2.5m wide with one passing bay serving 2.15 kilometres of single track lane

50 participants assuming they use the new car park (the lower end of the range suggested in the application) will increase the use of Grange Lane by 34 per cent which is a significant increase. For larger shows it will be significantly more.

- 4.9. This is confirmed by the traffic counts taken for the British Eventing One Day Event on 15 and 16 March 2014 which shows a significant increase in traffic.
- 4.10. Grange Lane is 2.5m wide. From Main Street to the site (0.94Km) there is one passing bay. From the site via Grange Lane to the south, there is one passing bay serving 2.15 kilometres of single track lane.
- 4.11. The Traffic Report concludes that this level of use cannot be mitigated by passing bays but would need Grange Lane to be widened which will result in an unacceptable urbanising effect.

Ancillary Uses

- 4.12. The permanent fences include ditches, a sunken road, steps and a water complex with various other permanent fences. In the writer's experience each and every permanent fence should form part of the planning application. The application contains a woeful lack of information in this regard. Some temporary fences have been left in position for extended periods of time and the planning status of these should be addressed. There are permanent cross country fences outside the red line area.
- 4.13. The applicants' Planning Justification at paragraph 7 says "overspill temporary car parking is provided on the free draining grass". There is no reference as to where this will be.
- 4.14. The vagueness of the application fails to address the impact of ancillary uses on land adjoining the Objectors. The use of areas close to the Objectors' houses for dressage and show jumping arenas, parking, temporary stabling, camping, vehicle parking all detract significantly from the amenity of their property in terms of noise, traffic and



Steps built on the site in Top Field



Top Field - Permanent jumps not covered by any planning permission plus portable jumps stored



Bare patches where jumps have been left for some time

general disturbance. No mention is made of storing spare for portable fences, material to repair jump take off and landings, judges' boxes and show jumps. Once the change of use is granted there will be no control on this aspect of the site management.

- 4.15. The application does not consider provision of lavatories and possible first aid room or refreshment facilities. An indoor school which is provided at other equestrian venues close by could be seen as essential at a later date. A further concern is the poor water supply in the vicinity. Several properties in close proximity to the 28 day field rely on wells or boreholes and the development of this facility places further pressure on the water supply and its purity. We are advised that there are also surface water problems along Park Lane which will be exacerbated by an increased area of hardstanding.
- 4.16. The application does not include lighting. This will become an issue in winter when daylight fades as early as 3pm. Lighting in the car park will create light pollution in an otherwise very unspoilt high quality landscape.



5. The Use of 28 Day Permitted Development Rights and Larger Events

- 5.1. It is the Objectors' contention that 28 Day Permitted Development Rights are being used well in excess of the 28 days. It is not understood how the use covered by Permitted Development will be differentiated from the use with planning permission and if the numbers contravene the planning condition then permitted development cannot be used to breach that condition.
- 5.2. There are already permanent fences and a tanked water supply with stand pipes for the equestrian events. Access to the site is via an agricultural gateway about 10 metres from Partway with poor sight lines that was widened without planning permission. It is stated in the Applicant's traffic report it will be used as the main access to the site for events.
- 5.3. The record at pages 15 and 16 of the Applicant's Transport Statement shows events in 2012 without including periods of setting up or taking down. It was a year when several events were cancelled because of wet weather and several event days have no information on numbers.
- 5.4. Extrapolating from these figures suggests that the facilities for larger events are used for over 50 days each year.
- 5.5. In terms of numbers of participants the unaffiliated one day event on 29 September 2013 attracted 175 entries. The Riding Club Championships in August 2013 attracted 600 riders over four days.
- 5.6. The hunter trail on 5 October 2013 attracted about 90 entries and used a similar course to the unaffiliated event on 29 September 2013. The competition on 29 September began at 8am which meant competitors arrived from 7am.
- 5.7. The entries for the British Eventing Competition in March 2012 (the 2013 event was cancelled) totalled 497 horses over two days. The number in March 2014 was 460 horses over two days. The application states that an application has been made to British Eventing for a second date for an event to be held in the autumn.



Tanked water supply for the site in the 28 Day Field



Permanent fence on the site in the 28 Day Field



Entrance gate to the site



Permanent fence on the site in the 28 Day Field

- 5.8. A picture shows the parking on the application site for the unaffiliated event held on 29 September 2013. It can be seen from this that the parking was four rows deep and stretched from Partway (Mr and Mrs Vandamme's house) to Elm Farm where Mr and Mrs Grimston live).
- 5.9. In terms of the visual impact on the wider area the Applicant's site is highly visible.
- 5.10. The Objectors who live next to the site and who have unhappily tolerated the current use in order to be neighbourly view any escalation of the use of the site with great concern. The existing level of use which is well in excess of 28 days impacts severely on their amenity. They particularly take issue with the traffic generation, the parking, the overnight camps, the noise of tannoys and the visual impact of the horse transporters and portaloos.

Noise

- 5.11. The Acoustic Report concludes, following noise readings taken on 29 September 2013 that the area has low background noise levels and "the equestrian events and associated traffic have the capacity to cause disturbance in this area" and "It is strongly recommended that the applicants are required to prepare a noise assessment taking into account the low background noise levels and the busier events that can occur".
- 5.12. The Acoustic Report also says that "Partway and Elm Farm are at elevated locations with respect to the site (28 Day Field) and under conditions of a light wind from the application site towards these dwellings, the noise impact is likely to be significant".
- 5.13. This application serves to move the activities closer to the objectors' houses with further noise impact from general activity (horses and people) vehicle noise, dogs, loudspeakers, competitors, as well as show jumpint and dressage 'starter' bells or horns.
- 5.13. The objectors hold the view that the scope in terms of size and number of the larger events should be included as part of the planning application which should also cover all other unauthorised equestrian use, so a proper assessment can be made of the whole project.



Parking at unaffiliated one day event 29 September 2013



Examples of infrastructure and facilities including temporary stables, horse transporters, trade stands, portaloos, judges' boxes





Examples of infrastructure and facilities including temporary stables, horse transporters, trade stands, portaloos, judges' boxes



6. The Need for Environmental Impact Assessment (EIA)

- 6.1. The screening option deems that an EIA is not required for the new development. The EIA Directive (85/337) as amended) provides the framework which is set out in the Town & Country Planning (Environmental Assessment) Regulations 2011. Regulation 3(4) states that the relevant planning authority “shall not grant planning permission or subsequent consent pursuant to an application unless they have first taken the environmental information into consideration, and they have stated in their decision that they have done so”.
- 6.2. The development at SPE is not within the development listed in Schedule 1, but potentially will fall within Schedule 2 because it may cause significant effects on the environment by virtue of factors including size, nature and location. If there is doubt the screening is required within three weeks of receipt of the application. The likely effects of the development should be considered at the screening stage with sufficient information provided by the developer (SPE) to allow consideration of secondary indirect and cumulative effects of the development.
- 6.3. The Objectors obtained a legal opinion from Anthony Crean QC on various matters connected to the case. The Opinion was clear that the equestrian activities carried out by the land owner fell within Paragraph 13(a) of Schedule 2 of the EIA Regulations 2011 and that the Council is under a strict legal obligation to apply the EIA Directive.
- 6.4. The European Commission Guidance on EIA Screening (June 2001) provides a checklist. The list includes 27 points. It is contended that this application should be screened because:
- The project will cause changes to the local land use and topography over an area in excess of 24 hectares
 - It will affect an Area of High Landscape Value
 - It significantly and adversely affects highways in the vicinity of the site
 - The project has a considerable visual impact that is not clearly set out in the planning application
 - The application is not clear as the full impact because of the failure to set out a clear statement as to how the smaller and larger events are to be managed in terms of access, parking, noise and other ancillary requirements.
- 6.5 Clearly an EIA assessment **is** required.



Parking on Grange Lane



A Small Lorry on Grange Lane

7. The Need for the Development

7.1. No justification of the need for the development is shown. There would appear to be extensive provision of good quality equestrian facilities (arenas and cross country schooling) within a radius of 30 miles. A search showed 24 equestrian establishments including riding schools within this distance. The additional facilities, such as indoor arenas, should be noted at a number of the facilities.

7.2. Places providing schooling facilities with cross country fences for hire are:

Oaktree Farm, Bloxham	3.5 miles
Lyneham Heath, Chipping Norton	15 miles
Crown Farm, Ascott under Whychwood	15 miles
Washbrook Farm, Aston le Walls	16 miles
Foxhill Farm, Eydon	17.5 miles
Willicote Equestrian Centre, Clifford Chambers	17.5 miles

7.3. For ease of reference extracts from their websites are attached as Appendix 4.

7.4. From this information the need for this facility at Swalcliffe is questionable and this is not addressed in the application.

8.0. Conclusion

8.1. Mrs Boycott, Mr and Mrs Grimston and Mr and Mrs Vandamme object to this application which affects the amenity of their property because:

- The site is too small to provide enough space for the level of activity proposed which is :

“unrestricted activities for up to 50 riders per day with the larger events to take advantage of permitted development for up to 28 days per year”
- The roads providing access to the site is a network of small rural lanes totally unsuited to the levels of activity proposed. The impact of the traffic will be severe.
- The Objectors have to date, tolerated the level of activity which well exceeds 28 days allowed by Permitted Development Rights. All the unauthorised equestrian development at Grange Farm should be within the planning application area so the impact of the development can be assessed and controlled appropriately. Each permanent cross country fence should be identified.
- The application results in development which adversely impacts on the Area of High Landscape Value and detracts from the enjoyment of other users particularly walkers. The Site is very visible from public viewpoints and the events generate a considerable level of activity and noise.
- The existing unauthorised and proposed visually obtrusive car park is not of sufficient size to cope with the level of activity proposed.
- There is no business plan for any part of the development which generates very little employment.

8.2. The planning authority is respectfully asked to refuse this planning application.

APPENDIX 1

Aerial Photographs in 2006, 2009 and 2010

2006







2010

APPENDIX 2

The Sport of Eventing

The Sport of Eventing

In order to event, riders have to train in all three disciplines; dressage; show jumping and cross country. A one day event requires riders to complete a dressage test, jump a round of show jumps and complete a cross country course.

It is an unusual sport because amateurs and professionals compete against each other. Some professional riders have HGV lorries which includes extensive living and storage space.

To host a one day event at affiliated level a large area is required to accommodate the three disciplines as well as space for competitors and their horse transporters, fence and dressage judges, temporary stables, food and trade stands, portaloos and spectators cars.

APPENDIX 3

Site Planning History

Site Planning History

In 2000, permission was granted by 00/00627 for development of stables in a vernacular farm building at Grange Farm. The permission is silent on whether the use is commercial or not, but it is now let as a livery yard to an independent operator. There is no planning permission for the existing car park next door.

The planning history also shows that in 2001, by reference 01/02227 conversion of part of stables barn into groom's accommodation was allowed.


An outdoor school with floodlights was allowed by reference 01/00850. It has permission for private use only so this begs a question as to the validity of the insurance if the sand school is used by livery clients.

There is a consented DIY livery yard with seven boxes and turn out located to close to Swalcliffe House.


A recent attempt by Taylor Farms to gain permission for a replacement "agricultural" building was made by reference 13/00835/AGD but the drawing was labelled stables and was consequently withdrawn by the applicants. It has since been resubmitted under reference 13/01128 for a building to accommodate 16 horses which was approved.

APPENDIX 4

Websites of other Equestrian Facilities within a 30 Mile Radius



TEL: 01993 832083
EMAIL: info@foxhillfarm.com



FACILITIES
Crown Farm Equestrian offers great facilities including Indoor, Outdoor and Lunge arenas.
We boast 40 individual turnout paddocks, 2 heated secure tack rooms, 24 hours supervision, 10 miles off road hacking, all weather gallops and a BE cross country course.


EVENTS
We hold many events and clinics here at Crown Farm from Dressage to Eventing to Showing. Please visit our [Events](#) page for details on upcoming events and how to enter.
We also hire out our facilities to the general public, please see our [Bookings](#) page for details and how to book.

WHY CROWN FARM?
Crown Farm has been an established livery yard for 11 years, we have built up and maintained an excellent base of clients over these years. We offer full, part and DIY livery, our liveries range from leisure riders to competition riders, there really is something here for everyone. We are a very, happy, reliable and organised yard that is fully staffed daily.

**THE CROSS COUNTRY COURSE IS NOW OPEN
PLEASE CAN YOU ALL FILL IN A DISCLAIMER (LOCATED IN THE SHED ON THE COURSE) BEFORE YOU USE THE CROSS COUNTRY COURSE AND LEAVE IT WITH YOUR PAYMENT**

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Welcome to Foxhill Farm

Foxhill Farm is located in the unspoilt countryside of South Northants midway between Banbury and Towcester. Owned and run by Lesley Smith this family run business offers the perfect environment for you to ride to your full potential.

The farm enjoys the benefit of outstanding facilities including:
- XC schooling course designed and built by Hugh Lochore
- A purpose built American barn housing stabling for 23
- 70m x 40m all weather menage
- Claydon Horse Walker
- Full set of competition showjumps
- Over 120 acres of turnout.
- All facilities are available for hire.

Set in beautiful countryside livery owners have the opportunity to hack down endless bridleways, by ways and quiet country lanes as well as having the perfect setting to prepare for competitions throughout the year.

Instruction on your own horse can also be provided by Lesley Smith, a qualified and highly experienced instructor. Group and individual lessons are available in all disciplines for every age and ability.

10:21:31

Find us on Facebook
Foxhill Equestrian
Foxhill Farm, Eydon, Nr Daventry
Northants, NN11 5QD
01993 760 230
enquiries@foxhill-farm.com

Lyneham Heath Equestrian

Home Page
Livery
Indoor School
Outdoor School
Holiday / Show Livery
Events / Competitions
Contact Us
Location Map

10:12:31

OAK TREE FARM

FACILITIES

Show-jumping paddock in the summer.



In addition, all hay and haylage is made on the farm and is of the highest quality.

We offer all-year turn out in well-maintained post and rail paddocks and a policy of separate fields for mares and geldings and introduction areas for newcomers.

Our facilities are excellent and include a Flood-lit School



<http://www.oaktreefarm.org/7.html>

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Washbrook Farm
One of the premier Eventing Centres in the United Kingdom and Home to the Aston-le-Walls Horse Trials

Facilities

Washbrook Farm extends to approx. 150 acres with 60 loose-boxes in 4 covered yards, an indoor school, international all-weather dressage arena, an all-weather show jumping arena, two grass gallops and an extensive range of innovative, well-built cross-country fences on carefully prepared ground. Facilities include a horse walker, lunge pen, well-fenced turnout paddocks, horsebox parking and grooms' accommodation.



There is a separate cross-country schooling field, where all fences have all-weather take-off and landing for pre-novice, novice and intermediate level horses and riders, including 2 water complexes and banks.

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Willcote Equestrian Centre
A friendly livery yard in the heart of Warwickshire & Gloucestershire




Home Page

Welcome to Willcote Equestrian Centre's website.

Set in the Warwickshire / Gloucestershire borders, we have lovely hacks on 140 acres, access to safe rides, with many fun rides operating only a short tow away.

We operate a friendly, relaxed and safe yard offering a range of liveries to suit all needs, indoor and outdoor schools and a cross-country course.

We are a British Horse Society approved livery yard ([click here to view listing](#))

We are also the home of Stratford-upon-Avon Riding Club, who hold training sessions and shows at our yard. [Click here for more information.](#)




Willcote Farm, Clifford Chambers, Stratford upon Avon, CV37 8LN
Tel: 01789 262369, Mobile: 07738 014579
www.willcoteequestriancentre.co.uk

We are very pleased to be hosting a Winter Dressage Series during 2013/14. For more information and schedule, please [CLICK HERE](#)



APPENDIX 5

Judith Norris Biography

Judith Norris Biography

I graduated from Reading University with an honours degree in Estate Management and I am a fellow of the Royal Institution of Chartered Surveyors. After working as a land agent for Strutt & Parker and The National Trust, I set up my own practice in 1987 dealing predominantly with rural estate management, rural planning and compulsory purchase matters.

Judith Norris Limited is a small, multidisciplinary practice offering design and planning. We are regularly involved in designing equestrian yards and resolving complex equestrian planning issues with an interest in the historic environment, especially historic planned landscapes.

I have continued my education at the University of Bath. I have been awarded an MSc in the Conservation of Historic Buildings and a Postgraduate Diploma in the Conservation of Historic Gardens and Cultural Landscapes.

I have a lifelong interest in horses. I keep and breed competition horses as well as a little gentle competing.

I have a strong involvement in the Country Land and Business Association (CLA). I am a member of its Policy Committee and Business and Rural Economy Committee, Chairman of its Planning Working Group and Equine Working Group and was responsible for writing the first draft of the organisation's Equine Policy and Equine Handbook.