

**Statement of Objection to Applications 13/01128 and 13/01295 made by
Swalcliffe Park Equestrian and Taylor Farms to Develop a New Stable Block,
Two Sand Schools with Parking and Change of Use of Land from Agriculture to Equestrian Use**



on behalf of

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

Direct Neighbours of Grange Farm
Swalcliffe
Banbury
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October 2013

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1 Aerial Photographs in 2006, 2009 and 2010

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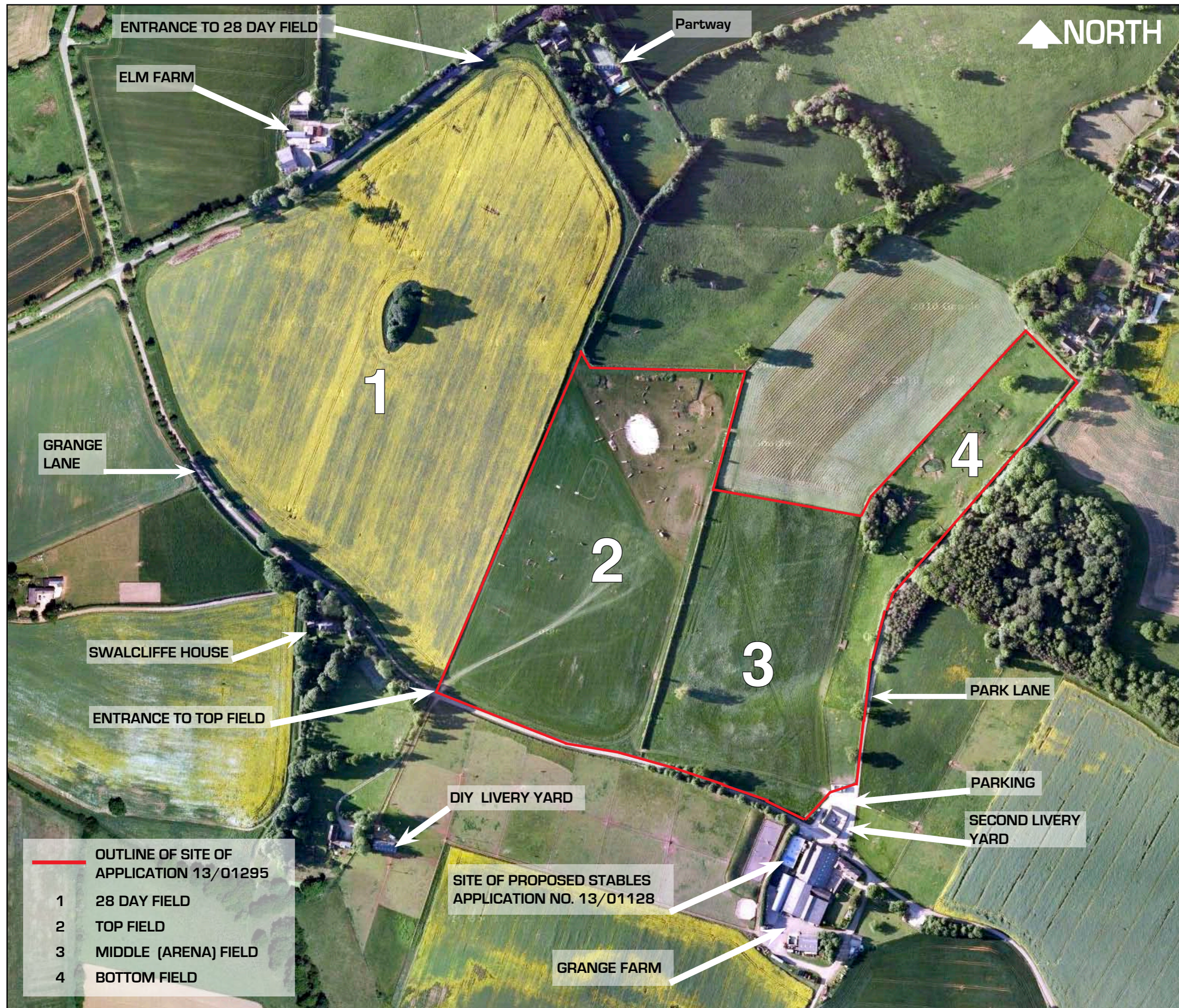
4 Websites of other Equestrian Facilities within a 30 Mile Radius

5 Judith Norris Biography

The document is supported by an objection on grounds of landscape impact by landscape architect Portus & Whitton.

A critique of the highway issues by consulting engineer Allen Rollings.

Acoustic survey by Walker Beak Mason.



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

IDENTIFICATION OF THE SITE AREA AND NEIGHBOURS' HOUSES, TOP FIELD (2), ARENA FIELD (3), BOTTOM FIELD (4) AND 28 DAY FIELD (1).

- OUTLINE OF SITE OF APPLICATION 13/01295
- 1 28 DAY FIELD
- 2 TOP FIELD
- 3 MIDDLE (ARENA) FIELD
- 4 BOTTOM FIELD

Summary Objection Made by Mr and Mrs Peter Boycott, Mr and Mrs Robin Grimston and Mr and Mrs M Vandamme

1. The objection relates to the extent and scale of the proposed equestrian activities proposed by Swalcliffe Park Equestrian Ltd (SPE) which will:
 - increase traffic on small unclassified roads to a severe and unacceptable level;
 - generate noise in an area identified as tranquil; and
 - erode the rural character of the Ironstone Downs Area of High Landscape Value by reason of the parking and arena development which fail to take proper account of the value of the existing landscape; and
 - does not correctly identify the application area within the red line.
2. The application obfuscates the true level of use of the 28 Day Field. Evidence kept by the objectors suggests use well in excess of 50 days a year and well beyond the 28 days allowed by permitted development.
3. The objectors refute a number of references in the Applicant's submission that reflect the sentiment: "continued equestrian use", "which since the early part of the last decade 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 2006, 2009 and 2010.
4. The application does not address the existing, undefined commercial use of the two livery yards. The existing sand school at Grange Farm only has permission for non-commercial use. Each permanent cross country fence requires planning permission.
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 provides only two part time jobs.
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.



A.



B.



C.



D.



E.



F.

- A. B. C.** Narrow unclassified lanes are not suitable to accept the increased traffic levels.
- D. E.** Permanent and longstanding temporary fences in top and 28 Day Field not covered by the planning application.
- F.** An area of High Landscape Value.



- G.** Existing livery yard with non-defined commercial use.
- H. I. J.** Elm Farm and Partway directly overlook the 28 Day Field.
- K. L.** Events attract considerable traffic and require multiple facilities to be set up for the duration.

1. Introduction

- 1.1. This objection to applications 13/01295 (made by Swalcliffe Park Equestrian (SPE)) and 13/01128 (made by Taylor Farms Swalcliffe) is submitted on behalf of the three households who live immediately adjoining the application site and who are the most affected by the proposals.
- 1.2. The objectors, Mr and Mrs Grimston, Mr and Mrs Vandamme and Mr and Mrs Boycott know the applicants well, and make this objection with some reluctance. Attempts, particularly by Mr and Mrs Boycott, to discuss issues at an earlier stage have been unsuccessful.
- 1.3. The turning point for Mr and Mrs Vandamme and Mr and Mrs Grimston was the large scale events in the summer of 2013. The neighbours were disappointed that no attempt was made to discuss the proposed development with them in advance of the planning application.
- 1.4. The locations of the objectors' houses and the application are shown on the aerial photograph at the front of this document. The parts of the application site are identified as Top Field, Arena Field, Bottom Field and 28 Day Field.
- 1.5. The objection is supported by three specialist reports 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 Traffic Report)

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) has 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. (The Landscape Report)

Diary and Photographs

A diary for part of 2013 has been kept by Mr and Mrs Boycott to show the excessive level of activity and use of the site not included within the application area, but relied upon in the application for temporary use of land for a period of up to 28 days.

Historic aerial photographs

Dated 2006, 2009 and 2010 of the site are included as Appendix 1 to inform the comments on the length of time various parts of the site have been used for equestrian purposes.

- 1.6. 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.
- 1.7. A planning history of the site is attached as Appendix 3.

2. The Site

- 2.1. The site is located outside the development boundary of Swalcliffe. It has been described in detail in the Landscape Report.
- 2.2. There are several developments at Grange Farm which include the undefined commercial use of two farm buildings as livery and the commercial use of the existing sand school, the car park and the development of permanent cross country jumps and grass arenas.
- 2.3. 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.
- 2.4. 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 2006, 2009 and 2010 (Appendix 1).
- 2.5. The land to be used for the arenas has natural gullies and undulations. Part of this area with its mature oaks looks as if it could be historic parkland.
- 2.6. 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.
- 2.7. 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.
- 2.8. 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.
- 2.9. 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.
- 2.10. 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.
- 2.11. The farmyard at Grange Farm (the operational centre of the business) is a farmhouse together with a tight group of farm buildings.
- 2.12. The new stable building the subject of application 13/021228 replaces an existing broiler shed (which has already been demolished) within the farmyard group close to the existing sand school.



A remote and tranquil landscape.



Site of proposed new stable building.



View of unauthorised car park.



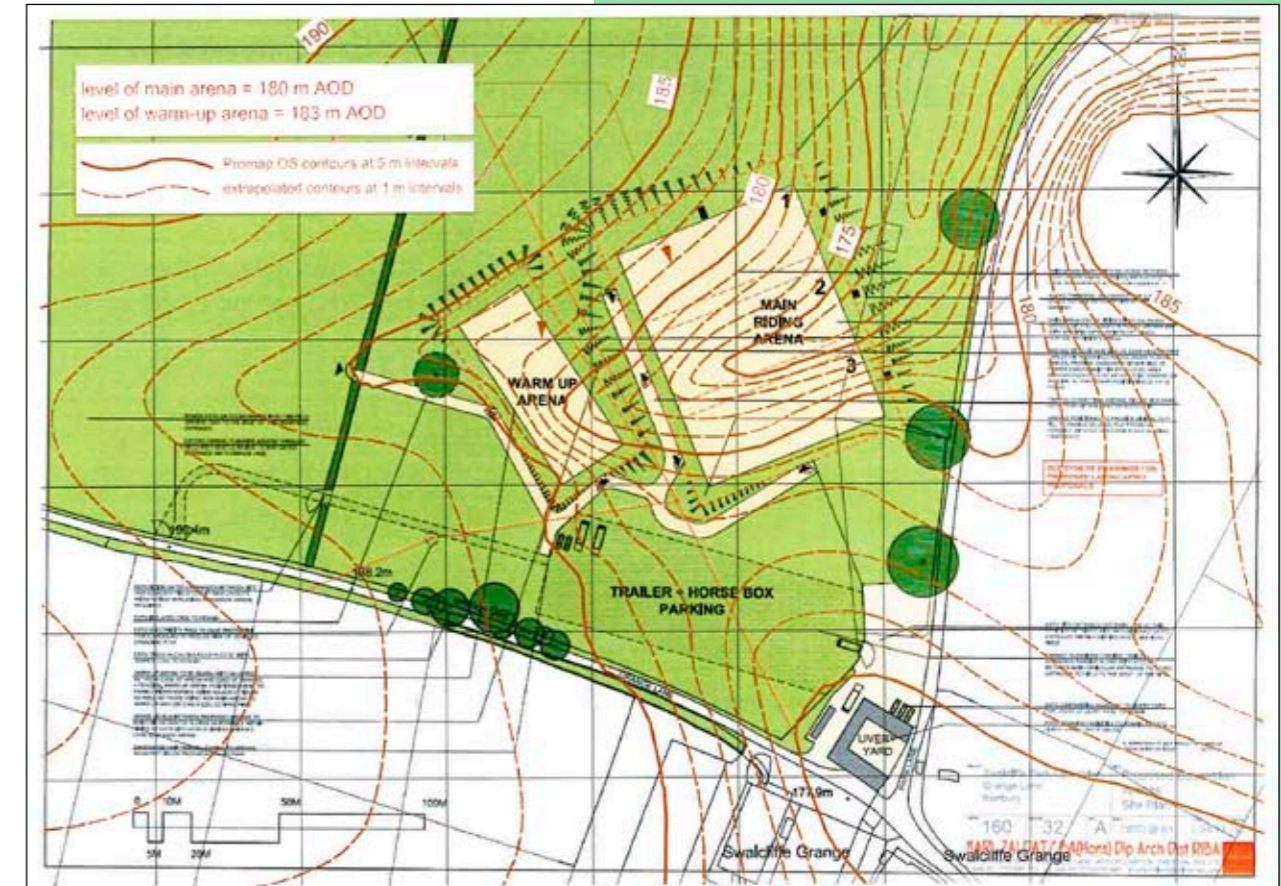
Cross-country and show jumps in 28 Day Field.



Unauthorised highway signs directing traffic to SPE.

3. The Planning Application for the Arenas, Car Park and the Equestrian Development in the Top Field

- 3.1. The application appears to rely on a planning justification based on farm diversification but presents no business case. The investment is likely to be considerable.
- 3.2. The Landscape Report completely disagrees with the applicants' landscape architect who concludes that the proposal would have no adverse effect upon the character and appearance of the area.
- 3.3. 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.
- 3.4. The application includes no topographical survey of the Arena Field (a serious omission given the importance of the local topography) and the applicants' LVIA only covers a fraction (5.65 hectares out of a total of 14.6 hectares) of the area within the red line. There is no physical demarcation of the extent of the site in the Top Field.
- 3.5. Submitted drawing sections of the proposed arenas show the site to be levelled to create a new platform 3 to 6 metres above the level of the lane with ugly steep banks. No explanation is given as to where the spoil will be found to raise the levels to this extent. The arrangement of the two arenas round the telegraph poles at odd angles is clumsy. The fencing will appear as an obtrusive and unnatural feature in the landscape, especially when viewed from the north. The point is addressed in detail in the Landscape Report at paragraph 3.8. The area of hard and artificial surfacing extends to about 3 acres.
- 3.6. The point is also made in the Landscape Report that the mitigation proposal includes planting and tree screen both of which will obscure attractive views across fields and that the straight edged planting is out of keeping in this landscape.
- 3.7. The applicants' assertion that the construction of the arenas is reversible is ridiculous in the light of the major and expensive engineering works that would be required.
- 3.8. 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 of itself and the proposed extended car park is too small to accommodate the use but will be a further intrusive and unattractive extension of the developed area. The effect will be compounded by the 'bitty' connecting paths and the straightness of the new four metre wide access road and kerbs on to Grange Lane.
- 3.9. No thought has been given to the likely traffic congestion arising from the levels of activity proposed. The application will require participants to approach the site via Grange Lane. Examination of the road verges of Grange Lane now shows significant



Topographical survey overlaid on proposed layout of Arena (Top) Field.



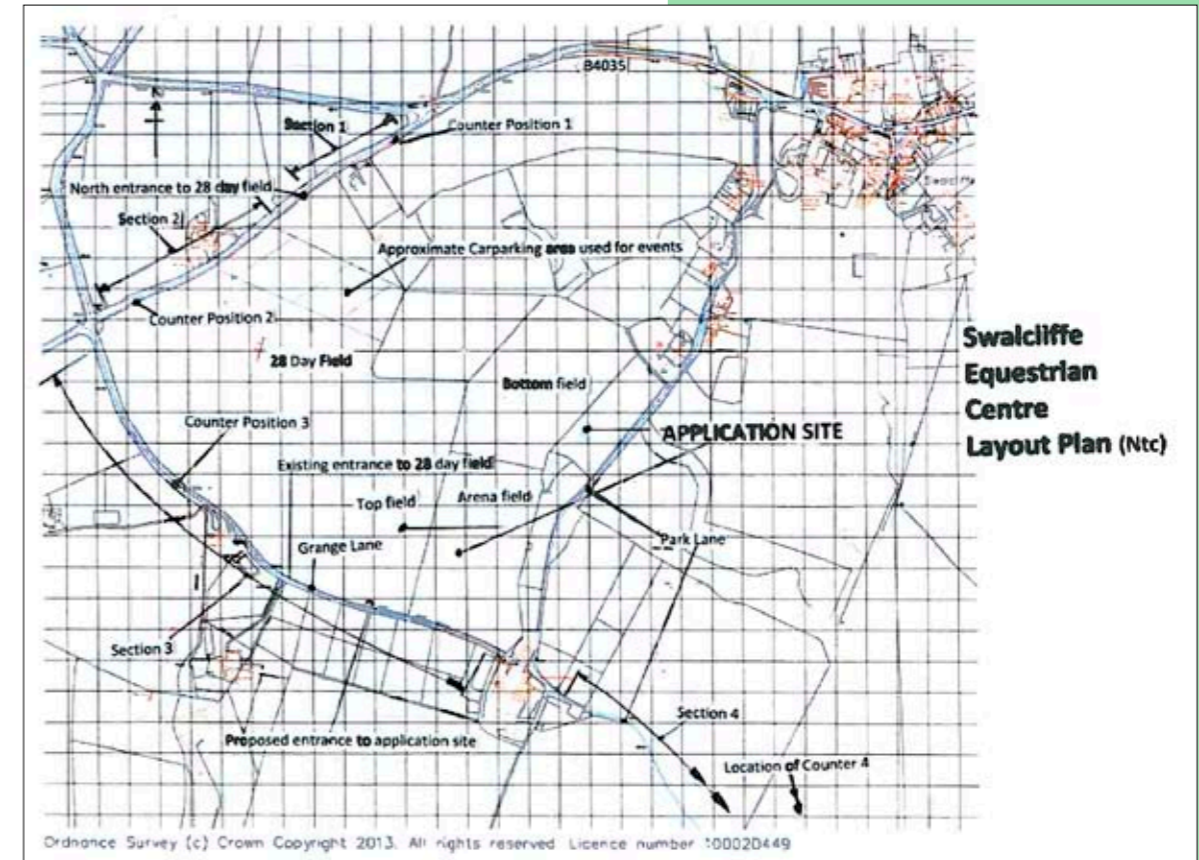
Judges cars parked at one day event in the 28 Day Field.



Significant erosion to Lane edges.

erosion of the lane edges which confirms that the level of traffic is more than this rural lane is designed to carry.

- 3.10. 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) to be completely misleading.
- 3.11. The traffic counts for the one day event on 29 September 2013 shows that on the basis the application was implemented (and access to the site was from Grange Farm) there would be an increase in traffic on Grange Lane of 542 extra vehicular movements. The impact is severe.
- 3.12. Extrapolating from this Mr Rollings comments that a daily figure of 50 participants (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.
- 3.13. Grange Lane is 2.5m wide. From Main Street to the site (0.94ha) 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.
- 3.14. 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.



Location of traffic counters placed around application site.



Ground reinforcement to reduce traffic wear on 28 Day Field.



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

- 3.15. 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 bare patches where fences have been left for some time.
- 3.16. The application does not address the intensification of use arising from show jumping and dressage shows which will utilise the new, large surfaced areas. Inevitably this will intensify the need for parking. 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.
- 3.17. 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. We are advised that there are also surface water problems along Park Lane which will be exacerbated by an increased area of hardstanding.
- 3.18. The application does not include lighting. This will become an issue in winter when daylight fades as early as 3pm. To make the investment financially viable a high level of use will be essential. It is anticipated it will lead to a future application for lighting for the arenas and car park which will create catastrophic light pollution in an otherwise very unspoilt high quality landscape.



Steps built in to 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.

4. The 28 Day Field

4.1. The submitted application only deals with a relatively small and undemarcated part of the area within the red line that is being used for equestrian activities. It is the objectors' contention that the 28 Day Field is being used well in excess of the 28 days allowed by permitted development rights and the 28 Day Field is much more integral to the equestrian activities at Grange Farm than the applicants admit.

4.2. This 28 Day Field is an essential part of the equestrian business and is already being developed with permanent fences and a tanked water supply with stand pipes for the equestrian events. Access to this field is via an agricultural gateway about 10 metres from Partway with poor sight lines that was widened without planning permission. It will inevitably be used as overflow parking for events held on the two new arenas.

4.3. The application in the Planning Statement attempts to claim that certain parts of the farm have been used for many years for equestrian use. The 2006 aerial photograph quite clearly shows Top Field is part of the 28 Day Field and is being used for growing corn. There is a gallop round the perimeter which has now been removed.

4.4. The 2009 aerial photograph shows the water jump and some other fences in the Top Field and clearly shows crops growing in the 28 Day Field. The October 2010 photograph shows the 28 Day Field as stubble. This completely contradicts the point in the applicants' Planning Statement at paragraph 6 where it states:

"By the early to mid-2000s there were a number of recognisable areas of land which had been given over exclusively to equestrian use . . . since the early part of the last decade these activities have been taking place on a more or less continuous basis, using fairly well established areas of former agricultural land".

4.5. The only area that this applies to is the jumps and use of the Bottom Field.

4.6. The objectors are clear that the intensification of use took place after 2010 when it is understood succession plans were being made for Grange Farm and Richard Taylor was keen to expand his equestrian business following his work as a course builder for the Olympics in Beijing in 2008. The business, Swalcliffe Park Equestrian was incorporated on 29 December 2011.



Tanked water supply 28 Day Field.



Permanent fence 28 Day Field.

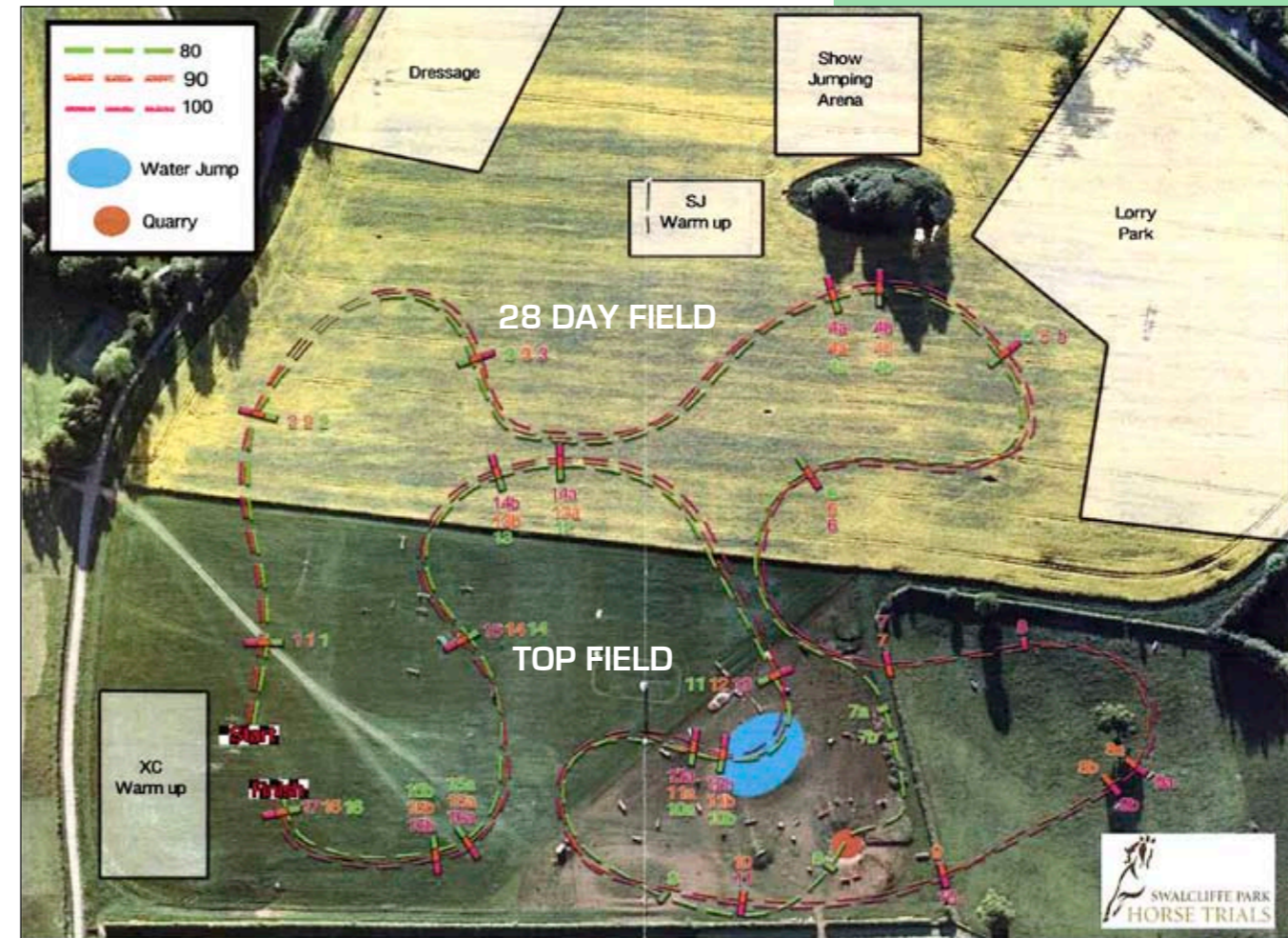


Entrance gate to 28 Day Field.



Permanent fence 28 Day Field.

- 4.7. The record at pages 16 and 17 of the applicants' Transport Statement shows the use of the 28 Day Field in 2012 without including periods of setting up or taking down. It was a year when several events were cancelled because of wet weather.
- 4.8. Extrapolating from these figures suggests that the cross country course including the 28 Day Field is used for well over 50 days each year. The Transport Statement list does not indicate the extent of activities covered by descriptions such as "HHPC Rally". On the balance of probability it is likely the Pony Club did use the 28 Day Field and the dressage arenas, show jumps and cross country jumps set up there.
- 4.9. Further evidence is provided in a diary kept by Mr and Mrs Boycott who overlook the 28 Day Field. The diary shows activity on the field during 46 days from February to May and July, August and September. Mr and Mrs Boycott were away for part of April and June so these months are not complete.
- 4.10. The course plan for the unaffiliated one day event on 29 September 2013 is attached which shows that the 28 Day Field is a key part of the event.
- 4.11. The hunter trail on 5 October 2013 attracted about 90 entries and used a similar course to the event on 29 September 2013. The competition on 29 September began at 8am which meant competitors arrived from 7am.
- 4.12. 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. There is a picture of the chaotic parking close to Elm Farm taken during this event.
- 4.13. The entries for the British Eventing Competition in March 2012 (the 2013 event was cancelled) totalled 497 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.
- 4.14. A picture shows the parking in the 28 Day Field 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



Course Plan for unaffiliated one day event 29 September 2013, showing 28 Day Field as a key part of the event and no physical boundary between the 28 Day and Top Field.



Parking at unaffiliated one day event 29 September 2013.

Vandamme's house] to Elm Farm where Mr and Mrs Grimston live].

- 4.15. In terms of the visual impact on the wider area the 28 Day Field is highly visible.
- 4.16. 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 28 Day Field 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.
- 4.17. The Acoustic Report concludes, following noise readings taken on 29 September 2013 and the objectors' houses close to the 28 Day Field 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".
- 4.18. 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".
- 4.19. The objectors hold the view that this field 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.



Access to 28 Day Field close to Partway.



Event parking overlooked by Elm Farm.



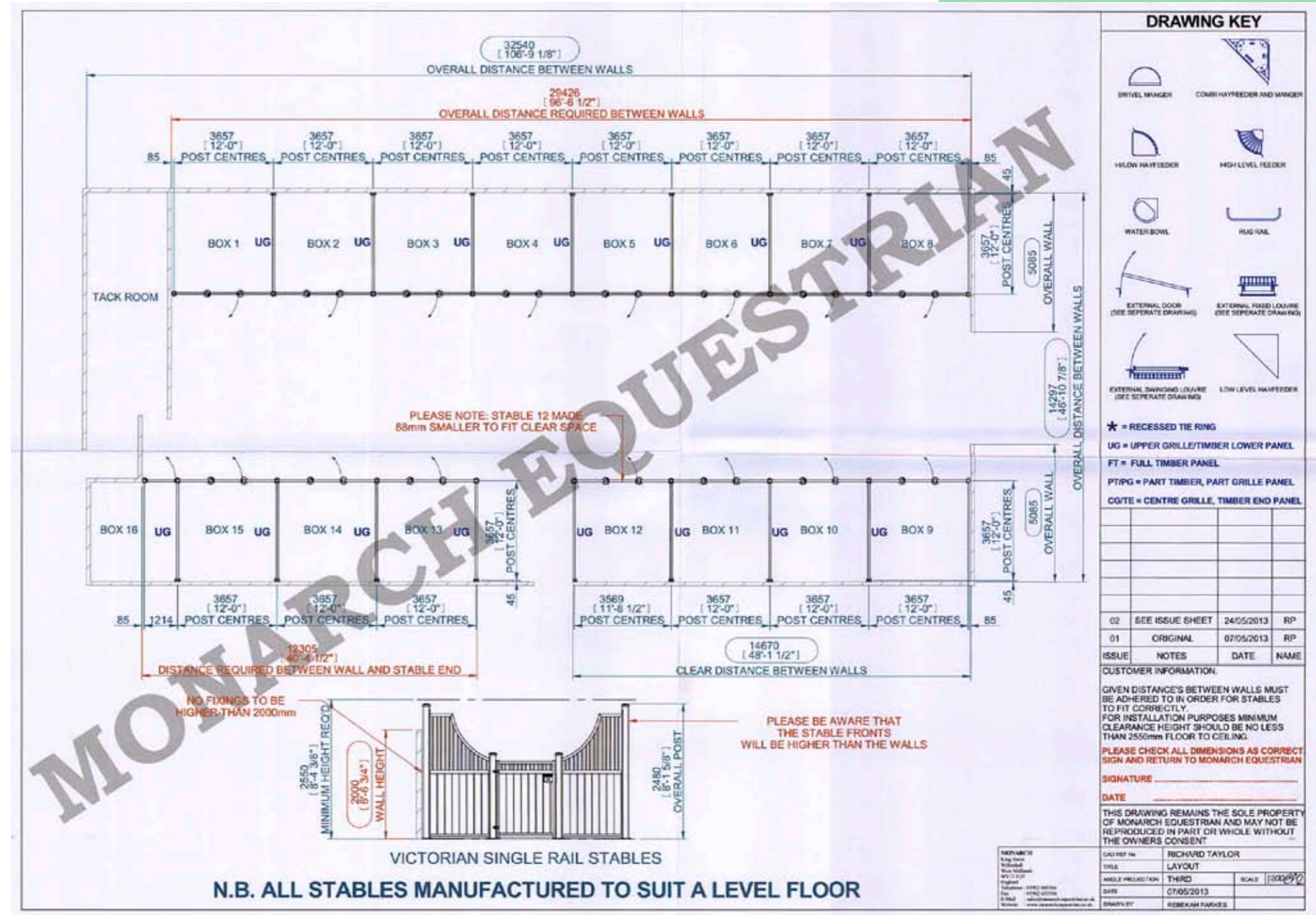
Event infrastructure and facilities in 28 Day Field overlooked by Elm Farm.



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

5. The Planning Application for the Stables

- 5.1. The drawing of the new building shows 16 boxes with very little storage or wash down or muck storage. As a stand-alone yard it is unsatisfactory.
- 5.2. The planning justification omits to mention who will occupy the stables, what sort of income will be generated for the farm. If it is a livery yard, where are the associated horse transporters to be parked? The planning application fails to mention the "Connected Party" status between SPE and Taylor Farms and whether the stables are for the benefit of SPE or whether for Taylor Farms which is also running a separate equestrian facility.
- 5.3. The proposed stables are fronted by a sloping concrete apron giving immediately onto Grange Lane. Leading 16 horses in and out of these stables, a daily occurrence will add to traffic congestion on Grange Lane.



New building layout.

6. The Need for the Development

6.1. 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.

6.2. 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

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

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

6.5. The enthusiastic endorsement of the application by letters from various supporters in 2012 was given six months in advance of the date of the submitted drawings so we are unclear as to whether they were consulted on the current scheme. The majority of supporters are users of Grange Farm whether as competitors, instructors or those involved with the sport generally and may be biased.

7. Policy

National Planning Policy Framework March 2012 (NPPF)

- 7.1. 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.
- 7.2. 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”.
- 7.3. Contrary to paragraph 109 of the NPPF, this development will detract significantly from this area of tranquillity and its High Landscape Value. The objectors take great issue with paragraph 54 of the submitted Planning Statement where it states:

“The applicants have good relationships with almost all of their immediate neighbours, many of whom take a keen interest in the activities at SPE. The applicants have where appropriate sought to discuss their proposal with neighbour and indeed these consultations with close neighbours have resulted in amendments to the scheme in an effort to address some points of concern raised.

The applicants are always keen to ensure that their activities and those of their customers do not negatively impact on the lives of other non-equestrian residents and they go to considerable lengths to address concerns that may be raised. In fact such issues are few and far between, largely due to the professional and responsible manner in which SPE operate”.

- 7.4. This proposal does not achieve this.
- 7.5. The development of the arenas and the obfuscated extended use of the 28 Day Field significantly detract from the amenity of the area.
- 7.6. 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.

- 7.7. Section 4 of the NPPF which promotes sustainable transport paragraph 32 sets out the requirement for a Transport Statement where significant amounts of movement area 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.

- 7.8. 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 walkers, riders and cyclists from the two adjoining villages of Sibford Ferris and Swalcliffe.

Cherwell Local Plan (1996)

Saved Policy AG-5 ‘Development Involving Horses’

- 7.9. 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

- 7.10. 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.

- 7.11. 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.

- 7.12. 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”.

Cherwell District Emerging Local Plan

- 7.13. Although awaiting examination the emerging Local Plan reflects current thinking.
- 7.14. 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. It is accepted the broiler shed would not be suitable for reuse as stables.

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.

- 7.15. 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.
- 7.16. It is argued that this proposal by SPE fails on both counts.

TR7

- 7.17. 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

- 7.18. 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

- 7.19. This policy relates to Areas of High Landscape Value and requires careful control of the scale and type of development.

C14 - Trees and Landscaping

- 7.20. At least one veteran oak tree would be lost. Proposed mitigation is considered to be poorly conceived.

9. Conclusion

- 9.1. Mr and 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
Events of 50-150 riders on no more than 40 separate days per year and
For 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 in the 28 Day Field but the use well exceeds 28 days. This field and 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. The arenas involve changing the historic land form. The car park access roads and paths and 28 Day Field are very visible from public viewpoints and the events generate a considerable level of activity and noise.

The existing unauthorised and proposed car park is not of sufficient size to cope with the level of activity proposed including the new stables.

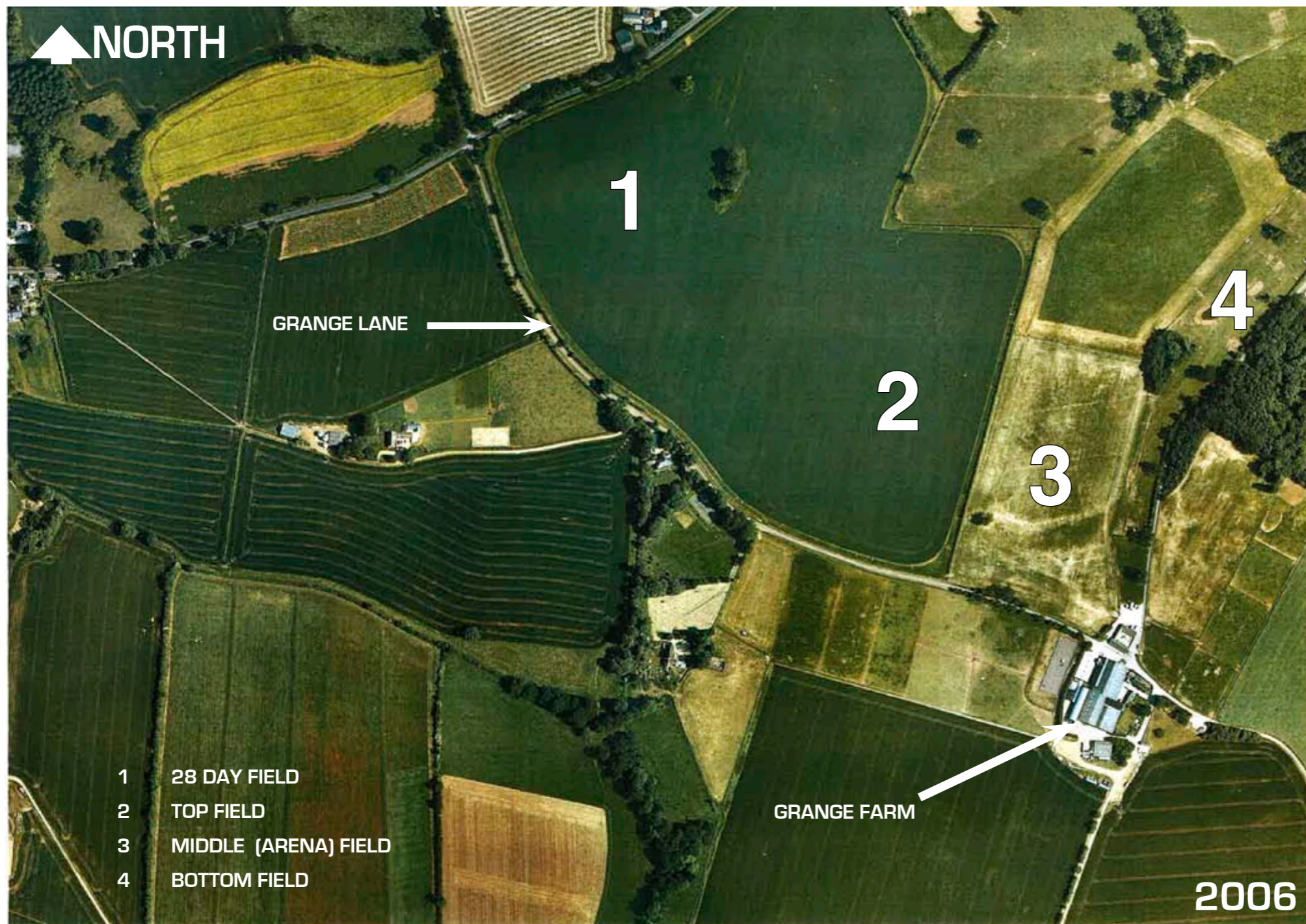
The stable application lacks essential detail as to its use.

There is no business plan for any part of the development which generates very little employment.

- 9.2. The planning authority is respectfully asked to refuse this planning application.

Appendix 1

Aerial Photographs in 2006, 2009 and 2010



Aerial View 2006

Shows Top Field [2] is part of the 28 Day Field [1] and is being used for growing corn. There is a gallop round the perimeter which has now been removed.



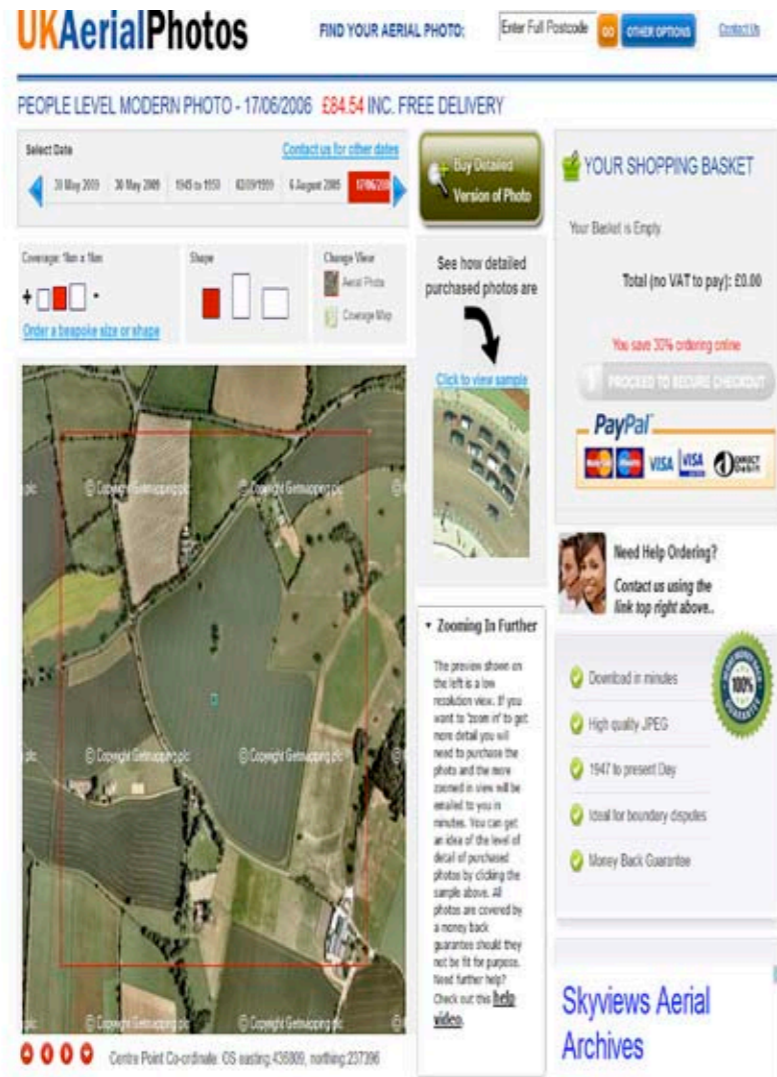
Aerial View 2009

Shows the water jump and some other fences in the Top Field [2] and clearly shows crops growing in the 28 Day Field [3].



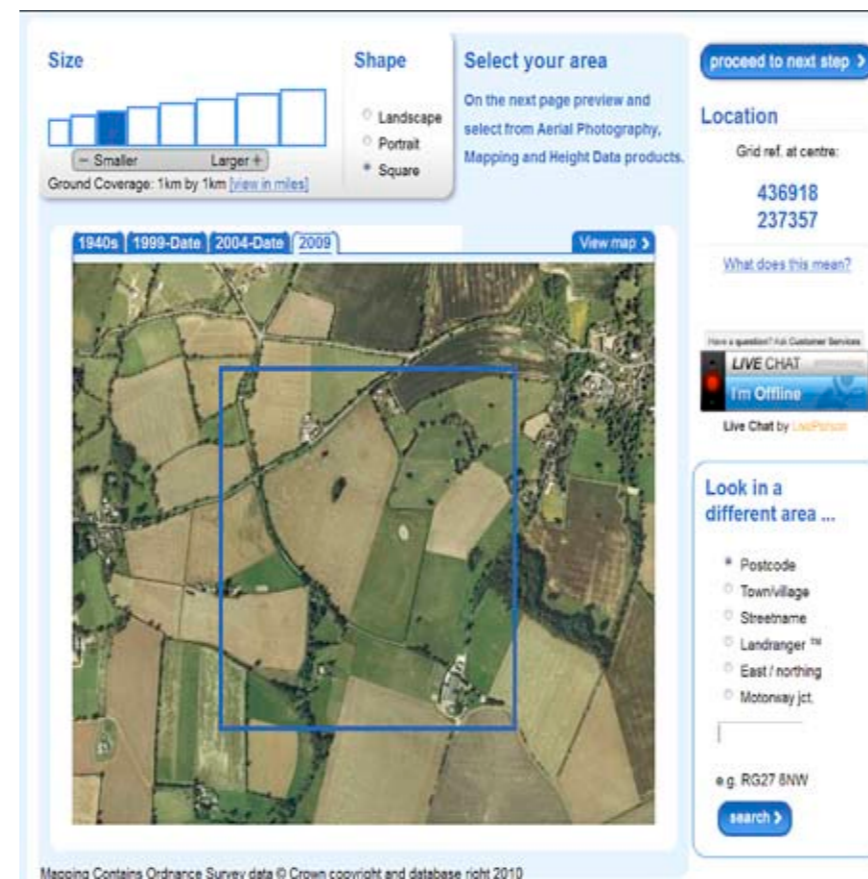
Aerial View October 2010

Shows the 28 Day Field as stubble.



2006 Aerial Photo details

<http://www.ukaerialphotos.com/viewer.asp?x=436748&y=237668>



2009 Aerial Photo details

www2.getmapping.com

Grid ref at centre 436750 237197

APPENDIX 2

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

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 DIY livery yard with seven boxes and turn out located close to Swalcliffe House that was granted permission by reference 06/02343.

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.

APPENDIX 4

Websites of other Equestrian Facilities within a 30 Mile Radius

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Links

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



Stabling for 20 Horses



Lunging Arena

Canteen with cooking, washing facilities and toilet.

Picnic & BBQ area



Use of the Cross-Country Course at a reduced rate.

With Spectacular views at no extra cost



www.oaktreefarm.org

Oaktree Farm, Bloxham, distance 3.5 miles
www.oaktreefarm.org



Lyneham Heath Equestrian

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Lyneham Heath Farm, set in the heart of the Cotswolds, offers superb Cross Country Schooling for £25 per horse.

Over 200 fences from 1'9" to 3'9" with 3 fabulous water complexes, a quarry, sunken road, banks, steps, mounds, coffins and much more... all designed & built by renowned Olympic course builder David Evans who returns every Autumn to add to our collection.

Call 01993 832 585 to book or call or text 07836 657 395 or email info@lynehamheathequestrian.co.uk



NEWSFLASH:

Hedge Hopping & Pre Hunting clinics with Jonty Evans & Simon Lawrance
14th, 19th, 28th Oct & 4th Nov
Hedge Hopping info
Pre Hunting clinic

XC OPEN

subject to ground conditions

email us to be added to our database



Lyneham Heath Farm | Lyneham | Chipping Norton | Oxfordshire | OX7 6QQ || Tel 01993 832 585 || Mobile 07836 657 395 || email info@lynehamheathequestrian.co.uk

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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Lyneham Heath Equestrian, Chipping Norton,
distance 15 miles
www.lynehamheathequestrian.co.uk

Washbrook Farm, Aston le Walls,
distance 16 miles
<http://aston-le-walls.co.uk>



Livery Yard, Individual Turnout
Paddocks, Indoor and Outdoor School

TEL. 01993 832083
EMAIL. info@crownfarm.co.uk

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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

BILL LEVETT WINTER TRAINING CLINICS here at Crown Farm. See **EVENTS page** for full details

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 **Prices** 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.

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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**

Please call 01993 832083 to book - DO NOT EMAIL - Thank You


Part/Full Livery Spaces available on our friendly/ professional livery yard, call 01993 832083 for more information

Friendly yard offers Full, Part or DIY Livery
24 Hour Supervision of the horses
Individual Turnout Paddocks

Indoor School 44x22 with mirrors
Outdoor School 20x60 with show jumps
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BE Affiliated Cross Country Course
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Professional tuition available

Crown Farm, Ascott under Whychwood,
distance 15 miles
www.crownfarm.co.uk



Foxhill Farm
Eydon
Nr Daventry
Northants
NN11 3QB

01295 760 230
07774 126 926

enquiries@foxhill-farm.com

HOME ABOUT US EVENTS DIARY GALLERY CONTACT US USEFUL LINKS

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.



11:56:42

Find us on Facebook

Foxhill Equestrian
Foxhill Farm, Eydon, Nr Daventry
Northants, NN11 3QB
01295 760 230
enquiries@foxhill-farm.com

Foxhill Farm, Eydon, distance 17.5 miles
www.foxhill-farm.com



Willicote Equestrian Centre

A friendly livery yard in the heart of Warwickshire & Gloucestershire



Home Page

Welcome to Willicote 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.



[Home Page](#)

[Livery](#)

[Indoor School](#)

[Outdoor School](#)

[Holiday / Show Livery](#)

[Events / Competitions](#)

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[Location Map](#)

We are very please to be hosting a Winter Dressage Series during 2013/14

For more information and schedule, please [CLICK HERE](#)

Willicote Farm, C



Willicote Equestrian Centre

A friendly livery yard in the heart of Warwickshire & Gloucestershire



Events / Competitions

For more information on our upcoming Winter Dressage Series for 2013/14 including entry forms, click [here](#)

To view the latest results from our Summer 2013 series, click [here](#)
For a summary of the August 2013 meeting timing sheets, click [here](#)

The SUARC hold all their club training sessions at Willicote on Thursday mornings and the first and third Saturday mornings of every month.

For more information on SUARC, click [here](#)



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

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Willicote Equestrian Centre, Clifford Chambers,
distance 17.5 miles
www.willicoteequestriancentre.co.uk

APPENDIX 5

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.