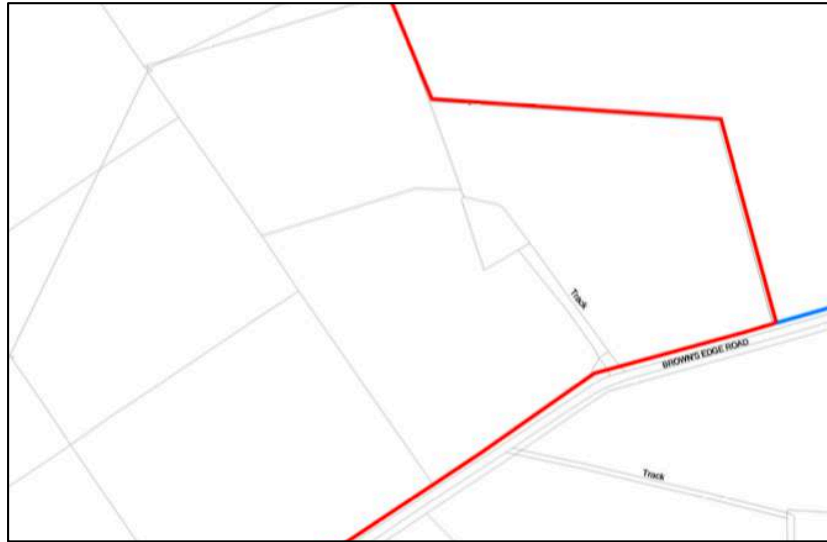




Broadstone Farm, Browns Edge Road
Supporting Statement
May 2019

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1.0 Introduction

This Supporting Statement is submitted to accompany a full application for an all weather cross country training facility, gallop track and associated car parking at Broadstone Farm, Browns Edge Road. The submission is made as part of the adopted requirements under the provisions of the Planning and Compulsory Purchase Act 2001 and advice set out in DCLG Circular 01/2006. It meets the requirements of 'The Town and Country Planning (Development Management Procedure) (England) Order 2010' and the guidance provided in 'Design and Access Statements How to Write, Read and Use Them' CABE 2006.

The application is supported by the following:

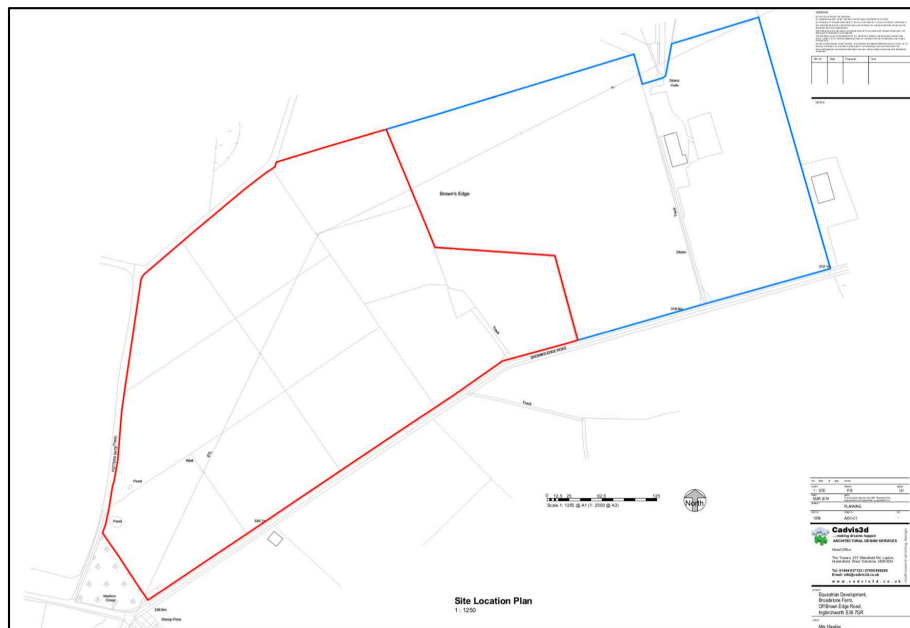
- Full plans and details
- Supporting Statement



2.0 The Application Site

The application seeks consent for an all weather cross country training facility, gallop track and associated car parking.

The application is submitted to support the development of the growing stud farm and livery business on site.



Site Location Plan

2.1 Planning History

Broadstone Farm has been subject to several planning applications in recent years. All of which have been working towards developing the equestrian business on site, and bringing its facilities in line with other similar international training venues throughout the UK.

Previous planning applications are:

2018/1190 - Erection of a permanent rural workers dwelling.
Undetermined

2018/0960 - Erection of combined indoor equestrian arena and agricultural storage barn. 12th March 2019 - Approved with Conditions

2014/1156 - Erection of a covered horse walker building and lunging pen. 13th October 2014. Approved with Conditions

2014/1078 - Erection of extensions to existing barn. 23rd September 2014. Approved with Conditions

2013/0907 - Erection of temporary rural workers dwelling. 28th August 2013. Approved with Conditions

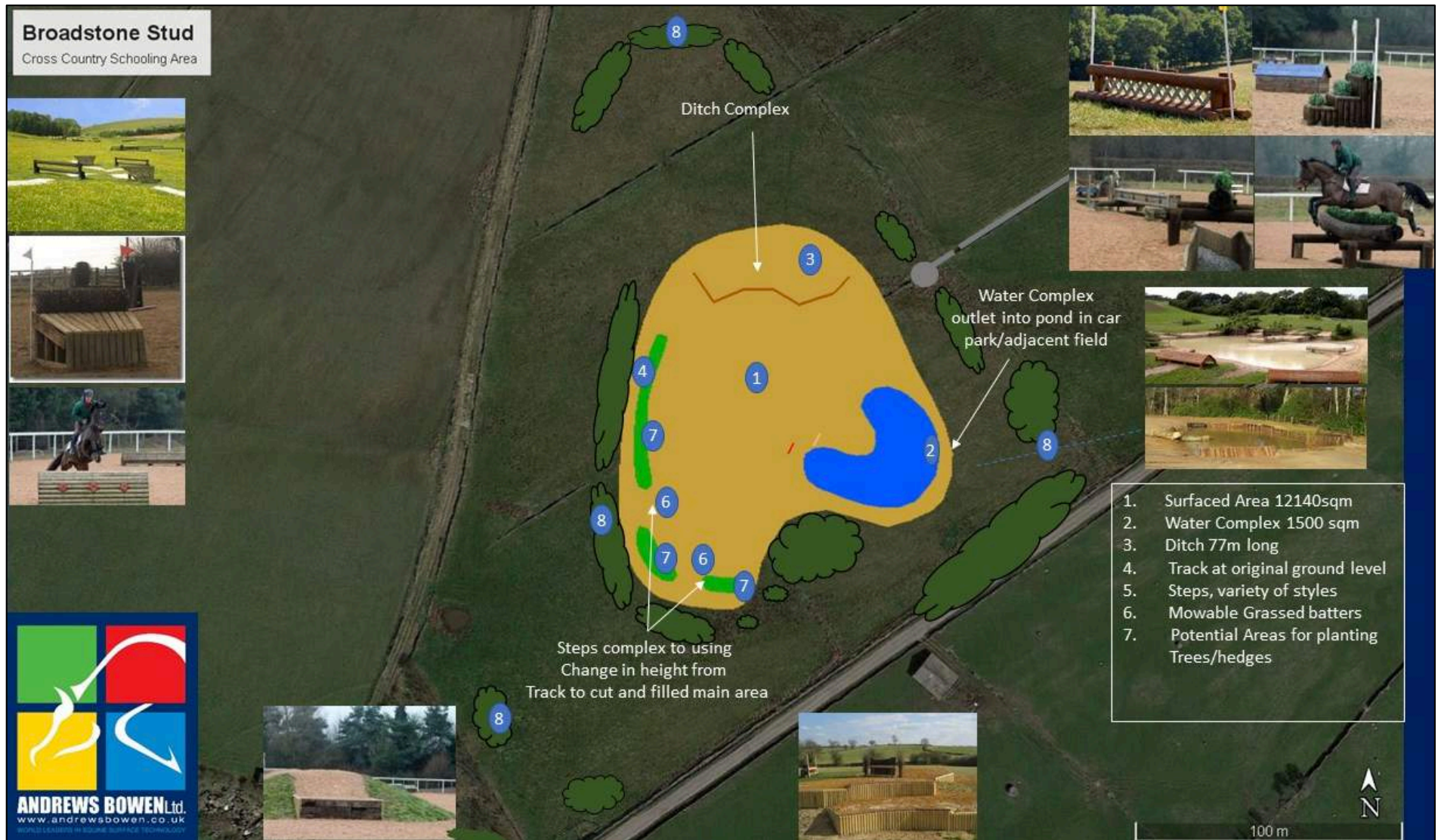
2013/0126 - Erection of a building for the purposes of hay and tack storage, use of the existing building, land and ménage as an equestrian livery (D2) and for the purposes of horse breeding. 13th February 2013. Approved Subject to Legal Agreement

3.0 Development Proposal

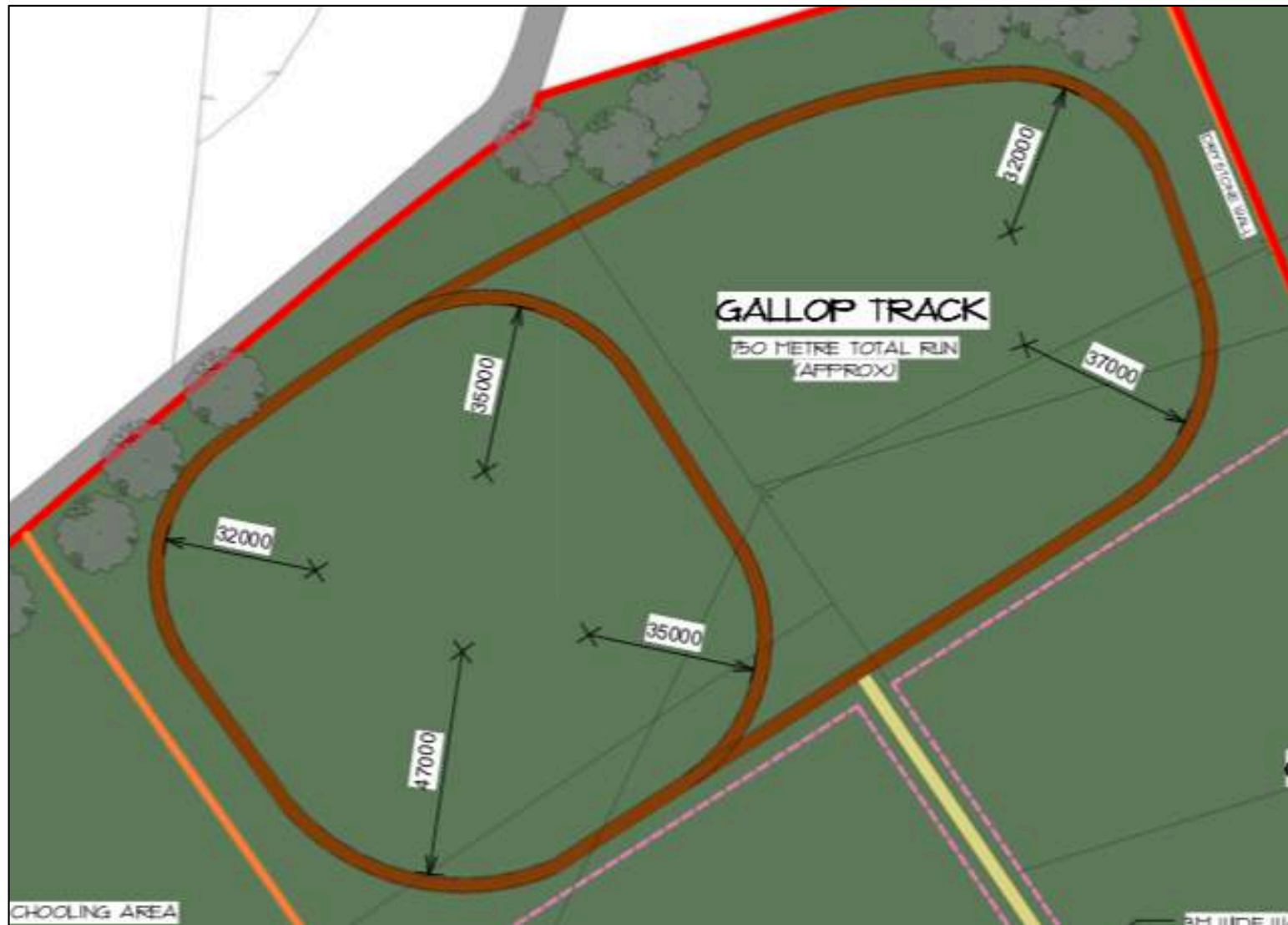
The proposed development includes an all weather cross country training facility, gallop track and associated car parking.

These are proposed to enhance the existing facilities on site and further develop the growing stud and livery business.





Proposed All Weather Cross Country Facility



Proposed Gallop Track

3.1 Background

To provide an overall outline of the business on site - a state-of-the-art stud farm/breeding/livery programme operates with respect to the level of facilities that are required, and the day-to-day activities that take place.

The application site is currently running a successful business in the breeding and training of the best possible mares and foals to achieve sporting excellence in the sport of eventing, and at present possesses 34 horses of this quality.

The applicant has represented Great Britain twice at European Championship level and is looking to develop a business which will provide the opportunity to breed and maintain horses of this calibre for the future. The applicant states that if these high standards are to be maintained then similarly high standards of training, breeding and stabling facilities need to be provided within a single site.

As the business has now been established and running for a number of years, the first horses out of the breeding programme are out competing on the eventing circuit. The applicant had three horses bred through the programme entered at the 2018 International Young Horse Championships, in the 4YO, 5YO and CIC** 7YO classes. Those horses are now aiming for the young horse classes this year, with horses being aimed at the international 8/9YO Championships at the end of 2019. This is testament to the level of competition that the applicant is aiming to produce horses to and for.

Alongside this the applicant provides financial stability to the breeding programme through the provision of a start-of-the-art livery service.

These proposed all-weather facilities will complement the existing equestrian facilities available at Broadstone Farm providing the applicant, livery customers and public customers within the locality with training provision available all year round helping support the needs of this sport.

These proposals are intended to further improve the equestrian facilities at the site bringing Broadstone Farm in line with similar international training venues throughout the UK. Comparable examples of which are included in section 4 of this report.

The potential introduction of these first class facilities has been made possible by the success of previous applications. This further intended significant investment will provide Broadstone Farm with much needed all-weather training facilities which will further support this successful rural business.

The location of the all weather cross country course and gallops has been carefully considered on the site - it is proposed that the location chosen is within close proximity to the existing facilities on site.

3.2 Scale & Size Justification

Broadstone Farm is an expanding equestrian facility aiming to provide equestrian training facilities to attract the top/elite of the sport.

Broadstone Farm and Stud specialise in the breeding and training of event horses and to give some background, eventing is an equestrian sport where a single horse and rider combination compete against other combinations across the three disciplines of dressage, show jumping and cross-country, and it is an Olympic sport.

A recently approved planning application for an indoor arena (which is now under construction) will provide much needed all weather training facilities for the dressage and show jumping phases, but there is still a significant lack of regional provision of all weather cross country and gallop/fitness training.

To expand on the lack of provision, the applicant is currently travelling over 2 hours to the nearest all weather cross country facility. This is obviously costly, restrictive and time consuming.

The development proposals have been drawn up to take account of existing international facilities across the country, which are considered to be of high quality in this field. The proposals are a minimum provision to ensure that everything needed within the sport is catered for. Providing a wide range of jumping efforts and obstacles, complete with ditch combinations, steps, banks and a water complex. All required to train sufficiently for the sport.

The proposals also cater for a wide range of levels, from beginners and babies (4/5 year old horses) encountering this experience for the first time, to more experienced advanced horses who are aiming to practice and improve technique and technical ability over a variety of more difficult jumps and combinations.

The gallops have been designed around best practice examples. Incorporating a shorter flat stretch and then a longer loop taking advantage of the existing terrain, with a longer hill pull to help with improving horses fitness and stamina. All the corners have been designed to correct regulations, to ensure that they aren't too sharp.

The facilities contained within this planning application would provide the applicant and livery customers based at Broadstone Farm with top quality training facilities. Furthermore, the facilities will be open to public bookings, therefore enabling local equestrian enthusiast to access such amazing facilities.

It is considered that the facility will be operated on an online booking system. This is a common feature now in this industry, with all of the case study examples in section 4 operating such systems.

It therefore allows people to book the use the facilities online, per horse and they choose a suitable, available slot. It is anticipated that there would be 5 booking slots per hour, allowing up to 5 horses to use the facility at any one time.

4.0 Case Study Comparisons

Location: Somerford Park Farm, Congleton, Cheshire

Facilities: 3 acre XC Technique Facility, linked by an all weather track to the large water jump complex



Location: Attingham Equestrian Centre, Tetsworth, Thame, Oxfordshire, OX9 7BY

Facilities: 4 acre all weather xc country facility. Fences include: Ditches & Trakehners, Banks & Mounds, Exceptional water complex



Location: Attingham Equestrian Centre, Tetsworth, Thame, Oxfordshire, OX9 7BY

Facilities: 1 mile circular gallops, 3 meters in width, enclosed by “Duralock” safety gallop rail



Location: Vale View Equestrian Centre, Old Dalby, Melton Mowbray, Leicestershire

Facilities: All weather cross country surface circa 10,000sqm. Including water complex, skinnies, coffins, trakehners and slopes which undulate to allow a real cross country simulation and is surfaced with Equestrian Surfaces Sound Track.



Location: Washbrook Farm, Welsh Road, Aston le Walls, Daventry, Northamptonshire, NN11 6RT

Facilities: 3.5 acres all weather XC arena including ramps, steps, banks, drops, ditches and water complex.



Location: Kelsall Hill Equestrian Centre, Organsdale Farm , Middlewich Road, Kelsall, Tarporley, Cheshire, CW6 0SR

Facilities: 4.5 furlong, public horse gallop for hire rising over 100ft from the Cheshire plains, wax coated Martin Collins all weather surface



5.0 Planning Policy

The proposed development is considered to be in general accordance with the relevant policies of the development plan, including those of the existing saved UDP and Core Strategy.

In particular the proposed development is supported by Policy CSP21 of the core strategy and Policy GS8 of the saved UDP Policies, both of which are outlined below:

CSP 21 Rural Economy

*We will encourage a viable rural economy by allowing development in rural areas if it:
supports the sustainable diversification and development of the rural economy; or results in the growth of existing businesses; or is related to tourism or recreation; or improves the range and quality of local services in existing settlements*

*Development in rural areas will be expected to:
be of a scale proportionate to the size and role of the settlement
be directly related, where appropriate, to the needs of the settlement
not have a harmful impact on the countryside, biodiversity, Green Belt, landscape or local character of the area
consider the re-use of existing rural buildings in the first instance; and
protect the best quality agricultural land.*

Policy GS8 Development within the Green Belt

Within the green belt, the construction of new buildings will not be permitted, except in very special circumstances, unless it is for the following purposes :

- A) agriculture or forestry*
- B) essential facilities for outdoor sport or outdoor recreation, for cemeteries, or for other uses of land which preserve the openness of the green belt and which do not conflict with the purposes of including land in it.*

In particular the scheme represents an expansion of the existing range of facilities offered by the applicant's established rural business, which itself provides principally for outdoor sport and recreation – a use which is supported in rural settings.

The proposed development has been carefully designed to ensure that its scale and design is not intrusive. The layout, design and size as proposed is considered to be required to provide a facility which is considered to be adequate for the needs of the equestrian sport it is intended for.

The scheme is specifically designed to harmonise with and hence not adversely affect the landscape character of the area, in accordance with the adopted landscape and design policies of the Local Plan.

It is considered that the proposals represent development which is in accordance with adopted development plan policies and which represents sustainable development consistent with the guidance set out in the recently revised NPPF of which **section 83 - Supporting a prosperous rural economy** states:

Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.*

On balance it will have limited overall impacts in terms of landscape and visual amenity, yet will make a hugely positive contribution to a sustainable rural business and the provision of outdoor sport and recreational space.

6.0 CABA Considerations

Use

The principle of development is established by way of an existing and established business on site. The proposed location of the development is well thought out in relation to existing infrastructure and buildings on site and is ideally located to facilitate management and everyday use. The location has been carefully considered to ensure impact on local amenity and character is at a minimum.

Amount

The application seeks consent for an all weather cross country training course, gallop track and associated car parking designed to suit the uses it is intended for.

Scale

The overall scale and massing has been wholly and carefully considered, to ensure that its scale and design is not intrusive. The layout, design and size as proposed is considered to be required to provide a facility which is considered to be adequate for the needs of the equestrian sport it is intended for.

Landscaping

The site at present is in use as a livery yard. Landscaping will be implemented to enhance the visual impact and provide screening and character.

Access

Safe, level and well lit access is provided for vehicles and pedestrians along the existing site access off Browns Edge Road. Automatic electric gates are proposed at the entrance, to provide additional security. These will be added at the existing entrance.

Appearance

The appearance has been carefully considered to reflect the character and appearance of the locality. It is considered that landscaping will screen where possible and the inclusion of planting will break up the scale of the development.