

Item No 02:-

16/03021/FUL (CD.9559)

**Land East Of Evenlode Road
Evenlode
Gloucestershire**

Item No 02:-

**Creation of equestrian yard and manege with associated access and landscaping
at Land East Of Evenlode Road Evenlode Gloucestershire**

Full Application 16/03021/FUL (CD.9559)	
Applicant:	Mr Bernie Wharfe
Agent:	Hunter Page Planning Ltd
Case Officer:	Martin Perks
Ward Member(s):	Councillor Julian Beale
Committee Date:	11th January 2017
RECOMMENDATION:	REFUSE

OFFICER UPDATE:

This application was deferred from the Planning and Licensing Committee held on the 14th December 2016 so that Committee Members could undertake a site visit in order to assess the impact of the proposed development on the character and appearance of Moreton-in-Marsh Surrounds Special Landscape Area (SLA).

Main Issues:

- (a) Equestrian Development in the Open Countryside
- (b) Impact on Character and Appearance of Moreton-in-Marsh Surrounds Special Landscape Area
- (c) Access and Highway Safety
- (d) Impact on Protected Species
- (e) Drainage

Reasons for Referral:

This application has been referred to Planning and Licensing Committee at the request of Cllr Beale who states 'I confirm that I would like this Application to go to Committee please because it does have quite strong support from the local community and I believe that its impact on the immediate environment should be debated and assessed by Members.' A separate application for a new equestrian establishment approximately 1km from this site is also to be heard by Committee Members at the meeting to be held on the 14th December.

1. Site Description:

The application site is located approximately 1.5km by road from the northern edge of the village of Evenlode. It is located approximately 3km from the centre of Moreton-in-Marsh. The site is located within Moreton-in-Marsh Surrounds Special Landscape Area (SLA).

The application site is located outside a Development Boundary as designated in the Cotswold District Local Plan 2001-2011.

The application site measures approximately 0.4 hectares (1 acre) in size. It forms part of a larger field which extends to approximately 2.5 hectares (6.25 acres) in area. The field is linear in form and extends in a roughly north south direction alongside Evenlode Road which is designated as a Class C highway. The field measures approximately 215m long by 100m deep.

The application site lies approximately at the midpoint of the main field. The field is bordered on all four sides by native species hedgerows and some trees. Agricultural fields lie to the north, east and south of the field. The western boundary of the field lies adjacent to Everlode Road. A grass verge and hedgerow separate the highway carriageway from the field.

The site is located within a Flood Zone 1 as designated by the Environment Agency. The southern boundary of the site is located approximately 10-15m to the north of a Flood Zone 3. The Flood Zone 3 runs alongside a stream which forms the southern boundary of the main field within which the application site is located.

2. Relevant Planning History:

CD.3645/A Erection of a dwelling for an agricultural worker. Construction of a new vehicular and pedestrian access. Refused 1987

3. Planning Policies:

NPPF National Planning Policy Framework
 LPR05 Pollution and Safety
 LPR09 Biodiversity, Geology and Geomorphology
 LPR19 Develop outside Development Boundaries
 LPR24 Employment Uses
 LPR31 Equestrian Related Development
 LPR38 Accessibility to & within New Develop
 LPR39 Parking Provision
 LPR42 Cotswold Design Code
 LPR45 Landscaping in New Development

4. Observations of Consultees:

Gloucestershire County Council Highways: No objection subject to conditions

Drainage Engineer: No objection subject to condition

Environment Agency: No comments

Environmental Health: No objection subject to condition requiring details of proposed lighting

5. View of Town/Parish Council: Object - see attached

6. Other Representations:

4 letters of objection and 7 letters of support received.

Main grounds of objection are:

- i) The site is presently a grass field, in keeping with its surroundings. We were previously refused permission for an agricultural worker's dwelling on the grounds that it would constitute 'sporadic development.'
- ii) The traffic resulting from this development, primarily of horse boxes and trailers, would overload the existing road network, consisting as it does of very minor and twisty single roads.
- iii) The area already has a number of equestrian developments. What until recently was used as highly productive agricultural land is fast becoming a monoculture of equestrian establishments.
- iv) This is yet another proposal for equestrian development in the local area. We already have 3 existing equestrian development sites within the village. As with the majority of the other sites there would be adverse impacts arising from horses being exercised on the road and additional traffic movements.

- v) Increase in flooding. The road between Evenlode and Moreton-in-Marsh is impassable by most vehicles usually at least once a year which would needless to say mean that the lower third of the proposed development site would be significantly under water. I would anticipate that the water table would mean that the lower third of the site would be waterlogged for at least 4 months every year.
- vi) The ditch at the southern end of the pasture floods regularly and the road adjacent at that point is well known for being closed to traffic due to the volume of water. The drainage report states that soakaways are inappropriate as there is no permeability. The proposed system for drainage is to empty the water into the very stream that cannot manage the existing volume without any extra created by horse management.
- vii) An application for an equestrian establishment is normally a precursor for the addition of residential accommodation.
- viii) Site is too small. Applicant states that there will 12 stables but plans show 14. The total acreage of the site is just over 6 acres of which almost one acre is taken up by the buildings and arena. The British Horse Society states that the minimum acreage of grazing for partially stabled horses is one horse per acre. The area is therefore less than half the size it needs to be.
- ix) The isolated nature of the site raises a security issue. It would be irresponsible to leave overnight valuable horses, hay barns and tack unattended. It would not be viable to keep horses and equipment on site without full time on site security, which means an inevitable request for accommodation.
- x) Church Lane in Evenlode is already becoming a rat run and is becoming increasingly used by cyclists. The lane is already unsuitable for the number of large horse transport lorries using the route.

Main grounds of support are:

- i) We have been supplying the applicant with horse feed for over 5 years and would be delighted for him to set up his own establishment. He has brought clients to us through his existing business.
- ii) The applicant has helped me break in my young horses on numerous occasions and believe he is one of the best horse men in the area and would be devastated if he were to move away.
- iii) Consider that the applicant and his family will be a huge asset to Evenlode and the surrounding area should this application be successful. So many of the Cotswold villages are becoming soulless and empty of real local life which they will contribute in spades.
- iv) We send many horses to the applicant from our Cheshire base as we feel he specialises in very good horsemanship to us. We are always very impressed by the quality of horses that the applicant buys and produces and who has a serious reputation in the eventing world. He has broken in both race horses and eventers and produced for us some going on to be world class eventers and others going on to be winners of national hunt.
- v) I believe it would be serious loss of talent to the local area if they were to cease operations.
- vi) The applicant has grown a very successful business at Penhills and has an amount of horses that pass through the yard with very happy owners and buyers.
- vii) Proposal will ensure the longevity of the business.

7. Applicant's Supporting Information:

Preliminary Ecological Appraisal
 Landscape and Visual Appraisal
 Planning Statement
 Business Statement
 Drainage Statement
 Swept Path Analysis
 Technical Note on Access

8. Officer's Assessment:

35

Proposed Development

The applicant is seeking permission to erect a new stable building together with the creation of a riding arena and muck store. The proposed stable building will measure approximately 34m long by 11.7m wide by 5m in height. It will house 14 stables and will be constructed in timber. The proposed riding arena will measure approximately 20m by 40m in area and the muck store approximately 9m by 4m by 5m high. The proposed stable building will be located adjacent to the eastern boundary of the application site. The proposed riding arena will lie to the front of the stable building. It will be set back approximately 36m from Evenlode Road.

The applicant is also proposing to install an underground stormwater attenuation store and a private treatment plant between the riding arena and the western boundary of the field. A new 150mm diameter pipe will extend from the underground storage to the existing stream to the south.

The application site forms part of a larger field which is currently used for the grazing of horses. The grazing of horses on agricultural land does not represent a change of use of agricultural land to equestrian. However, the applicant is now proposing to keep horses on the application site and such the use of land within the application site will change from agriculture to equestrian should permission be granted.

Vehicular access to the proposed development will be via an existing field entrance located in the western boundary of the field. Vehicular traffic will enter and exit the site via Evenlode Road.

(a) Equestrian Development in the Open Countryside

The application site is located outside a Development Boundary as designated in the Cotswold District Local Plan 2001-2011. Development on the site would therefore primarily be subject to Policy 19: Development Outside Development Boundaries of the aforementioned Plan. Policy 19 can be supportive of 'development appropriate to a rural area' outside Development Boundaries subject to a number of criteria. These are that the development should not;

- a) Result in new build open market housing other than that which would help to meet the social and economic needs of those living in rural area;
- b) Cause significant harm to existing patterns of development;
- c) Lead to a material increase in car-borne commuting;
- d) Adversely affect the vitality and viability of settlements; and
- e) Result in development that significantly compromises the principles of sustainable development.

Development appropriate to a rural area can include those developments listed in the Notes for Guidance accompanying Policy 19 and those developments supported by other policies in the Local Plan. In this particular instance Policy 31: Equestrian Related Development is applicable. It states;

'The development of new equestrian establishments, or further development in connection with existing equestrian establishments, other than new dwellings, will be permitted, having regard to the following criteria:

- (a) whether the proposal, in itself, creates the need for an additional dwelling in the countryside;
- (b) whether the development involves either a change of use of existing farm or agricultural estate buildings or if new buildings are proposed, they are located close or adjacent to such buildings; and

(c) where the enterprise will involve significantly increased use by riders of bridleways and roads in the locality, whether the bridleways are adequate in extent and suitable for joint use with walkers and cyclists, and whether roads are suitable for both riders and motorists.

Dwellings proposed in connection with equestrian related development will only be permitted where all the following criteria are met:

(a) the dwelling is required in connection with a commercial equestrian activity where a business has already been established in that locality and is of such a scale and nature as to require constant on-site supervision;

(b) the dwelling is essential for the proper functioning of the enterprise and is of a size commensurate with the established functional requirement;

(c) if the application is for a permanent dwelling, that the enterprise is well established, economically viable, and has been so for at least three years;

(d) existing accommodation either on, or within reasonable proximity to, the site is inadequate to meet the functional and commercial requirements, including the scale of operation and the extent or nature of supervision required, and if there are no existing buildings suitable for conversion or sub-division on the site;

(e) the dwelling is sited in close proximity to the existing complex of buildings forming the equestrian centre; and

(f) occupancy conditions and/or legal agreements are applied to restrict the use of the dwelling to a person solely or mainly employed in connection with that specific equestrian activity and to ensure that the dwelling is not disposed of separately from the equestrian business

Policy 31 can be supportive in principle of equestrian development outside Development Boundaries. As such it can constitute development appropriate to a rural area and be acceptable in the context of Policy 19. However, it is also evident that Policy 31 includes a number of provisos which can limit the scope of such development.

Para 3.5.63 of the supporting text to Policy 31 states that 'Existing farmsteads and groups of traditional farm buildings provide an ideal base for the establishment of new equestrian enterprises. Such property is likely to become available as a result of the changes occurring in agriculture, both in terms of the restructuring of holdings and the redundancy of traditional buildings unsuited to modern farming methods. New equestrian enterprises should be located in, or based on, existing buildings of this kind, both to help ensure new uses for traditional buildings and reduce the pressure for new, isolated buildings in the countryside, particularly in the Area of Outstanding Natural Beauty.'

Whilst Policy 31 can be supportive of proposals to create new equestrian enterprises it is of note that the text accompanying the policy states that new enterprises should be located in, or based on, existing buildings. Criterion b) of Policy 31 also states that if new buildings are proposed that they should be located close to or adjacent to existing buildings. In this case the proposed site does not contain any buildings. The proposed scheme would therefore result in the introduction of new buildings and associated development onto a greenfield site within the open countryside. The proposal would therefore conflict with the aspirations of Policy 31 which seeks to support the re-use of existing buildings.

Notwithstanding the above, it is also necessary to have regard to guidance in the National Planning Policy Framework (NPPF) when considering the proposal. Of particular relevance to this proposal is Paragraph 28. Bullet point 1 of the aforementioned paragraph states that planning policies should 'support the sustainable growth and expansion of all types of businesses and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings.' The NPPF can therefore offer support for sustainable new economic developments in

rural areas. However, it is also of note that the NPPF states that sustainable development has three elements - environmental, social and economic. Whilst the current proposal may have economic benefits it does not automatically follow that such benefits would outweigh the potential environmental impacts of the development. It is therefore necessary to balance the potential economic benefits of the proposal against the environmental impacts of introducing new buildings and associated development onto a greenfield site within the open countryside.

With regard to the economic element of sustainable development the applicant is proposing to relocate their existing business to the application site. They currently operate from a site near Salperton to the south west of Naunton. The applicant's website states 'we source Irish bred horses for Eventing, Show Jumping, Hunting and Dressage and offer a full export and after sales service. They are mostly Irish bred with the occasional horse from Holland or Belgium. Mainly we try to buy between 3 and 6 year olds, selected for their conformation, movement and ability.' The website goes on to state 'after choosing a horse we then put them through our system. This involves several elements:

- schooling them out on the farm in natural open country, ditches, rails, water and general hacking etc; as well as
- Hunting them (if chosen discipline for this horse), and XC schooling; in addition to
- show jump training and show jumping competition experience, both at regular venues and at traditional county shows on grass; and
- quietly and effectively working and improving them on the flat to give them a sound dressage foundation.'

A copy of the applicant's Business Statement is also attached to this report.

The applicant has been operating a business from the site near Salperton since 2012. However, he does not own the site. As such he has to pay rent and does not have the long term security provided by ownership of the land. The development of this site would allow the applicant to develop the business over the longer term.

The proposed stables will house up to 14 horses. At present the applicant turns over approximately 50 horses per year. The business employs one full time member of staff and the applicant also engages a working pupil.

The current application does not seek permission for the provision on site living accommodation.

It is evident from the information provided that the applicant is currently operating an established business that contributes to the rural economy. The relocation of the business to the application site could therefore continue to benefit the local economy both in terms of employment and expenditure. These benefits are considered to weigh in favour of the proposed development. However, against this there is a need to balance the potential environmental impacts of the proposed development. These impacts will be considered in the following sections.

(b) Impact on Character and Appearance of Moreton-in-Marsh Surrounds Special Landscape Area

The application site is located within Moreton-in-Marsh Surrounds Special Landscape Area (SLA).

Local Plan Policy 8: Special Landscape Areas states that 'development that meets the economic and social needs of communities will be permitted provided it does not unacceptably harm the area's landscape character or appearance.'

Local Plan Policy 42 states that 'development should be environmentally sustainable and designed in a manner that respects the character, appearance and local distinctiveness of Cotswold District with regard to style, setting, harmony, streetscene, proportion, simplicity, materials and craftsmanship.'

Paragraph 17 of the NPPF states that planning should recognise the 'intrinsic character and beauty of the countryside.'

Paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by 'protecting and enhancing valued landscapes.'

The site falls within a Landscape Character Area 'CFCV 2 Vale of Moreton' in the Assessment of Landscapes outside the Cotswolds Area of Outstanding Natural Beauty produced by White Consultants (July 2000). The landscape is described as;

' A wide saucer shaped vale extending westward in to the AONB where small streams gather to form the headwaters of the Evenlode. The market town of Moreton-in-Marsh, built astride Fosse Way, is central to the area. Mainly arable farmland except for the disused airfield, surrounded by woodland belts, which is used by the Fire Service College.

Sensitivities: Edges and approaches to Moreton-in-Marsh are vulnerable to urban fringe deterioration.'

Key characteristics of the SLA include;

- Areas of rolling clay hills and valleys, some opening up to form wider vales. All are distinctly lower than the surrounding wolds, and they extend beyond the study boundary area.
- The Thames/Severn watershed crosses the area and small, tightly meandering streams and rivers form the headwaters of these river systems.
- The dominant land use is mixed farming with an emphasis on arable. In some areas fields are quite large, but more often are medium-sized with good hedges.
- There are sweeping views across the vales and between the hills to surrounding higher ground.
- This is a quiet, unspoilt pleasant and well managed rural landscape

On the basis of the SLA designation Officers consider that the site falls within a valued landscape. Paragraph 109 of the NPPF is therefore applicable when considering this application.

The application site lies in a relatively flat landscape that is characterised by a patchwork of fields bordered by native species hedgerows and lines of deciduous trees. The fields are primarily set to pasture. The existing field is characteristic of the wider landscape area and makes a positive contribution to the character and appearance of the locality and the SLA as a whole. The site does not contain any buildings and by virtue of existing boundary trees and hedgerows is not readily seen in conjunction with any other development. Two dwellings (The Maines and Woodside) are located approximately 170m and 230m respectively to the north of the application site and farm/equestrian establishment (Pebbley Brook Farm) is located approximately 260m to the east of the application site. The latter is not readily visible from public view. The site is therefore primarily seen in context with agricultural fields and hedgerows.

The main public views of the site will be from the Evenlode Road as it passes the site to the west. There are no Public Rights of Way in the vicinity of the site. From Evenlode Road the site is partly screened by a native species hedgerow interspersed with trees. The existing boundary treatment will help to reduce the visual impact of the proposal when viewed from Evenlode Road. However, it will not screen the development entirely. Whilst the proposed stable building will be 5m in height it will still be of sufficient height to be visible above the existing hedgerow. It will therefore be noticeable from Evenlode Road.

The applicant's Landscape and Visual Appraisal (LVA) considers that the proposed development would not 'have a notable impact on the wider landscape character area or the SLA' and 'at a local level, small stable development would not appear out of character with the existing development sporadically located along the lane and will remain in keeping with the rural/agricultural style.' In response it must be noted that the undeveloped nature of the existing site contributes positively to the character of this part of the SLA. The introduction of built development onto such sites adversely affects the intrinsic character of the landscape. The

incremental development of isolated undeveloped fields can undermine the specific qualities of the landscape for which it was found worthy of designation in the first place. The character of a landscape can be adversely affected through the introduction of development even if that development is not readily visible from public view. It is evident that Local Plan Policy 31 states that new enterprises should be located in, or based on, existing buildings. It therefore seeks to direct new development to already developed sites rather than to green fields. The purpose of the policy is to prevent the proliferation of new isolated developments in the countryside. The current proposal is contrary to the aspirations of Policy 31 in this respect. Moreover, the proposed development is also of a form that is likely to result in a need to create on site accommodation in the longer term. The isolated nature of the location together with the number of horses being kept on the site means that the development is likely to generate a need for 24 hour on site supervision/care. This would result in further development pressure being placed on the site.

It is considered that the proposed development would have an adverse impact on the character and appearance of this part of the SLA. It would result in the introduction of new build development onto an undeveloped greenfield site. The proposed development would not relate to any existing buildings and would lead to the incremental development of the landscape to the detriment of its intrinsic character and appearance. In the context of Local Plan Policy 8 the social and economic benefits to the community are considered to be outweighed by the harm to the SLA.

(c) Access and Highway Safety

The proposed development will be served by an existing vehicular entrance located in the western boundary of the main field. Access will be onto Evenlode Road. The aforementioned highway is a Class C highway and is subject to a 60mph speed limit where it passes the application site. The existing entrance into the field is approximately 5m in width and is bordered to either side by hedgerows. It is set back approximately 11m from Evenlode Road. A grassed verge lies between the field entrance and the carriageway.

In terms of vehicle turning and manoeuvring the applicant has provided vehicle swept path analysis plans with the application. The plans demonstrate that an 11m long horse box and a car and caravan can manoeuvre into and out of the site without having to leave the carriageway or having to make multiple manoeuvres.

With regard to visibility the requisite visibility splay for a 60mph highway is 2.4m by 215m in both directions. Whilst the access point is located on a relatively straight section of road the visibility from the existing entrance point is below the aforementioned distance. The visibility is therefore substandard for vehicles travelling at 60mph. In light of this Gloucestershire County Council Highways requested further information from the applicant with regard to sight lines and vehicle speeds. The applicant commissioned a speed survey which recorded an 85th percentile speed northbound of 49mph and southbound of 48mph. These speeds require visibility splays of 109m northbound and 106m southbound. The site access can provide the required visibility in both directions.

Gloucestershire County Council Highways raise no objection to the proposal subject to conditions. It is therefore considered that the proposal can be undertaken without having an adverse impact on highway safety and in accordance with Local Plan Policy 38.

(d) Impact on Protected Species

The application site lies within a larger field which primarily consists of improved grassland. The field is bordered by native species hedgerows interspersed with some trees. A stream runs along the southern boundary of the site.

The applicant has submitted a Preliminary Ecological Appraisal with the application. The Council's Biodiversity Officer has reviewed the appraisal and considers that the improved grassland has limited ecological value. It is not proposed to remove or alter any hedgerows and development

will not extend to the stream. The applicant also proposes to erect a new hedgerow along the north boundary of the application site which would represent an enhancement in terms of biodiversity.

Overall, it is considered that the proposal could be undertaken without having an adverse impact on protected species or their habitat and is therefore in accordance with Local Plan Policy 9 and guidance in Paragraphs 109 and 118 of the NPPF.

(e) Drainage

The application site is located within a Flood Zone 1 which is the lowest designation of Flood Zone. The erection of equestrian related development is acceptable in principle in such locations. Notwithstanding this, the southern boundary of the site lies approximately 10-15m from the edge of a Flood Zone 3 which is the highest designation of Flood Zone.

The applicant has submitted a drainage strategy with the application. It makes provision for an underground storage attenuation tank within Flood Zone 1. A 150mm diameter drainage pipe will extend from the underground storage to the stream to the south. The outlet from the underground storage will be fitted with a flow restriction hydro brake that will limit flows along the pipe to no greater than greenfield run off rates (taking into account climate change). The Council's Drainage Engineers have examined the proposal and consider that the proposed arrangement is acceptable subject to conditions. The applicant will also need separate Land Drainage Consent for the connection of the pipe into the watercourse.

The concerns of objectors regarding flooding are noted. However, the drainage proposals have been designed to ensure that water entering the stream from the development will be no greater than from the existing field. It is therefore considered that the proposal could be undertaken without increasing the risk of flooding in the locality in accordance with Paragraphs 100 and 103 of the NPPF.

9. Conclusion:

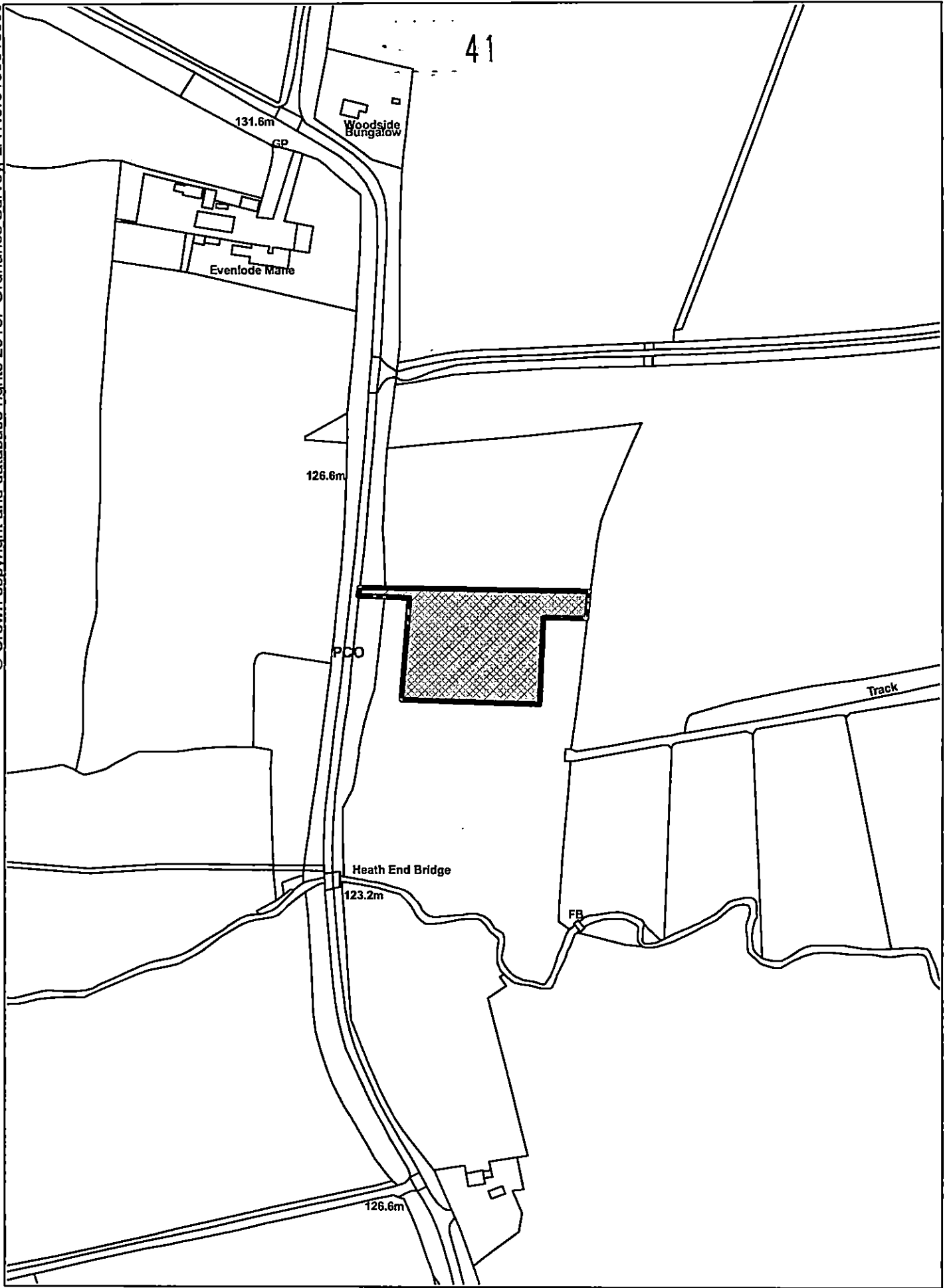
Overall, it is considered that the creation of the business will have economic benefits for the local area. However, it will also result in the introduction of new development onto an undeveloped field within an SLA. The proposed development would not relate to any existing buildings and would lead to the incremental development of the landscape to the detriment of its intrinsic character and appearance. The proposed development is considered to have a significant adverse impact on the character and appearance of the SLA. This impact is considered to outweigh the economic benefits of the proposal. It is therefore recommended that the application is refused.

10. Reason for Refusal:

The application site is located within Moreton-in-Marsh Surrounds Special Landscape Area (SLA) which is considered to represent a valued landscape having regard to Paragraph 109 of the National Planning Policy Framework (NPPF). The proposed scheme will result in the introduction of commercial development onto an undeveloped agricultural field that currently makes a positive contribution to the rural character and appearance of the SLA. The erection of the proposed buildings and associated equestrian development would have a significant detrimental impact on the quiet, unspoilt character and appearance of this part of the SLA. It is considered that the adverse impact of the proposal outweighs the social or economic benefits arising from the creation of the proposed business. The proposal is therefore considered to be contrary to Local Plan Policies 8, 31 and 42 and guidance in the National Planning Policy Framework, in particular Paragraphs 17 and 109.

Informatives:

This decision relates to drawing numbers: Floor Plan 1:100@A3, Side Elevations 1:100@A3, End Elevation and Roof Plan 1:100@A3, Site Plan 1:500@A4, Site Location Plan 1:2500, 1338 C001 1.



COTSWOLD
DISTRICT COUNCIL

Land east of Evenlode Road Evenlode

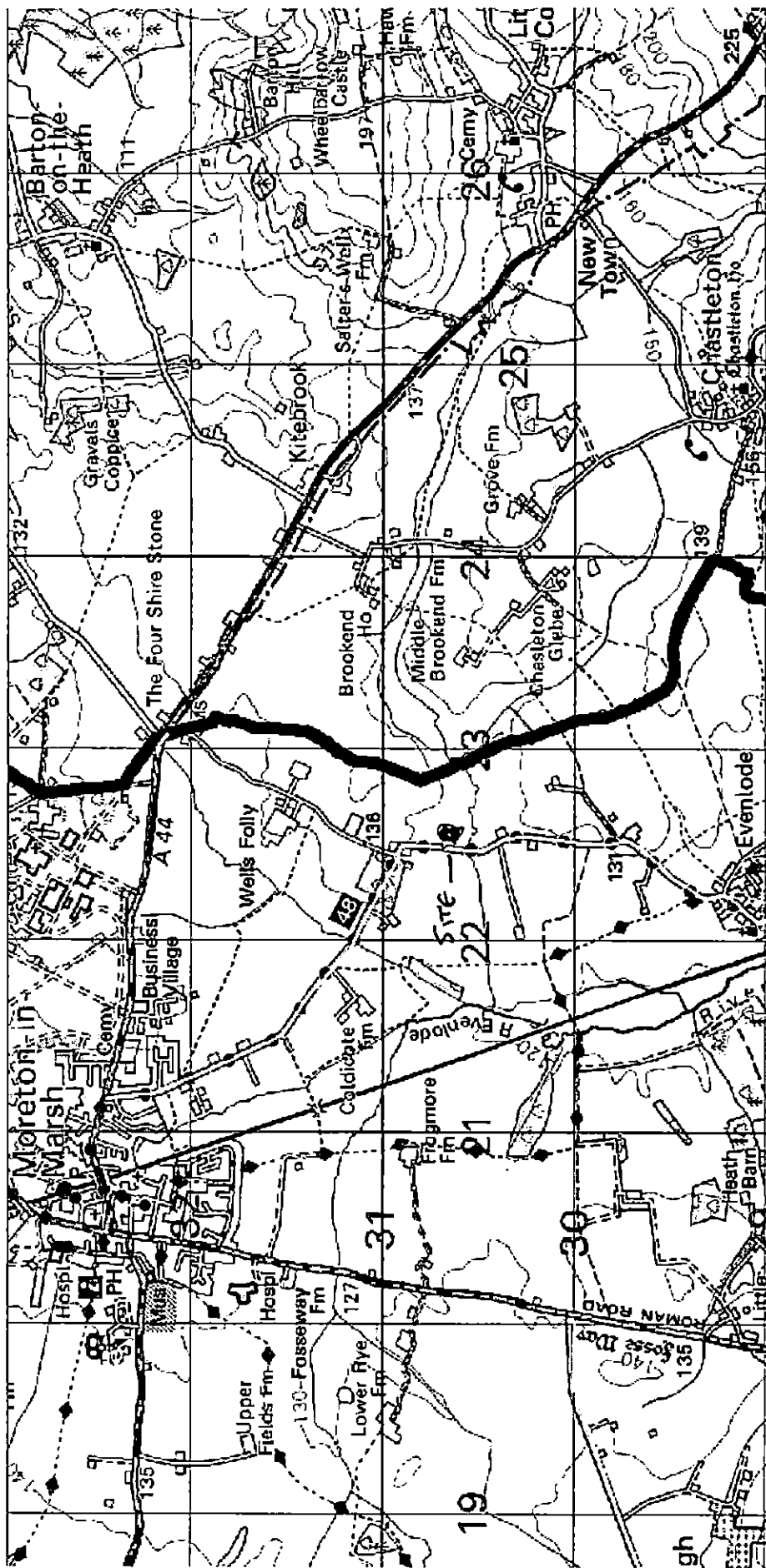
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Department:

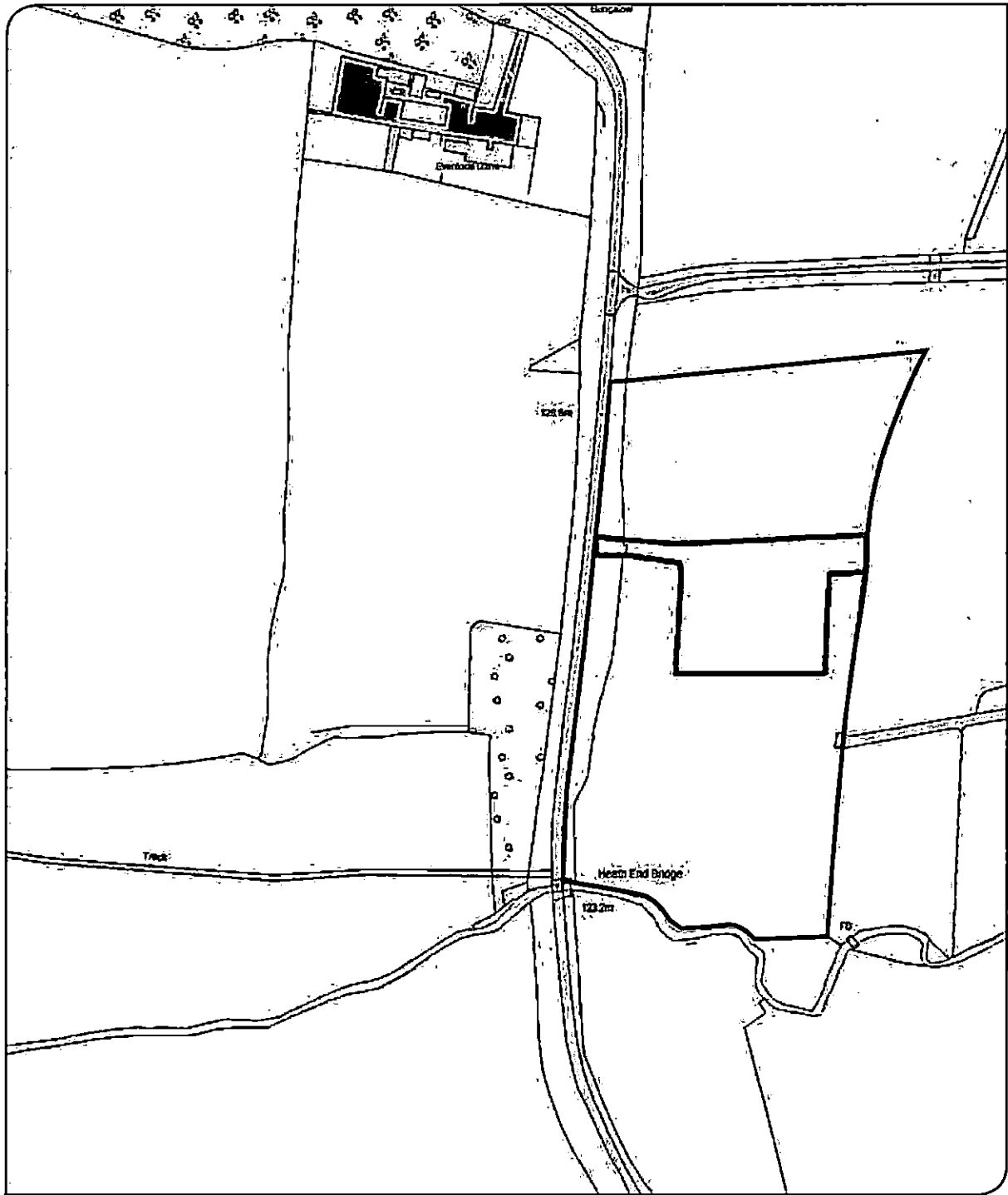
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Scale: 1:2500





Site Location Plan



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Location	Job Number	<p>hunterpage planning</p> <p>thornbury house 18 high street cheltenham GL50 1DZ t.01242 230066 f.01242 230880 e.info@hunterpage.net www.hunterpage.net</p>
Land East of Evenlode Road		
Date	Drawing Number	
July 2016		
Scale	Drawn by	
1:2500	RB	
Client	Notes	

Land at Evenlode, Moreton-in-Marsh

Landscape & Visual Appraisal

2.2km to the northwest and Evenlode 1.4km to the southwest.

1.2.2 The application site forms part of a large enclosed field which lies to the east of Evenlode Road and is surrounded by agricultural fields, farms and occasional equine stables (Grid Reference SP 22533 30668).

1.2.3 Access is via a field-gate off the lane.

1.3 Project Description

- The proposed 4110m² (0.4ha) equine facility is located within the central section of an existing 2.6ha field and will contain the following:

- 1.3.1 Stable Building: 34m x 11.7m x 5m height to ridge (397.8m³);
- Riding arena: 20m x 40m (800m²); and
- Muck store: 9m x 4m x 5m height (36m³).

1.3.2 The stable will be of similar construction to the illustration utilising timber cladding and pitched roof. The muck store will have three semi-open sides with an open frontage onto the yard to allow for access.

1.3.3 The riding arena will be sand or similar product to be detailed.

1.3.4 The remaining land within the field will continue to be used for grazing.

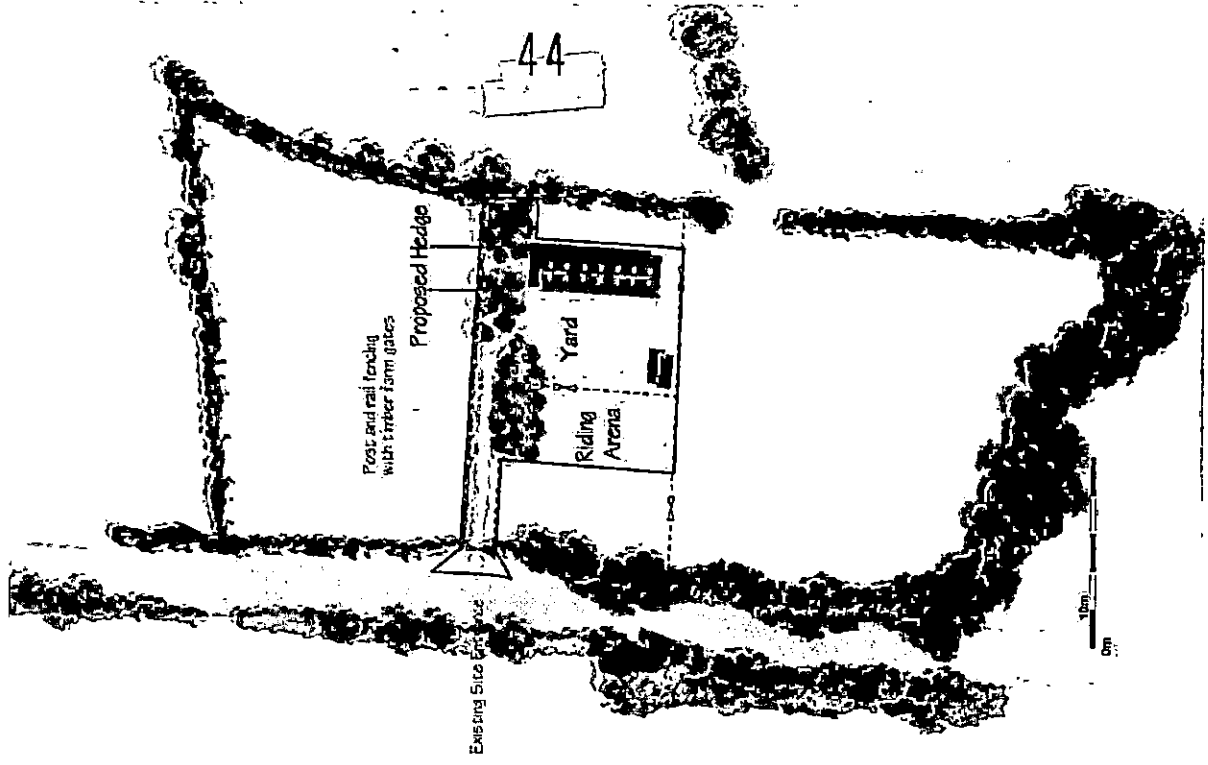
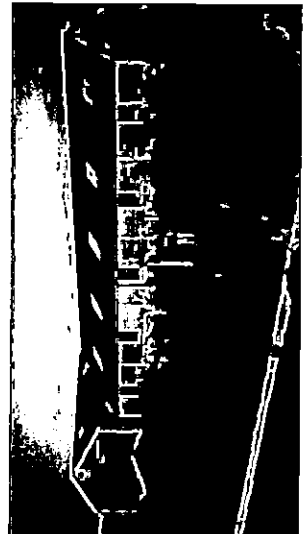
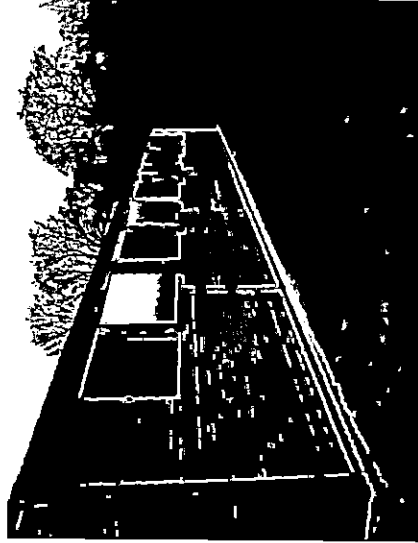
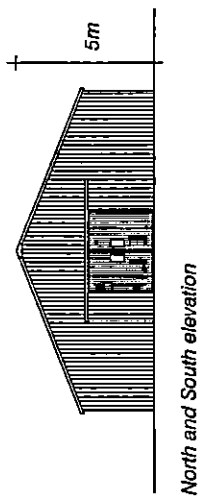
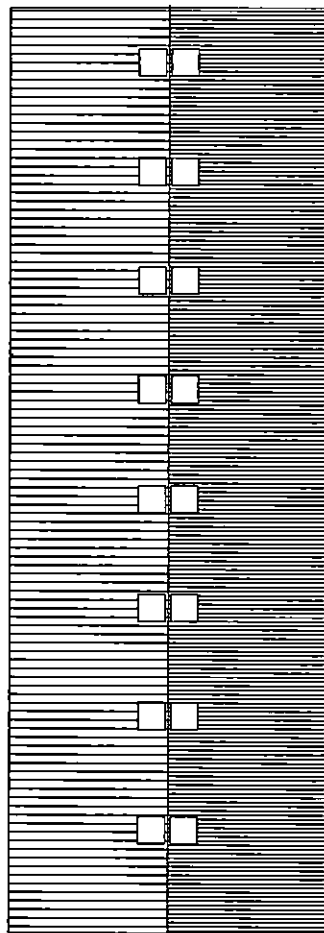
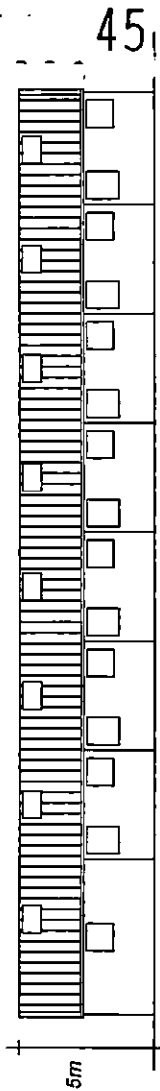
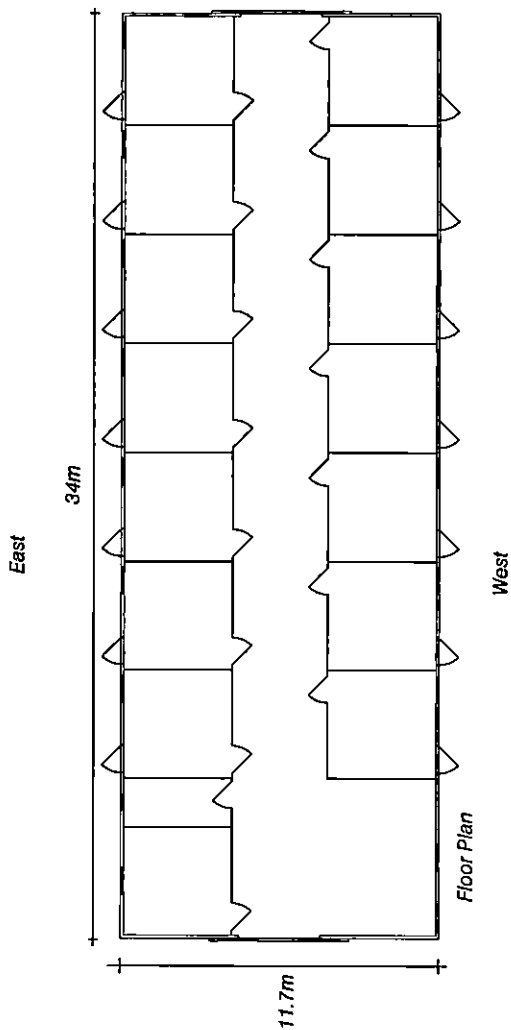


Figure 02 - Illustrative Landscape Masterplan

Land at Evenlode, Moreton-in-Marsh
Landscape & Visual Appraisal

LAVER
Landscape
Architects



PLANS

ELEVATIONS

Figure 03 - Stable Block - NTS

5 CONSTRAINTS AND OPPORTUNITIES

5.5.1 In summary, the assessment has identified the following constraints and opportunities that should be carefully considered to protect the existing character of the site and the visual amenity of potential receptors.

5.1 Constraints

5.1.1 The assessment has identified the following landscape and visual constraints that should be carefully considered and are shown on the adjacent plan (Fig 10).

- Upper storey views from Woodside Bungalow and Evenlode Mane;
- Partial and filtered views from Evenload Road adjacent to the site;
- Potential open views from the non residential private track to the north of the site;
- Flood Zones 3 and 2 to the south of the site; and
- Existing trees and hedgerows.

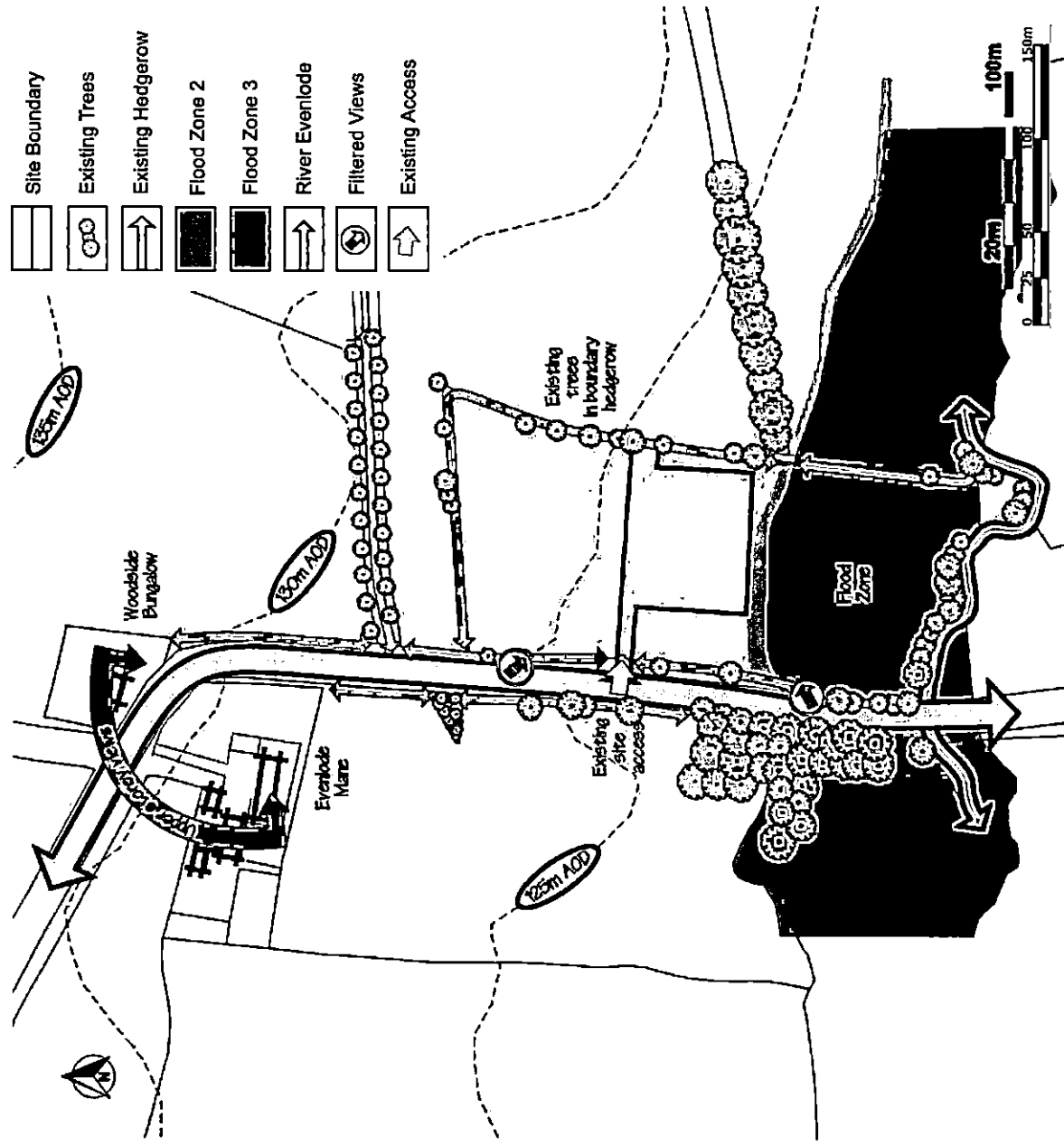


Figure 10 - Constraints

Land at Evenlode, Moreton-in-Marsh

Landscape & Visual Appraisal

5.2 Opportunities and Landscape Strategy

5.2.1 The strategy has derived from the identified constraints, potential impacts and desire to deliver a scheme that will successfully assimilate into the rural landscape.

Designed in measures to avoid/prevent impacts:

- Allow a min 10m buffer from existing vegetated boundaries to built form;
- Avoid Flood Zones 2 and 3 and create buffer;
- Ensure that building heights are not exceed 5m to reduce visual impacts in surrounding views;
- Utilise existing site access;
- Avoid building on the most elevated parts of the site and away from the road.

Designed in measures to reduce impacts:

- Provide a new native buffer to the north of the development and gap up the western boundary; and
- Use of muted materials palette in keeping with surrounding local vernacular and character.

Enhancement Measures

- Improve connectivity and biodiversity opportunities within the site and improve the longevity of key features.

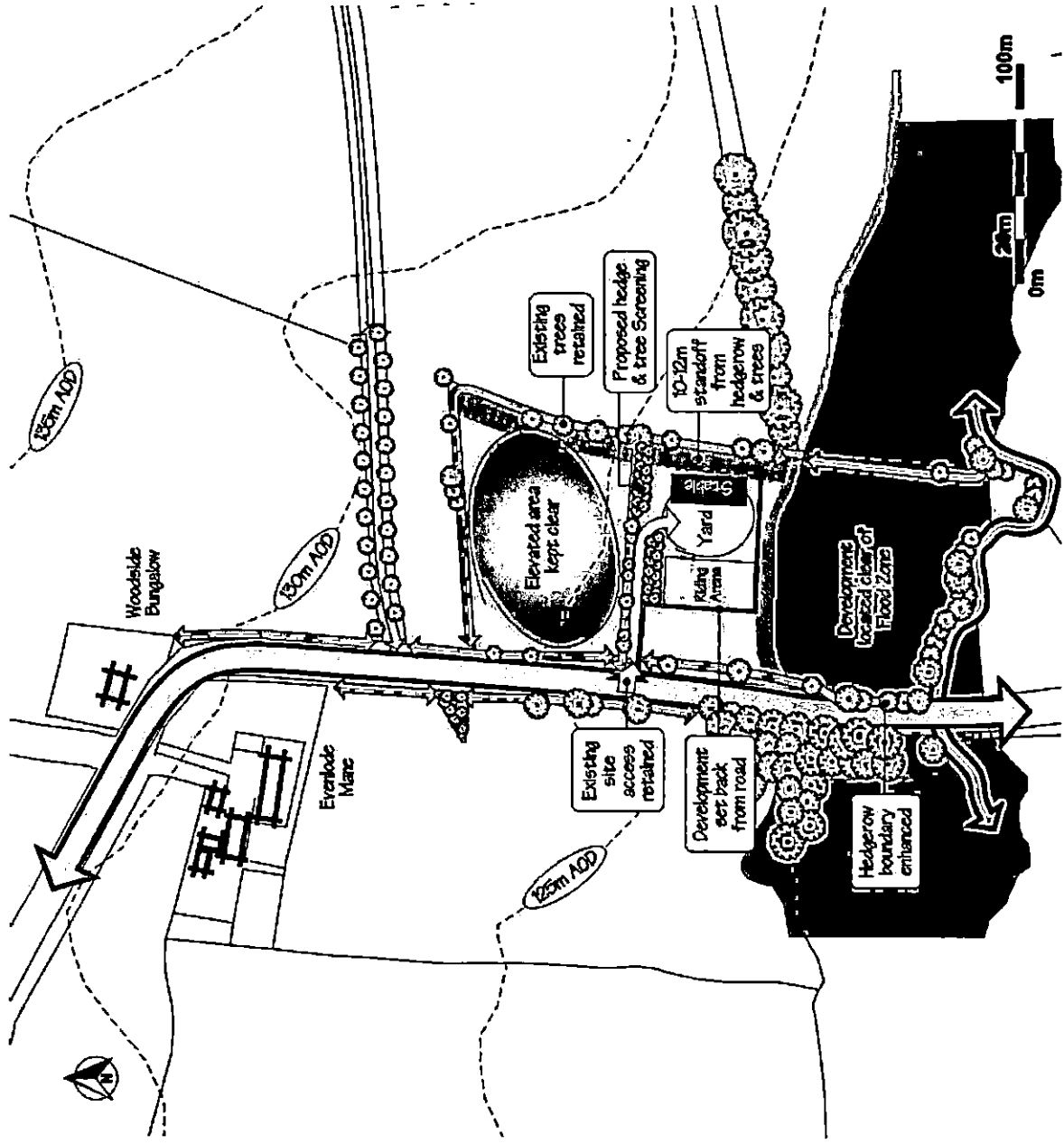


Figure 11 - Strategy



Mr Martin Perks
Planning Services
Cotswold District Council
Trinity Road
Cirencester
GL7 1PX

Our Reference: GB/HI/eds
18th August 2016

SUBMITTED ELECTRONICALLY

Dear Martin

BUSINESS STATEMENT TO ACCOMPANY PLANNING APPLICATION REF. 16/03021/FUL, WHICH SEEKS TO PROVIDE AND EQUESTRIAN YARD ON LAND EAST OF EVENLODE ROAD, MORETON-IN-MARSH

I write in response to your request for additional information in relation to the horse trading business that the applicant is seeking to relocate to the site in question via the above planning application. This Statement will detail the nature of the business, explain the reason that the applicant has chosen to relocate the business here and outline how it will operate going forward.

This Statement should be read in conjunction with the attached email from Lloyds Bank, which illustrates the viability of the business and the bank's expectation for it to succeed in the future.

Nature of the business

Mr Bernie Wharfe, the applicant, was formerly a national hunt jockey and has been involved in the horse racing industry for much of his life. Following his retirement from racing Mr Wharfe set up a horse trading business from scratch in 2012, locating his operation on a rented site in Salperton within the Cotswolds. Since establishing the business, the turnover has increased annually, demonstrating that the business is going from strength to strength.

The business operation comprises Mr Wharfe purchasing quality event horses, producing them and selling them on to professional/amateur event riders throughout Central England and internationally. Mr Wharfe specialises in buying and producing quality young horses and ponies to be aimed at top level competition in their chosen discipline. Long-established relationships with proven sources in Ireland are utilised to acquire horses direct from farmers, private owners and the auction sales.

The business sources Irish bred horses for Eventing, Show Jumping, Hunting and Dressage and offers a full export and after sales service. They are mostly Irish bred with the occasional horse from Holland or Belgium. Mainly Mr Wharfe tries to buy between 3 and 6 year olds, selected for their conformation, movement and ability. Above all a lovely temperament is a must.

Many of the horses produced by the business have gone on to be sold to many high profile riders around the world and compete at the very top of their chosen disciplines. Mr Wharfe seems to possess an uncanny/rare knack of seeing the finished article in the raw young horse, buying it and then developing its potential for his clients to buy and progress. His skill extends to matching the right horses to the right clients.



At present, Mr Wharfe trains up to 20 horses at one time with horses generally staying for a period of 6-8 weeks, and he turns over approximately 50 horses each year. Some horses come on schooling/breaking in training, which is another service offered by the business.

The business works mostly from word of mouth and has lots of return business. It is very much an all-rounder yard, and the business benefits from an impeccable reputation.

In terms of employees, one member of staff is employed full time and Mr Wharfe also has a working pupil working alongside him. They are responsible for some or all aspects of the management of horses and the care of stables/paddocks. Top class care for all horses is offered and the business likes to meet all individual needs. At busy periods part time people are employed to undertake jobs such as exercising/clipping. Mr Wharfe does all maintenance work and keeps the yard look tidy at all times.

Reasons for relocating here

As stated previously, the applicant has been operating the business on a site he has been renting since the business was established, which is particularly costly. In order to grow the business the applicant needs to operate the business on a site that he owns to save money on rent. He does not have the option of purchasing the site where the business is currently located. Owning his own site will enable the applicant to reduce the number of horses being trained at one time to and focus on quality, which will boost the profitability of the business and make it more secure. The attached email from Mr Wharfe's bank illustrates that they are willing to support him in purchasing the site.

The applicant has an option on this site, and will take this option up should planning permission be granted. It is ideally situated as it allows the business to remain within Cotswold District, which is centrally located for the business' clients, and where the farrier, saddler and other craft workers that Mr Wharfe utilises are situated. It is also where the applicant has lived since he was 17 and where he considers to be home. The site is also located within close proximity of Moreton-in-Marsh which has a range of properties that provides Mr Wharfe with various options of places to take up as his residence and, although the nature of the business does not require Mr Wharfe to live on site, allows him to live near to the site. Moreton-in-Marsh also has a range of services and facilities, including primary schools and nurseries which the applicant's children would be able to attend.

Due to the rural nature of the business, it is considered most appropriate that it is located in the countryside. This is due to horses preferring more tranquil settings, away from the noises of settlements which can often frighten them. Providing this sort of environment for the horses enables Mr Wharfe to get the most improvement out of the horses, which is essential to the business' success.

Future operation of the business

The applicant intends for the business to grow from strength to strength and to remain within Cotswold District. As referred to above, the applicant intends to reduce the number of horses being trained at one time to focus on purchasing horses of greater potential to sell on for an increased profit. This will also make the business more secure and prolong its success. However this is all reliant on the applicant owning his own site.

Mr Wharfe intends to continue to use his local craft workers and enhance his client base within Central England for example local veterinary surgeons, farriers, equine physiotherapist, equine dentist and all local equestrian centres for training.

I trust that the information provided within this statement is sufficient to satisfy your requirement relating to details of the business that we are proposing to locate on site.

Yours Sincerely

Hywel James
Hunter Page Planning

encl. Email from Lloyds Bank

Comments for Planning Application 16/03021/FUL

Application Summary

Application Number: 16/03021/FUL

Address: Land East Of Evenlode Road Evenlode Gloucestershire

Proposal: Creation of equestrian yard and manege with associated access and landscaping

Case Officer: Martin Perks

Customer Details

Name: Mrs Jan Lesser

Address: The Clerk's Cottage, Horn Lane, Evenlode Moreton-In-Marsh, Gloucestershire GL56 0NT

Comment Details

Commenter Type: Objection Comments

Stance: Customer objects to the Planning Application

Comment Reasons:

- Highway access and parking
- Impact on Conservation Area
- Other

Comment: Dear Mr Perks

I am writing on behalf of Evenlode Parish Council to comment on planning application 16/03021/FUL.

At their request, the Parish Council agreed to meet the applicant and Hywel James of Hunter Page Planning for a 'question and answer' session in the village hall on 17 October 2016. Village residents were also invited and 21 attended in addition to the Parish Councillors. The meeting was also attended by Cotswold District Councillor, Julian Beale. References below to the applicant having confirmed any matters refer to responses to questions in this meeting.

The Parish Council has assessed the application in the context of current planning legislation, policy and guidance including the emerging Local Plan. The findings of that assessment are described below.

1. Special Landscape Area

The Planning Statement set outs the planning policy context on pages 12-16, of which the most directly relevant is that governing development in an SLA (Policy 8 of the current Local Plan/Policy EN4 of the emerging Local Plan). Whilst generally accurate the paraphrasing of EN4 omits the

critical requirement that a development must 'demonstrably meet(s) the economic and social needs of communities'

1.1. Economic needs

The PC considers that the proposed development provides little or no economic benefit to Evenlode Parish, to the wider Moreton-in-Marsh area or to the Cotswolds as a whole. In particular:

- The Business Statement makes it clear that the scale, in terms of number of horses trained, would reduce and that Mr Wharfe would continue to use his current providers for all veterinary, farrier etc. services. Not only would the development bring no requirement for additional services from local providers but the overall level of services provided to him from within the CDC area would likely decline.

- In its meeting with Mr Wharfe on 17 October the PC asked several questions about the economic benefits that the business would bring and he was unable to provide any specific examples. The sole economic benefit identified accrued to Mr Wharfe personally who believes that buying and developing this site would be more affordable than continuing to rent his existing yard in Salperton. This is not the economic test set in Policy 8/EN4, nor the 'economic growth' encouraged by the NPPF.

1.2. Social needs

The meeting of the 'social needs of communities' is barely mentioned in the Planning Statement; it is simply asserted without supporting evidence at 6.12. The PC considers that the business will have no obvious positive social impact and a number of potential negative ones as described below.

2. Suitability of the site for development

2.1. Flood risk

The site comprises a total of 2.6ha of which the developed area will amount to 0.4ha. It lies immediately north of a significant tributary of the Evenlode river which drains a large area to the east of the site. This watercourse floods on a regular basis and the EA flood maps confirm that 40% of the site falls with Flood Zone 3 (Rivers and Seas) and High Flood Risk (Surface Water).

Flooding here also disrupts road access between Evenlode and Moreton-in-Marsh and with it, for Evenlode residents, access to healthcare, shopping, rail links etc. . Whilst the PC notes the drainage strategy it remains concerned that the proposed development may increase road flooding.

Approximately 50% of the undeveloped site floods and if not under water is often waterlogged. The site, even if fully available, provides very little pasture for the relatively large number of horses.

2.2. Security

The site is immediately adjacent to one of the larger 'staging' stops for the biannual Stow Horse Fair with travellers using nearby road verges and the field known as 'The Oaks', directly across the watercourse from the development site.

Large groups of travellers congregate here for up to 3-4 weeks (sometimes longer) prior to Stow Fair and frequently for a shorter period immediately following the fair. In recent years there has been vandalism to trees on the road verges either side of the development site entrance and damage to fences, pasture and property. Whilst site security is primarily a matter for the applicant it would seem unwise to base an equestrian business at this location.

2.2. Traffic

There is no straightforward access to the site for large horseboxes. Evenlode Road in Moreton is narrow and always restricted by parked vehicles, the route through Evenlode is very narrow and includes several blind, dangerous bends, as does the road from the A44 at Four Shires Stone.

These roads must also be shared with increasing levels of cars and vans, agricultural and existing equestrian related traffic, large numbers of cyclists (it is a National Cycle Route and much used by the popular Moreton-based North Cotswold Cycling Club), pedestrians and existing horses and riders, both individuals and grooms from the several nearby yards.

For the reasons set out above Evenlode Parish Council considers that the applicant has failed to demonstrate the local economic or social benefit required for development in an SLA and that the site is unsuitable for the proposed use. The PC urges you to refuse this application.

MISS Jan Lesser, Evenlode Parish Clerk, for and on behalf of the Parish Council