

Item No 06:-

17/00255/FUL

**Land Parcel At Bang Up Lane
Cold Aston
Gloucestershire**

Item No 06:-**Change of use of land to provide a mobile home for an equestrian worker for a period of 3 years at Land Parcel At Bang Up Lane Cold Aston Gloucestershire**

Full Application 17/00255/FUL	
Applicant:	Mr Ben Thomas-Cook
Agent:	LPC (Trull) Ltd
Case Officer:	Martin Perks
Ward Member(s):	Councillor Richard Keeling
Committee Date:	13th September 2017
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Essential Need for an Equestrian Worker's Dwelling
- (b) Traffic Generations
- (c) Impact on Residential Amenity

Reasons for Referral:

This application has been referred to Planning and Licensing Committee at the request of Cllr Keeling for the following reason;

'I have spoken again to the Chairman of the Parish Council and in view of their stated objections, and also those of Dr Nicholas I would request that this matter be referred to the Planning Committee'.

1. Site Description:

The application site forms part of an L-shaped parcel of equestrian land that measures approximately 6 hectares in size. The site is located on the western edge of the village of Cold Aston.

The application site is located in the south east corner of the equestrian land. It is linear in form and lies alongside the western edge of an existing manege. It is set back approximately 33m from Bang Up Lane. The existing manege lies between the application site and Bang Up Lane. The site measures approximately 8m in width.

Land to the west, south and north of the site takes the form of equestrian and agricultural land. A commercial vehicle repair premises lies to the north east of the site, adjacent to Bang Up Lane. It lies approximately 35m from the site of the proposed mobile home.

The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB).

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

The site is located outside Cold Aston Conservation Area.

2. Relevant Planning History:

CD.8510 The erection of an agricultural and equestrian building (25.6mx12.8m), manege (50mx30m) with hardcore parking area and landscape improvements. Refused 2000

CD.8510/A Erection of loose boxes, tackroom and construction of manege - Granted 2001 (a Unilateral Undertaking accompanies the permission which states that landowners shall "not to cause or permit the erection of any dwellinghouse on the land".

CD.8510/B Extension to stables to provide a store and covered entrance. Granted 2003

04/00571/FUL Erection of field shelter with concrete base. Granted 2004

07/02466/FUL Extension to existing stables to provide additional loose boxes, wash room and horse spa. Granted 2007

08/00800/FUL Change of use of land in conjunction with adjacent equestrian use. Retention of hardstanding and oil tank. Granted 2008

09/00891/FUL Use of land for equestrian purposes and installation of a horsewalker with associated landscaping. Granted 2009

11/00177/FUL Erection of two stables. Granted 2011

16/01951/FUL - Variation of Condition 10 of planning permission 01/00546/FUL, Use of stables - permitted 28/07/2016

3. Planning Policies:

NPPF National Planning Policy Framework
 LPR31 Equestrian Related Development
 LPR38 Accessibility to & within New Develop
 LPR42 Cotswold Design Code
 LPR46 Privacy & Gardens in Residential Deve

4. Observations of Consultees:

Rural Planning Consultant - response in July 2017 - Considers that there is a functional need for on site accommodation but requires further information regarding the viability of the applicant's business.

Environmental Health - No objection in relation to air quality

5. View of Town/Parish Council:

'The Council decided to object to this application and submit the following comments;

- The original application was for 6 stables for private use, this has now turned into a large commercial livery yard.
- Previous applications have assured that no application for a residence would be made.
- The previous tenants lived 5+ miles away and this was never an issue for them.
- There are cheaper properties available within a 6 mile radius than the applicant is suggesting
- There have been other properties for sale recently in the Village eg Northcote
- The applicant knew when the property was bought that it had no accommodation
- With the advancements in technology CCTV is an option and can be viewed on smart phones etc several miles away
- Parishioners who attended the meeting expressed their concerns over the increased volume of

traffic already to this property. Speeding and the volume of traffic is an ongoing issue for Cold Aston. Parishioners also were concerned that if permission were granted that in later years an application would be submitted for a permanent dwelling.

- The application is for a mobile home yet the plans show a structure that is similar to a permanent log cabin.
- The proposed site is too close to the current muck heap, making it very difficult to empty, this may mean that the muck heap may well be moved outside the current developed area.
- The area where the 'mobile home' is proposed is currently used as a haylage store, where would that, be moved to?
- The Cold Aston Parish Plan states that; The main conclusion is that parishioners seek to retain the status quo with little change.'

6. Other Representations:

One letter of objection received;

'This application is at odds with the previously granted permission, and the local plan for isolated dwellings and the CDC plan. It also has access issues. My comments below refer to the paragraphs in the application statement, and then a comment on access.

Para 2.4. The previous operator at the site had a string of high level eventers and young stock, living 8 miles away and not requiring on site accommodation. The majority of equestrian properties are non-residential.

Para 3.2. Does not make clear if this application is for the accommodation of the applicant or a male employee, so the case for creating and supporting new employment within the parish is not clear.

Para 3.3 A quick search of properties for rental locally reveals two bedroom accommodation just 2 miles away in Bourton on the Water for between £675 & 695 / month.

Para 3.3b. Makes a general statement that horse owners need a long term commitment... is at odds the application for a 3 year time limited permission, and raises the possibility of a future application to erect a dwelling on the site of the log cabin, which is at odds with the DCD local plan and the existing permission. The applicant was aware of the existing restriction when he took on the tenancy.

Para 4.7. The log cabin will be visible from Bang Up Lane, not referred to in the statement, the view from the lane is in the third photo, and the roofline will be visible over the hedge, and the cabin through the deciduous hedge in winter. Bang Up Lane is heavily used by walkers, cyclists, horse riders and recreational off roaders, and is on the Sabrina way, and the development is visible from both the MacMillan Way and Gloucestershire Way.

Access: The road surface is breaking up beyond the entrance to the Villa Workshop due to weight of traffic since the change of use. Visitors to the stables are quite often partially obstructing Bang Up Lane to larger agricultural traffic, with consequent destruction of verges.'

7. Applicant's Supporting Information:

Planning Statement

8. Officer's Assessment:

Background and Proposed Development

Planning permission was granted for the use of the existing land for equestrian purposes in 2001 (CD.8510/A). In the following years a number of further permissions allowed additional equestrian development on the land. The developments include stables, loose boxes, a hardstanding, an oil tank and a horse walker. The land currently has the character and appearance of a working equestrian operation. As part of the original planning permission a condition (10) was attached which stated;

'The site shall only be used by the applicant, her family and/or her employees and friends for the stabling and training of horses, in accordance with the details submitted in letter dated 23rd February, 2001 accompanying the application and shall not be used as a commercial or DIY livery yard, riding school, or the form of commercial equestrian business without the express written permission of the Local Planning Authority.'

The landowner used the land in accordance with the aforementioned condition for a period of 15 years. In 2016, they decided to cease their use of the land and applied to vary the wording of the condition so that it could be used by another party. In 2016 an application was submitted to vary the wording of the condition to the following;

'The site shall only be used for the stabling, training and exercising of horses and shall not be used as a DIY livery yard or riding school.'

Permission was granted to revise the wording of the condition in 2016 under reference 16/01951/FUL.

The landowner now leases the site out to another equestrian business who operates the site in accordance with the requirements of the above condition. The current business operator wishes to site a mobile home on the land in order that someone can be on site on a 24 hour basis to deal with any emergencies or animal welfare matters that need to be dealt with at short notice. The proposed accommodation takes the form of a single storey, timber clad mobile home.

At the time of the original permission in 2001 a Unilateral Undertaking was submitted which stated that the landowner shall 'not to cause or permit the erection of any dwellinghouse on the land'. The current proposal is for a mobile home which represents a use of the land rather than operational development. Permission is therefore sought for the stationing of a mobile home on the land rather than the erection of dwelling. The current proposal is therefore not in breach of the restriction set out in the Unilateral Undertaking.

The applicant is seeking permission to station the mobile home for a period of 3 years. If the applicant wishes to retain the mobile home for a longer period they would need to re-apply at the end of the 3 year period.

(a) Essential Need for an Equestrian Worker's Dwelling

The application site is located outside a Development Boundary as designated in the Cotswold District Local Plan 2001-2011. Development in such locations is primarily covered by Policy 19: Development Outside Development Boundaries of the aforementioned plan. Policy 19 has a general presumption against the erection of new build open market housing (other than that which would help to meet the social and economic needs of those living in rural areas) in locations outside designated Development Boundaries. Notwithstanding this, Paragraph 3.3.19 of the text accompanying Policy 19 advises that acceptable new build housing in areas covered by Policy 19 can include 'dwellings specifically tied to agricultural, forestry, equestrian or other occupational uses.' Policy 19 can therefore offer support for rural worker's dwellings in locations such as that now proposed.

The application site is situated outside a settlement and in a location that is distant from facilities and services such as secondary schools, shops, employment or healthcare. The site is therefore considered to be located in an isolated location in terms of its accessibility to the facilities and services that would typically be used by people on a day to day basis. Paragraph 55 of the National Planning Policy Framework (NPPF) advises that 'Local Planning Authorities should avoid isolated homes in the countryside unless there are special circumstances such as the essential need for a rural worker to live permanently at or near their place of work in the countryside'. The NPPF does not provide a definition of essential need. However, it is of note that Planning Inspectors still regularly have regard to the now revoked Annex A of Planning Policy Statement 7: Sustainable Development in Rural Areas (PPS7) when considering the essential need issue. The various tests set out in the aforementioned document represent a tried and tested methodology

for assessing essential need and are still considered pertinent when assessing the current application. However, it is also necessary to have regard to a High Court judgment dating from December 2013 (Embleton Parish Council, David Ainsley v Northumberland County Council v Ivor Gaston) when considering the matter. With regard to the need to provide evidence that a proposed enterprise has been planned on a sound financial basis the judge stated 'I accept that the test under paragraph 55 of NPPF is different from the test under Annex A, paragraph 12(iii) of PPS7.' and that 'the NPPF test simply requires a judgment of whether the proposed agricultural enterprise has an essential need for a worker to be there or near there.' In respect of financial viability the judge therefore made a distinction between current guidance in the NPPF and that appearing in the now revoked PPS7. Since the issuing of the aforementioned judgment Planning Inspectors have continued to have regard to PPS7 albeit taking into account the judgment;

In an appeal from Southam dating from 2015 the Planning Inspector in Paragraph 12 of appeal decision APP/J3720/W/15/3008858 stated;

'Both parties agree, correctly, that with Planning Policy Statement 7: Sustainable Development in Rural Areas (PPS7) no longer in force the financial test set out in the PPS no longer applies. However, they also agree, correctly in my view, that as part of the broader need to ensure sustainable development, there is a necessity to look at the financial stability of the enterprise.'

Paragraph 7 of an appeal from Warwickshire (APP/E3715/W/16/3146581) in 2017 stated;

'It seems to me that, at the very least, any assessment against the advice at Framework paragraph 55 must establish whether it is essential for someone to live on the site at most times having regards to the needs of the particular enterprise, and also whether the enterprise itself has reasonable long term prospects such that it can be regarded as permanent.'

Paragraph 9 of an appeal from Suffolk (APP/W3520/W/15/3081129) in 2017 stated;

'At the hearing the appellant accepted that Annex A, whilst cancelled, provides a useful guide. The appellant has also referred to Annex A in his evidence, provided a financial forecast, and does not dispute the necessity of these. Furthermore, given that the main thrust of the Framework is to achieve sustainable development, I consider it reasonable to consider the functional need and financial viability of the rural enterprise.'

Paragraph 10 of an appeal from Warwickshire (APP/J3720/W/15/3133183) in 2016 stated;

'The Framework itself contains no guidance on how to determine essential need for a rural worker to live at or near a site. However, although no longer government policy, Annex A of Planning Policy Statement 7: Sustainable Development in Rural Areas (PPS7), sets out a useful, tried and tested methodology for assessing whether there is an essential need for a rural worker's dwelling on a holding. I see no reason to discount it as a useful tool in seeking to establish whether a permanent dwelling is justified.'

The guidance in Annex A of PPS7 is therefore still considered to provide a valid tool when considering the matter of essential need. Paragraph 4 of Annex A stated 'a functional test is necessary to establish whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. Such a requirement might arise, for example, if workers are needed to be on hand day and night:

- (i) In case animals or agricultural processes require essential care at short notice;
- (ii) To deal quickly with emergencies that could otherwise cause serious loss of crops or products, for example, by frost damage or the failure of automatic systems.

Paragraph 12 of Annex A stated that if a new dwelling is essential to support a new activity it 'should normally, for the first three years, be provided by a caravan, a wooden structure which can be easily dismantled, or other temporary accommodation'. It also states that the following criteria should be satisfied;

- i) Clear evidence of a firm intention and ability to develop the enterprise concerned;
- ii) A functional need;
- iii) Clear evidence that the proposed enterprise has been planned on a sound financial basis;
- iv) The functional need could not be met by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and
- v) Other normal planning requirements are satisfied.

In terms of Local Plan policy, Local Plan Policy 31: Equestrian Related Development is considered applicable to the current application. Section 2 of the aforementioned policy states that dwellings proposed in connection with equestrian related development will only be permitted where;

- i) 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;
- ii) The dwelling is essential for the proper functioning of the enterprise and is of a size commensurate with the established functional requirement;
- iii) 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;
- iv) The dwelling is sited in close proximity to the existing complex of buildings forming the equestrian centre; and
- v) 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.

The application site currently comprises 14 stables, rest room facilities, horse solarium, tack storage, fodder and feed store, plus an outdoor arena and horse walker. The applicant rents the land and currently has an 18 month contract which can roll on until notice is given by either party. The applicant operates a competition/livery enterprise and moved to the current site in November 2016. Prior to moving to this site the applicant operated a similar business in Lincolnshire. The applicant moved from the Lincolnshire site as it was of insufficient size to allow expansion. The business has been operating for 3 years.

The applicant specialises in competition show jumping horses and offers a competition livery service (which is distinct from the DIY livery restricted by the 2016 planning permission). The competition livery includes welfare plus training and fitness which can include use of the solarium, horse walker and arena. The applicant is a show jumper who competes on the international circuit and was the 2012/13 Wales young show jumper of the year. The applicant prepares clients' horses for show jumping events and careers. At the present time 10 of the 14 stables are occupied. They have also bred 5 horses and sold a further 25 animals. As and when owners wish to sell their horses the applicant will handle the marketing and take a commission. Owners pay the applicant a weekly fee to cover the livery costs. Competition fees are additional. The applicant's wife acts as a full time groom and the business also employs two part time grooms. At present the applicant lives in Stow-on-the-Wold approximately 6 miles from the application site. The mobile home is intended to provide accommodation for the applicant and his family. The mobile home will be provided by the landowner who will then rent it to the applicant.

It is evident from the number of horses currently stabled on site that the existing business is progressing well. The business also employs a number of grooms in order to deal with the day to day management of the horses. The number of horses on the site therefore requires full time management and care. In terms of an essential need for an onsite presence it is of note that horses can suffer from colic which can be fatal if not dealt with quickly. Horses can also spook easily which can cause difficulties within stables or outside. It is noted that these issues can occur at any time, day and night, and as such it is considered that there is an essential need for a

round the clock on site presence. The applicant's existing property in Stow-on-the-Wold would not be sufficiently close to deal with an emergency at short notice even if the horses are monitored by CCTV. The Council's Equestrian Consultant considers that the business can demonstrate a functional need for on-site accommodation. No other accommodation is available within the vicinity of the site that would be sufficiently close to enable the applicant to deal with emergencies at short notice.

In terms of the viability of the business, it is evident that the applicant operated a similar business for a number of years in Lincolnshire. They have particular experience in relation to show jumping and their stables are currently occupied at near capacity. Figures indicate that the business has been profitable in recent years. The applicant is seeking to station the mobile home on site for an initial period of three years. If the applicant wished to retain it on site for a longer period, or erect a permanent dwelling, he would need to submit a new planning application at the end of the three year period. An assessment of the business would then be made based on 3 years of accounts in order to establish whether the business is sufficiently viable to support the creation of a permanent dwelling. The applicant has provided a business plan covering the next 3 years. The plan takes into account rent for the mobile home and indicates a profit over the respective period. It is considered that the business has been planned on a reasonable financial basis and therefore permission for a temporary period of 3 years can be justified. As previously stated the applicant will need to apply again in 3 years if they wish to obtain a permanent dwelling on the site.

(b) Traffic Generation

The current application relates to the stationing of a mobile home. It does not seek to introduce new equestrian development onto the site. The existing stables etc have permission and the proposal does not seek to increase the number of horses that can be kept on the site above existing numbers. The comments regarding traffic generation are noted. However, the current proposal should reduce the number of vehicle movements to and from the site as the applicant will no longer have to commute to their business. The stationing of the mobile home should therefore reduce the number of vehicle movements associated with the site. The existing access is also suitable for the proposed development. It is considered that the proposal accords with Local Plan Policy 38.

(c) Impact on Residential Amenity

The proposed mobile home will be located approximately 35m to the south of an existing commercial premises which deals with automotive repairs. A stable building, parking area and manege lie between the proposed accommodation and the commercial unit. It is considered that there is a sufficient degree of separation between the proposed development and the existing business so as to prevent an adverse impact on the amenity of future residents of the mobile home or that would prejudice the continued operation of the commercial premises.

Other Matters

The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB) wherein the Council is statutorily required to have regard to the purpose of conserving and enhancing the natural beauty of the landscape (S85 of the Countryside and Rights of Way Act 2000).

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'.

Paragraph 115 states that 'great weight should be given to conserving landscape and scenic beauty in ... Areas of Outstanding Natural Beauty.'

Local Plan Policy 42 advises 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, street scene, proportion, simplicity, materials and craftsmanship'

The proposed accommodation is single storey in form and measures approximately 3.4m in height. It will have timber clad walls and a cedar shingle roof. The accommodation will be brought onto site in one or two pieces and meets the definition of a mobile home. It does not constitute operational development such as a house. The mobile home could be readily removed from the site in the future. It will be located adjacent to an existing manege and will be similar in appearance to the existing stable block. It will lie on a strip of grassland measuring approximately 8m in width and which is bordered on either side by native species hedgerow. The proposed accommodation will not be readily visible from Bang Up Lane. It will be located adjacent to existing commercial development and its siting will not result in a discernible encroachment of development into the open countryside. In terms of landscape character the proposal will be sympathetic to the equestrian character of the site.

If the applicant does wish to erect a permanent dwelling on the site in the future then it would be subject to a new planning application which would need to be assessed on its individual merits.

It is considered that the proposed development will not have an adverse impact on the character or appearance of the AONB and is in accordance with S85 of the CROW Act 2000, Paragraphs 17, 109 and 115 of the NPPF and Local Plan Policy 42.

Conclusion

Overall, it is considered that there is an essential need for on-site accommodation on the site. The siting of the mobile home can also be undertaken without having an adverse impact on the character or appearance of the AONB, residential amenity or traffic generation and highway safety. Having regard to Paragraph 55 of the NPPF it is considered that special circumstances have been demonstrated which allow for the creation of a dwelling in the countryside. It is therefore recommended that the application is approved subject to conditions limiting the retention of the mobile home for a period of three years and its occupation to a person(s) mainly or solely employed in equestrian, agricultural or forestry activities.

10. Proposed conditions:

The development hereby approved shall be carried out in accordance with the following drawing number(s): LPC.484.16.01, LPC.484.16.02, LPC.484.16.03, LPC.484.16.04

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with paragraphs 203 and 206 of the National Planning Policy Framework.

The occupation of the mobile home hereby approved shall be limited to a person solely or mainly working or last working in the locality in agriculture, equestrian or forestry activities, or a widow or widower of such a person and to any resident dependants.

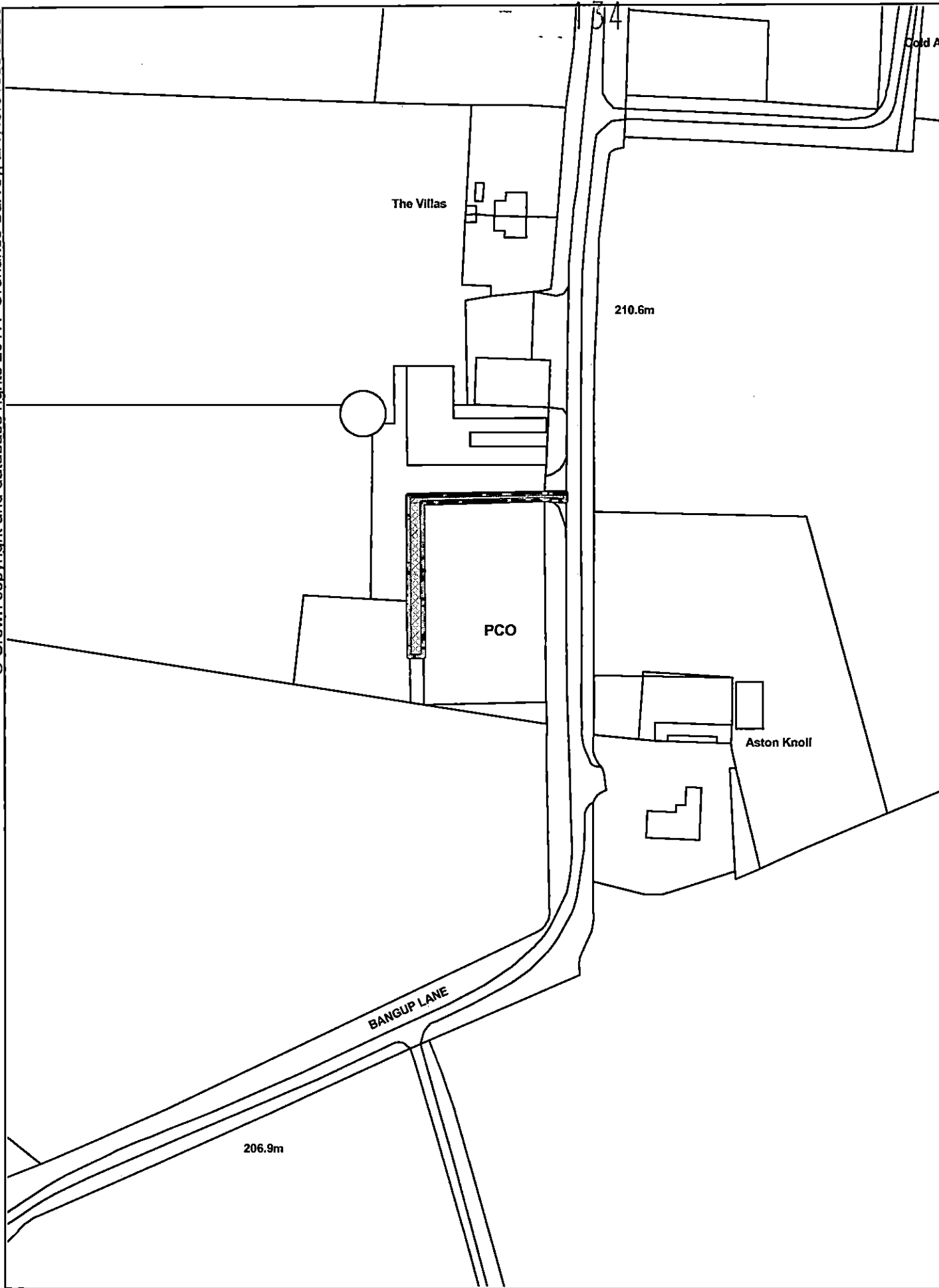
Reason: The site is considered to represent an unsustainable location for new unrestricted residential development by virtue of its distance from services and facilities. In accordance with guidance set out in Paragraph 55 of the National Planning Policy Framework permission is granted only because the accommodation is required to house a person employed in an equestrian business where there is a demonstrated essential need.

Within three years of the date of this decision notice the mobile home shall be permanently removed from the land and the area of its occupation and associated domestic land reinstated to its former condition or to a condition agreed in writing by the Local Planning Authority by the end of the first planting season (October - March) following the removal of the mobile home.

Reason: Permission is given only to meet the special needs of the applicant and to enable the Local Planning Authority to give further consideration to the use after the temporary period has expired in order to ensure that there is a an essential need for a permanent dwelling on the site in accordance with guidance in Paragraph 55 of the National Planning Policy Framework.

17/00255/FUL

© Crown copyright and database rights 2017. Ordnance Survey. LA No. 0100018800



COTSWOLD
DISTRICT COUNCIL

LAND PARCEL AT BANG UP LANE COLD ASTON

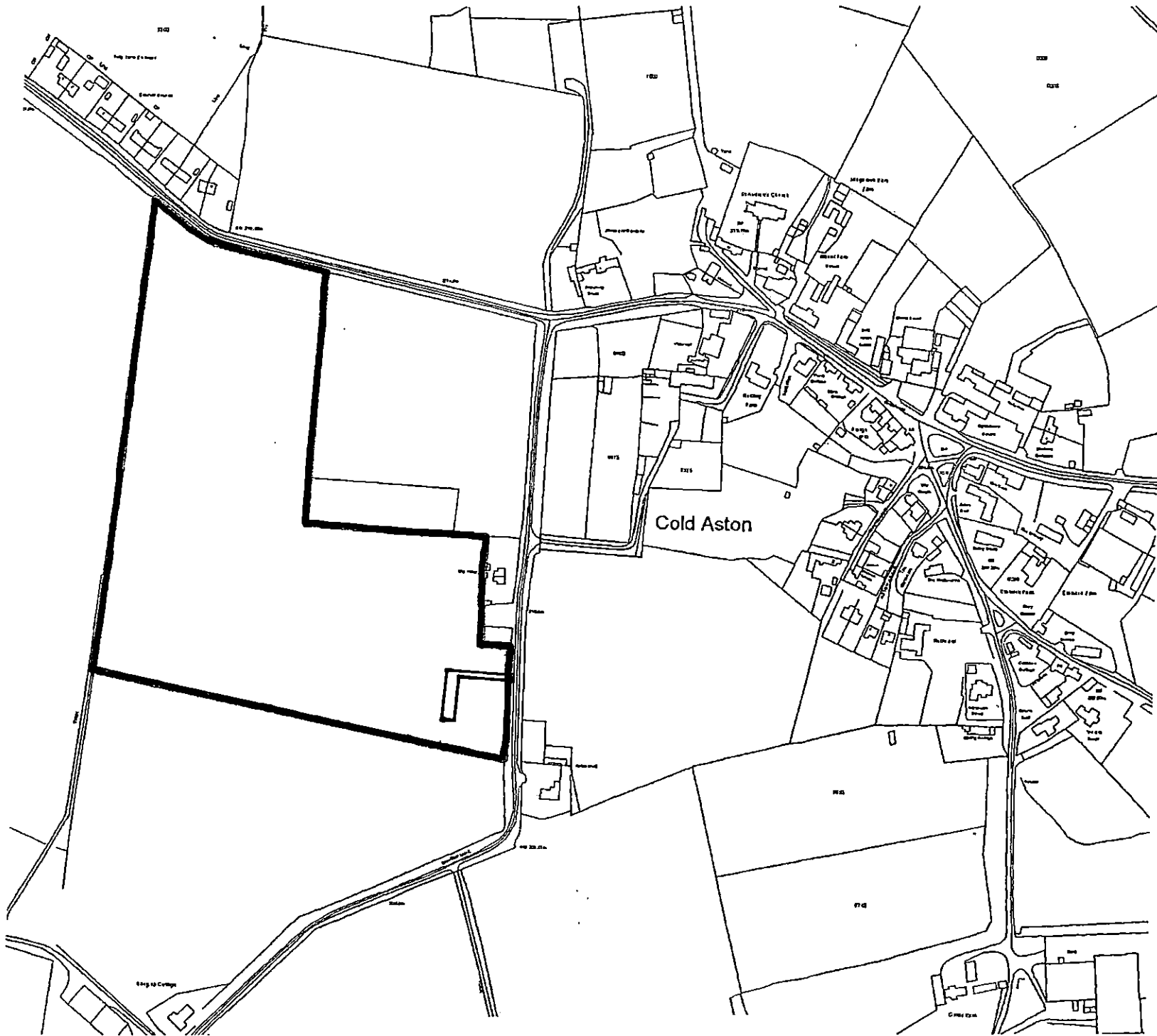
Organisation: Cotswold District Council

Department:

Date: 31/08/2017

Scale: 1:1250





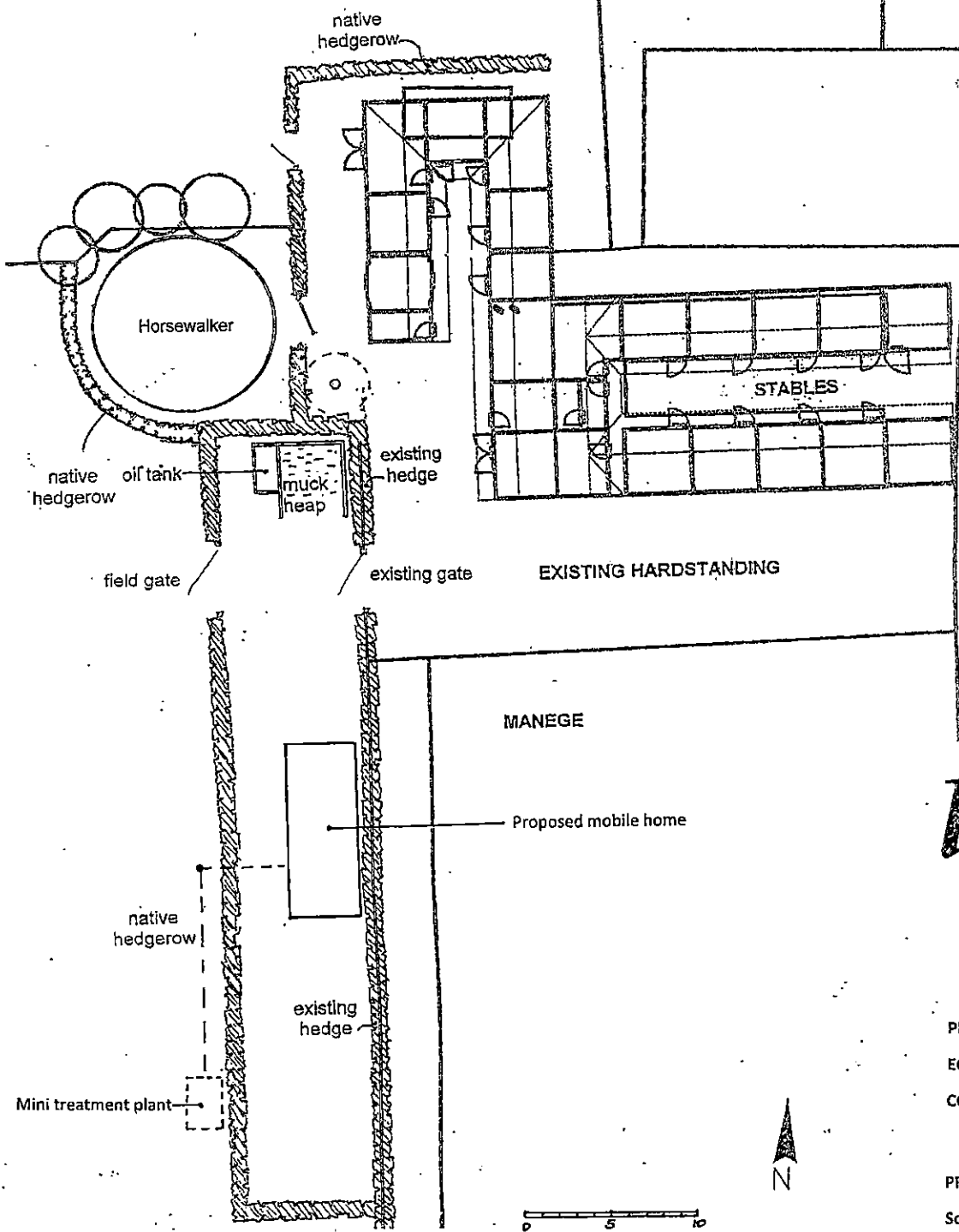
135

PROPOSED MOBILE HOME AT
EQUESTRIAN YARD, BANGUP LANE,
COLD ASTON

SITE LOCATION PLAN
Scale 1:2500 @ A3
Dwg.No. LPC.484.16.03

17/00255/16

136



TOWN AND
COUNTRY
PLANNING
DEVELOPMENT
CONSULTANTS

PROPOSED MOBILE HOME AT
EQUESTRIAN YARD, BANGUP LANE,
COLD ASTON

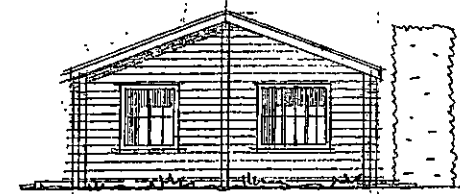
PROPOSED SITE PLAN

Scale 1:250 @ A3

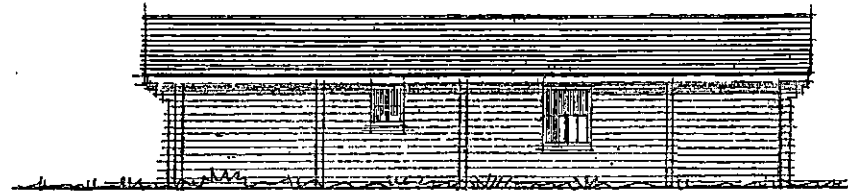
Dwg.No. LPC.484.16.02



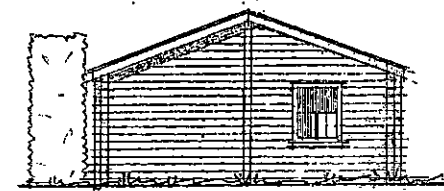
WEST



SOUTH



EAST



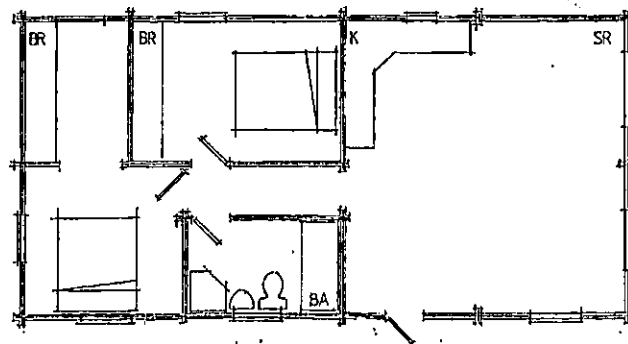
NORTH

MATERIALS

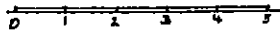
ROOF: CEDAR SHINGLES

WALLS: HORIZONTAL TIMBERS

DOORS + WINDOWS - TIMBER TO MATCH.



FLOOR PLAN



EQUESTRIAN YARD, BANGUP LANE,
COLD ASTON

PROPOSED MOBILE HOME

Scale 1:100 @ A3

Dwg.No. LPC.484.16.04

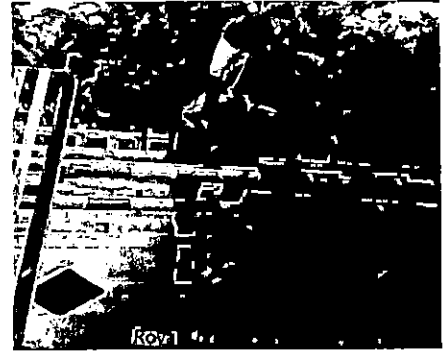
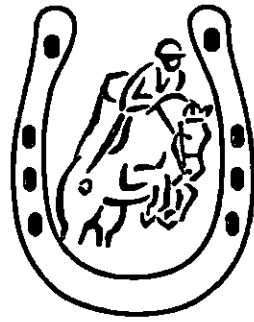
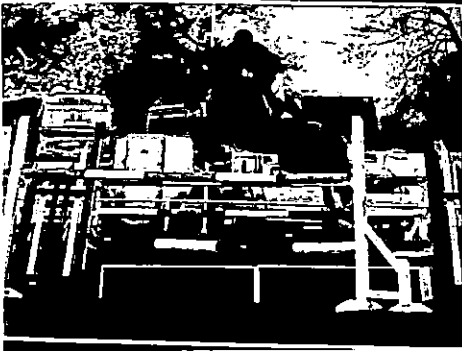
Date December 2016



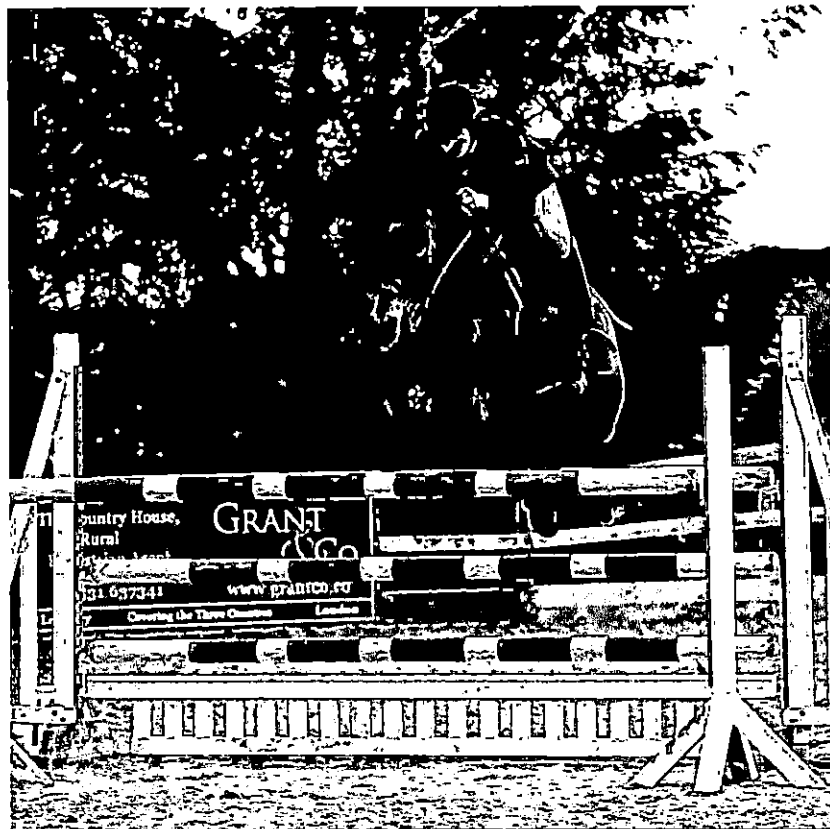
LINDA AND
GEOFFREY
PLANNING
DEVELOPMENT
CONSULTANTS

Linda & Geoffrey
LPC 484 16 04
Tel: 01285 841489
Fax: 01285 841489

137



www.benthomascook.com



Our business

Ben Thomas Cook Equestrian offers a range and variety of equestrian services. We have been based at Bang Up Lane Cold Aston since November 2016. We offer the unique opportunity to breed, produce and train competition horses. We are specialists in the grading of show jumping stallions. Whilst specializing in Show Jumping, we also educate horses for eventing and dressage purposes. Our wealth of knowledge backed up by years of experience in professional show jumping is now teamed with excellent facilities at Cold Aston. However, with valuable client horses at the premises as well as mares, foals and stallions, on site accommodation is paramount for animal welfare.

Our Aim

Our aim is to provide the best breeding and show jumping competition livery business in the area. We will achieve this by building on the reputation and success we have achieved since the business was formed in 2015.

Breeding

Our success with breeding to date has laid a solid foundation for future breeding as our reputation grows for producing well educated youngsters.

Competition

Competition is demanding but rewarding and provides the audience for us to promote our reputation and our expertise. It has been and will continue to be a very important route to acquire new competition livery owners and to showcase for sale horses we have produced and schooled.

benthomascook@hotmail.co.uk
www.benthomascook.com

Success in 2017

To Date in 2017 we have achieved the following:

- Successfully transferred 6 liveries from our previous yard.
- 10 of the 14 stables are now occupied on a full-time basis.
- Established sought after teaching clinics off site and developed a reliable teaching income.
- Achieved considerable success in competitions.
 - o Secured £2565 in competition winnings
 - o Jumped 59 double clear rounds
 - o Winner of 9 National qualifiers
 - o 1 international top 10 place
 - o Leading league rider in south west area
 - o Leading rider at the Wales national series
 - o 1 horse qualified for HOYS 2017
- Bred 5 horses
- Sold 25 horses
- Graded 6 stallions
- Sold our stallion semen to countries such as France and Ireland and 250 straws to Australia.
- We have 5 mares of our own in foal to our stallions and are due a total of 27 offspring throughout the world from our stallions.
- Undertaken much of the yard management ourselves with the help of a part time groom.
- Secured sponsorship from Gain horse feed EquiNutrutive for which I am a brand

benthomascook@hotmail.co.uk
www.benthomascook.com

ambassador alongside Olympic showjumpers.

2018 and Beyond

- In 2018 we expect to continue with the competition liveries and give more focus to training, breeding and competition. We anticipate spending more time at Cold Aston as we further establish ourselves in the local area, although some off-site teaching clinics will continue as these are a valuable source of revenue.
- In 2018 we anticipate increasing our staffing levels with the aim of employing one full time groom and one part time groom.
- We are in discussion with 2 new potential competition livery owners and expect at least 2 new horses to be with us by the end autumn of 2017. This will increase the number of stables occupied to 12/13 during 2018.
- In 2019-2020 we anticipate an increase in our livery rates as we expect to have generated strong demand. We anticipate all stables to be occupied on a full time basis apart from the summer months when some horses will be part grass livery.
- Our breeding programme will continue as well as stallion grading.
- We have promising youngsters in training that we believe will perform well as they go through the grades during 2019-20 and beyond. This will be translated into an increase in our competitive earnings.
- This should also be reflected in stronger sponsorship arrangements which are financially more rewarding.
- In 2019 we anticipate acquiring a replacement upgarded lorry, funded through a bank loan.
- Provided we are able to secure on site accommodation, we believe that the yard in Cold Aston has the appropriate facilities to see us through at least the next 5-6 years of our

benthomascook@hotmail.co.uk
www.benthomascook.com

development.

Ben Thomas Cook - Background

My Mother ran her own livery yard and when I was younger and I always had ponies that I used to show and jump. From an early age I was riding for other people, getting on naughty ponies and sorting them out.

Since leaving school I have jumped ponies to national level. I completed two seasons race riding learning speed and jumping, however it was my love of show jumping and schooling that prevailed as my career choice.

In 2010 I was picked to ride and act in the blockbuster movie "WAR HORSE" directed by Steven Spielberg. As a young showjumper I succeeded in jumping horses to national finals and national age classes winning Welsh Pony and Cob Society young rider award two years running and having overall Welsh Horse Champion three years running.

In 2012 I was talent spotted in Ireland by Patrick Quinlan who trains show jumpers to Olympic level, I then began an apprenticeship riding full time for Paddy.

I branched out on my own and established Ben Thomas Cook Equestrian in 2015. I am backed up and supported by my partner Leah. We have a daughter aged 1.